

(Attachment C)

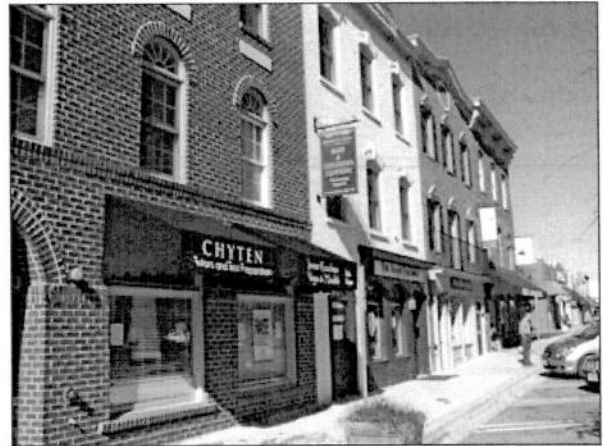
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Commercial Residential Zones

Planners have recommended a set of Commercial Residential (CR) zones that would encourage a variety of uses in some of the county's commercial areas. The CR Zones are designed to create interactive streetscapes where people can live, work, shop and play – all within one neighborhood.

Most of the county's existing and emerging commercial zoning now allows only commercial uses, which frequently create unattractive streetscapes, cause unnecessary car trips and are vacant at night.

The new zones are intended to create more living opportunities in commercial areas, which will support local businesses and counter sprawl by containing growth in strategic areas. A great advantage of the CR zones is that they encourage public benefits, such as well-designed open spaces and strategies to retain small, neighborhood-oriented businesses.



The following CR categories have been recommended for approval by the Planning Board:

- * CR Neighborhood (CRN)
- * CR Town (CRT)
- * CR Metro (CR) (in the zoning ordinance passed by the County Council in 2009)

Once approved by the County Council, the CR zones will be designated on zoning maps in approved and adopted master plans. The family of zones remains flexible to fit within the context of each community, but once mapped with specific density and height limitations will create certainty for residents about the type of development they can expect.

NEW On March 10, 2011, the Planning Board unanimously voted to transmit the draft ZTA to the County Council.

View the Planning Board draft ZTA [\[pdf\] \(330 KB\)](#) | View the Planning Board draft ZTA, marked-up version [\[pdf\] \(380 KB\)](#)

View a [summary \[pdf\] \(9.7MB\)](#) and [analysis \[pdf\] \(178KB\)](#) of the testimony received by the Planning Board regarding the proposed CR zoning.

Background

In 2009, the County Council approved the CR zoning for the White Flint Master Plan, including a range of densities, uses and heights, from 45 feet maximum height at the edge climbing higher along Rockville Pike.

Planners also prepared master plans for the Town of Kensington, Takoma Langley Crossroads and Wheaton that recommend CR zoning. As part of public consideration of those draft plans, with extensive discussion with constituents from the various communities, planners were asked to refine the uses allowed in the zone and the public benefits required.

Of particular focus was what to allow along the edges of a mixed-use area and the interface with surrounding neighborhoods and how to encourage redevelopment of small, lower-density sites.

(Attachment C.)

By creating CR zoning categories for neighborhood, town, and metro settings, planners seek to soften the transition between commercial and residential areas, addressing concerns about the proximity of some uses to single-family residential properties as well as rules for parking and drive-through design. Proposed changes in the review process and public benefit requirements address concerns about revitalization and redevelopment in particular areas.

It is important to note that the proposed CR zones do not allow for bonus floor area. The zones set an upper limit for density; for builders to be granted that limit, they must provide public benefits.

The CR Zones typically allow two tracks for developers: standard and optional. Standard method development allows builders to develop at lesser densities and building heights. Optional method development offers a range of incentives in exchange for full density. Optional method projects require an extra plan review.

CR zone	Intent	Density & Height	Context
CR Neighborhood	<ul style="list-style-type: none"> * Restricted uses: neighborhood services and flexible residential 	Limited to 1.5 FAR and 65' height	Allows services commonly used by neighborhood residents; requires buffering for certain moderately intense uses; and prohibits uses deemed too intense.
CR Town	<ul style="list-style-type: none"> * Flexible uses – some restrictions on commercial and flexible residential * Restricted density and height * Optional method allowed with sketch plan; site plan for some standard method * Public benefits equal to 50 points 	Limited to 4.0 FAR and 150' height	Greater range of uses deemed compatible near medium-density residential areas and mixed-use centers
CR Metro	<ul style="list-style-type: none"> * Existing CR uses * Full density/height range * Optional method allowed with sketch plan; site plan for some standard method * Public benefits equal to 100 points 	Limited to 8.0 FAR and 300' height	Flexible uses integrating jobs, housing and services

The CR zones tie uses, density, and height together, providing much greater predictability as to what can be built and how property can be used. Height and density recommendations will be developed with community input during the master planning process, then the zoning will specify those recommended densities and heights. Planners believe the CR zones offer a better solution for bringing the community vision to reality.

Developers wishing to build under the optional method of development will present a menu of public benefits that will be