

Binding Element:
No increase in gross floor area will occur outside of the existing building footprints, except that a maximum of 5000 square feet may be located on existing impervious area outside of building footprints for ancillary tenant uses. This area will count towards the maximum gross floor area allowed by the plan.

DATA TABLE FOR 800 & 850 E GUDE DRIVE

Existing Zone:	Industrial High	IH2.5/H70
IMF Floating Zone:	Industrial Moderate Floating	IMF 3.0/H120
Proposed Floating Zone:	Industrial Moderate Floating	IMF 2.5/H70
Site Area:	11.21 Acres or 488,521 SF	
Building Type (Section 5.5.4.A):	Multi Use and/or General	

IMF Zone conformance with IM Zone - Standard Method Development Standards

	IM ZONE	IMF ZONE	PROPOSED
Open Space (min)	SECT. 4.8.3.A(1)	SECT. 5.5.5.D(2)	
Amenity Open Space >10,000 SF	10% or 48,852 SF	10% or 48,852 SF	29%, 142,616 SF
Lot and Density	SECT. 4.8.3.A(2)	SECT. 5.5.5.A(2)	
Density, FAR	0.25 to 2.50 FAR or MAX 1,221,302 SF	0.25 to 3.00 FAR or MAX 1,465,563 SF	0.60 FAR or 293,256 SF ¹
Placement:			
Principal Building & Accessory Structure Setbacks (min)	SECT. 4.8.3.A(3)	SECT. 5.5.5.B(2)	
Front setback	10 FL	Established by plan	71 FL
Side street setback	10 FL	floating zone	n/a
Side setback abutting Industrial Zone	0 FL	plan	70 FL
Rear Setback abutting Industrial Zone	0 FL		65 FL
Rear setback, alley	0 FL		n/a
Parking Setbacks for Surface Parking Lots - 10 or more spaces	SECT. 6.2.9.CP(b)	SECT. 5.5.5.B(2)	
Front setback	6	Established by plan	17 FL
Side street setback	0	floating zone	n/a
Side setback	0	plan	17 FL
Rear setback	0		17 FL
Rear setback, alley	0		n/a
Parking Lot Tree canopy ²	25% or 49,453 SF	25% or 49,453 SF	3.3% or 26,273 SF ¹
Parking Lot Landscaped Areas	5% or 9,891 SF	5% or 9,891 SF	5.4% or 10,766 SF
Height (max)	SECT. 4.8.3.A(4)	SECT. 4.8.2.A(1)	
Principal Building	70 FL	120 FL	70 FL
Accessory structure	70 FL	120 FL	70 FL
Form	SECT. 4.8.3.A(5)	SECT. 5.5.4.A	
Gallery/Awning	Allowed	Allowed	n/a
Porch/Stoop	Allowed	Allowed	n/a
Balcony	Allowed	Allowed	n/a
Open Space Landscaping and Outdoor Lighting - Amenity Open Space	SECT. 6.3.8.A	SECT. 5.5.5.B(2)	
Permeable area (min)	10% or 48,852 SF	10% or 48,852 SF	26% or 130,470 SF
Tree Canopy (min)	10% or 48,852 SF	10% or 48,852 SF	16% or 80,780 SF

GFA Analysis:

Existing GFA	148,628
Proposed GFA	148,628
Total GFA	297,256¹

¹ Maximum 33,871 SF of retail use
² Final landscaping requirements for new development to be determined at time of Site Plan
³ Existing conditions grandfathered pursuant to section 59.7.7.1 of the zoning Ordinance

Section 6.2.4 Parking Requirements for 800 & 850 East Gude Drive (Existing Conditions)

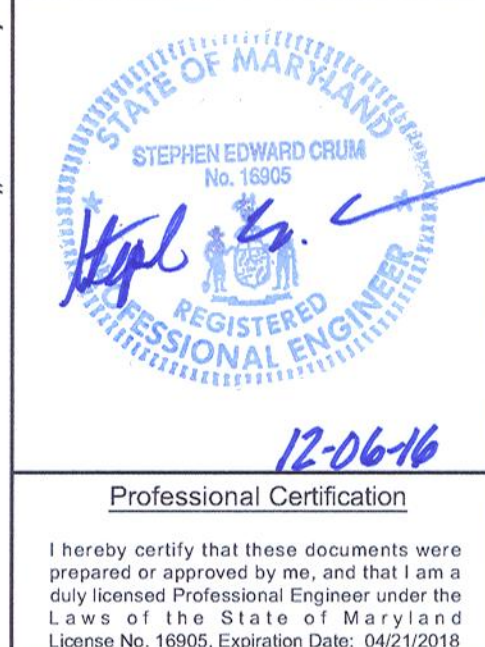
USE	METRIC	BASELINE MIN.	SF OF USE OR EMPLOYEE	REQUIRED	PROVIDED
Office (F.O. Day)	1,000 SF of GFA	2.80	23,268	65.15	71
Warehouse (remainder of SF) ¹	1,000 SF of GFA	1.50	99,232	148.85	160
Commercial Kitchen ²	1 per user	1.00	5	5.00	10
Recycling	1,000 SF of GFA	1.50	18,952	28.43	34
Total Parking				247.43	275
					existing 275

Loading Spaces = 40
¹ assumes vacant space as Warehouse use for parking calculations
² Commercial Kitchen assumes 5 users.

Future parking will be determined based on tenant mix at time of Site Plan and/or Use and Occupancy permit.
Achievable density may be limited by amount of parking available on-site, to be determined at Site Plan.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN
EXHIBIT NUMBER 33 APPROVED BY THE DISTRICT COUNCIL
ON NOVEMBER 8, 2016, BY RESOLUTION NUMBER
18-664, IN APPLICATION NUMBER H-113

HEARING EXAMINER: *Martin L. Glascock* DATE: 12/12/16
HEARING EXAMINER'S NAME PRINTED: MARTIN L. GLASCOCK



TAX MAP GS341 WSSC 220 NW 07

FLOATING ZONE PLAN
LOTS 3 & 4
COTLER INDUSTRIAL PARK
PLAT No. 22432
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

Proj. Mgr. LEW Designer CEB
Date 9.20.2016 Scale 1" = 50'
Project No. 16.109.11 Sheet 1 of 1

9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

