

1 **Sec. 1. Division 59-C-15 is amended as follows:**

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3 **DIVISION 59-C-15. COMMERCIAL/RESIDENTIAL ZONES**

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5 **59-C-15.1. Zones Established.**

6 **59-C-15.11.** The Commercial/Residential zones are established as combinations of
7 zone categories and a sequence of 4 factors: maximum total floor area ratio
8 (FAR), maximum non-residential FAR, maximum residential FAR, and maximum
9 building height.

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11 (a) There are three commercial/residential (CR) categories with variable uses ,
12 density and height limits, general requirements, development standards, and
13 public benefit requirements to respond to different settings. These zone
14 categories are:

- 15 (1) CR Neighborhood (“CRN”);
- 16 (2) CR Town (“CRT”); and
- 17 (3) CR Metro (“CR”).

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19 (b) The CR category is followed by a number and a sequence of three additional
20 symbols: C, R, and H, each followed by a number where:

- 21 (1) the number following the CR category is the maximum total FAR;
- 22 (2) the number following the “C” is the maximum non-residential FAR;
- 23 (3) the number following the “R” is the maximum residential FAR; and
- 24 (4) the number following the “H” is the maximum building height in feet.

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26 (c) The Commercial/Residential Zones will be applied on the zoning map, which
27 will show, for each property classified under a CR zone, the zone category and

28 the four regulated factors (total, non-residential, and residential density and
29 height).

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31 (d) This Division uses examples and illustrations to demonstrate the intent of the
32 Commercial/Residential zones. These examples and illustrations do not add,
33 delete, or modify any provision of this Division.

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35 **59-C-15.12. Density and Height Allocation.**

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37 **59-C-15.121. Density and Height Limits.**

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39 (a) Each unique sequence of CRN, CRT, or CR, and C, R, and H is established as
40 a zone under the following limits:

Category	Max Total FAR	Max C or R FAR	Max H (feet)
CRN	0.5-1.5	0.25-1.5	40-65
CRT	0.5-4.0	0.25-3.5	40-150
CR	0.5-8.0	0.25-7.5	40-300

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42 (b) Zones may be established and mapped at densities in increments of 0.25 and
43 heights in increments of 5 feet within the ranges indicated in the table.

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45 **59-C-15.122. Density Averaging.**

46 Permitted density may be averaged over 2 or more directly abutting or confronting
47 properties in one or more CRN, CRT, or CR zones, provided that:

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- 49 (a) the properties are subject to the same site plan or sketch plan;
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- 51 (b) the resulting lots or parcels are created by the same preliminary subdivision
52 plan or satisfy a phasing plan established by an approved sketch plan;
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- 54 (c) the maximum total, non-residential, and residential density limits apply to
55 the entire development, not to individual lots or parcels;
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- 57 (d) no building may exceed the maximum height set by the zone;
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- 59 (e) uses are subject to the provisions of the zone category; and
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- 61 (f) the total allowed maximum density on a resulting lot or parcel that is
62 adjacent to or confronting a lot or parcel that is in an applicable residential
63 or agricultural zone may not exceed that allowed by the zone.
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65 **59-C-15.13. Applicability.** The CRN, CRT, and CR zones can only be applied
66 when specifically recommended by an approved and adopted master or sector plan
67 and only by sectional map amendment.
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69 *Examples:*

- 70 • An area zoned CRN-2.0, C1.0, R1.0, H60 allows a total FAR up to 2.0, with maximum
71 non-residential and residential FARs of 1.0, thereby requiring an equal mix of uses to
72 obtain the total FAR allowed. The height for any building in this zone is limited to 60
73 feet.
- 74 • An area zoned CR-6.0, C3.0, R5.0, H200 allows a non-residential FAR up to 3.0, a
75 residential FAR of up to 5.0, and a mix of the two uses could yield a total FAR of 6.0.
76 This combination allows for flexibility in the market and shifts in the surrounding
77 context. The height for any building in this zone is limited to 200 feet.
- 78 • An area zoned CRT-4.0, C4.0, R4.0, H100 allows complete flexibility in the mix of uses,
79 including buildings with no mix, because the maximum allowed non-residential and

residential FARs are both equivalent to the total maximum FAR allowed. The height for any building in this zone is limited to 100 feet.

59-C-15.2. Description and Objectives of the CR Zones.

The CRN, CRT, and CR zones permit a mix of residential and non-residential uses at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and have access to services and amenities while minimizing the need for automobile use. The objectives of the CRN, CRT, and CR zones are to:

- (a) implement the policy recommendations of applicable master and sector plans;
- (b) target opportunities for redevelopment of single-use areas and surface parking lots with a mix of uses;
- (c) reduce dependence on the automobile by encouraging development that integrates a balanced combination of housing types, mobility options, commercial services, and public facilities and amenities;
- (d) allow a flexible mix of uses, densities, and building heights appropriate to various contexts to ensure compatible relationships with adjoining neighborhoods; and
- (e) standardize optional method development by establishing minimum parameters for the provision of public benefits.

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59-C-15.3. Definitions Specific to the CR Zones.

The following words and phrases, as used in this Division, have the meaning indicated. The definitions in Division 59-A-2 otherwise apply.

Applicable Residential or Agricultural Zone: zones governed by Division 59-C-1 and Division 59-C-9 are included in all references in this Division to “an applicable single-family zoned property” or equivalent phrases.

Car share space: a parking space that serves as the location of an in-service vehicle used by a vehicle-sharing service.

Cultural institutions: public or private institutions or businesses including: art, music, and photographic studios; auditoriums or convention halls; libraries and museums; recreational, performance, or entertainment establishments, commercial; theater, indoor; theater, legitimate.

Day care facilities and centers: facilities and centers that provide daytime care for children and/or adults, including: child daycare facility (family day care, group day care, child day care center); daycare facility for not more than 4 senior adults and persons with disabilities; and day care facility for senior adults and persons with disabilities.

Frontage: a property line shared with an existing or master-planned public or private road, street, highway, or alley right-of-way or easement boundary.

Live/Work unit: Buildings or spaces within buildings that are used jointly for non-residential and residential purposes where the residential use of the space may be secondary or accessory to the primary use as a place of work.

Limits of Disturbance: an area defined by a perimeter within which all construction work may occur as established on a certified site plan.

133 **Manufacturing and production, artisan:** The manufacture and production of
134 commercial goods by a skilled manual worker or craftsman, such as jewelry,
135 metalwork, cabinetry, stained glass, textiles, ceramics, or hand-made food
136 products.

137 **Public Arts Trust Steering Committee:** A committee of the Arts and Humanities
138 Council that allocates funds from the Public Arts Trust.

139 **Public owned or operated uses:** Activities that are located on land owned by or
140 leased and developed or operated by a local, county, state, or federal body or
141 agency.

142 **Recreational facilities, participatory:** Facilities used for sports or recreation.

143 **Reconstruction:** Building the same or less floor area on or within the footprint of
144 a demolished or partially demolished building.

145 **Renovation:** An interior or exterior alteration that does not affect a building's
146 footprint.

147 **Seasonal Outdoor Sales:** A lot or parcel where a use or product is offered
148 annually for a limited period of time during the same calendar period each year.
149 The availability or demand for the use or product is related to the calendar
150 period, such as Christmas trees, pumpkin patches, or corn mazes.

151 **Tenant Footprint:** The horizontal area measured within the exterior walls for the
152 ground floor of the main structure allocated to each non-residential tenant or
153 owner-occupant.

154 **Transit proximity:** Transit proximity is categorized in two levels: 1. proximity
155 to an existing or master-planned Metrorail Station; 2. proximity to an existing
156 or master-planned station or stop along a rail or bus line with a dedicated, fixed
157 path.