

1 **59-C-15.4. Methods of Development and Approval Procedures.**

2 The CRN zones allow development only under the standard method. The CRT
3 and CR zones allow development under the standard method and may allow
4 development under the optional method.

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6 **59-C-15.41. Standard Method.**

7 Standard method development is allowed under the following the limitations and
8 requirements.

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10 (a) In the CRN zones, the maximum total, non-residential and residential
11 density and height for any property is set by the zone shown on the zoning
12 map.

13

14 (b) In the CRT and CR zones, the maximum standard method density and
15 height is the lesser of the density and height set by the zone shown on the
16 zoning map or:

17

Category	Maximum total density (FAR)	Maximum building height (feet)
CRT	1.5	65
CR	1.5	80

18

19 (c) If the maximum non-residential or residential density shown on the zoning
20 map is greater than the standard method maximum total density for the
21 property, then up to the standard method maximum total density may be

22 developed with that use. Otherwise the limits shown on the zoning map
23 apply.

24

25 (d) A site plan approval under Division 59-D-3 is required for a standard
26 method development only if it:

27 (1) Is adjacent to or confronting a property in an applicable residential or
28 agricultural zone and requests a maximum total density exceeding 0.5
29 FAR;

30 (2) Requests a gross floor area exceeding 10,000 square feet;

31 (3) Requests a building height exceeding 40 feet; or

32 (4) Contains 10 or more dwelling units.

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34 **59-C-15.42. Optional Method.**

35 Optional method development is allowed under the following limitations and
36 requirements.

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38 (a) The maximum total, non-residential and residential density and height for
39 any property is set by the zone shown under the map.

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41 (b) A sketch plan must be submitted under the provisions below. Site plan(s)
42 must be submitted under Division 59-D-3 for any development on a
43 property with an approved sketch plan.

44

45 (c) Public benefits must be provided under Section 59-C-15.8.

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47 **59-C-15. 43. Sketch Plan.**

48 A sketch plan must be approved for any optional method development in the CRT
49 and CR zones. Any required preliminary plan of subdivision or site plan may not
50 be submitted before a sketch plan has been approved.

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52 (a) A sketch plan application must contain:

53 (1) A justification statement that addresses how the project meets the
54 requirements and standards of this Division [] and describes how the
55 development will further the objectives of the applicable master or
56 sector plan;

57 (2) Illustrative plans showing:

58 (A) Building densities, massing, and heights];

59 (B) Locations of public use and other open spaces;

60 (C) Pedestrian, bicycle, and vehicular circulation, parking, and
61 loading; and

62 (D) Relationships to adjacent buildings and roads;

63 (4) A table of proposed public benefits and the incentive density
64 requested for each; and

65 (5) A general phasing outline of structures, uses, roads, sidewalks,
66 dedications, public benefits, and future preliminary and site plan
67 applications.

68

69 (b) Procedure for a sketch plan:

70 (1) Before filing a sketch plan application, an applicant must comply
71 with the provisions of the Manual for Development Review

72 Procedures, as amended, that concern the following:

73 (A) notice;

- 74 (B) posting the site of the application submittal; and
75 (C) holding a pre-submittal meeting.
- 76 (2) A public hearing must be held by the Planning Board on each sketch
77 plan application no later than 90 days after the filing of an optional
78 method development application, unless a request to extend this
79 period is requested by the applicant, Planning Board staff, or other
80 interested parties. A request for an extension must be granted if the
81 Planning Board finds it not to constitute prejudice or undue hardship
82 on any interested party. A recommendation regarding any request for
83 extension must be acted upon as a consent agenda item by the
84 Planning Board on or before the 90-day hearing period expires.
85 Notice of the extension request and recommendation by Staff must be
86 posted no fewer than 10 days before the item's agenda date.
- 87 (3) No fewer than 10 days before the public hearing on a sketch plan,
88 Planning Board staff must submit its analysis of the application,
89 including its findings, comments, and recommendations with respect
90 to the requirements and standards of this division and any other
91 matters that may assist the Planning Board in reaching its decision on
92 the application. This staff report must be included in the record of the
93 public hearing.
- 94 (4) The Planning Board must act within 30 days after the close of the
95 record of the public hearing, by majority vote of those present and
96 voting based upon the hearing record, to:
- 97 (A) approve;
98 (B) approve subject to modifications, conditions, or binding
99 elements; or

100 (C) disapprove.

101

102 (c) In approving a sketch plan, the Planning Board must find that the following
103 elements are appropriate in concept and appropriate for further detailed
104 review at site plan. The sketch plan must:

105 (1) Meet the objectives, general requirements, and development
106 standards of this Division;

107 (2) Further the objectives of the applicable master or sector plan;

108 (3) Achieve compatible internal and external relationships between
109 existing and proposed buildings, open space, and uses;

110 (4) Provide satisfactory general vehicular, pedestrian, and bicyclist
111 access, circulation, parking, and loading;

112 (5) Delineate an outline of public benefits that supports the requested
113 incentive density; and

114 (6) Establish a feasible and appropriate provisional phasing plan for all
115 structures, uses, roads, sidewalks, dedications, public benefits, and
116 future preliminary and site plan applications.

117

118 (d) During site plan review, the Planning Board may approve modifications to
119 the binding elements or conditions of an approved sketch plan.

120 (1) If changes to a sketch plan are requested by the applicant, notice of
121 the site plan application must identify those changes requested. The
122 applicant has the burden of persuading the Planning Board that such
123 changes should be approved.

124 (2) If other changes are recommended after the application is made,
125 notice of the site plan hearing must identify changes requested.

126 (3) In acting to approve a sketch plan modification as part of site plan
 127 review, the Planning Board must make the findings required in
 128 Section 59-C-15.42 (c) in addition to those required by Section 59-D-
 129 3.

130

131 **59-C-15.5. Land Uses.**

132 No use is allowed in the CRN, CRT, or CR zones except as indicated below:

- 133 - *Permitted Uses* are designated by the letter “P” and are permitted
 134 subject to all applicable regulations.
- 135 - *Limited Uses* are designated by the letter “L” and are permitted
 136 subject to all applicable regulations and the additional restrictions in
 137 Section 59-C-15.51.
- 138 - *Special Exception Uses* are designated by the letters “SE” and may be
 139 authorized as special exceptions under Article 59-G.

140

Use	CRN	CRT	CR
(a) Agricultural			
Farm and country markets	L	P	P
Farm, limited to crops, vegetables, herbs, and ornamental plants	P	P	P
Nursery, horticultural – retail or wholesale		P	P
Seasonal outdoor sales	P	P	P
(b) Residential			
Dwellings	P	P	P
Group homes, small or large	P	P	P
Hospice care facilities	P	P	P
Housing and related facilities for senior adults or persons with disabilities	P	P	P
Life care facilities	P	P	P
Live/Work units	P	P	P
Personal living quarters	P	P	P
(c) Commercial Sales and Service			
Advanced technology and biotechnology		P	P
Ambulance or rescue squads, private	SE	L	P
Animal boarding places	SE	SE	SE
Automobile filling stations		SE	SE

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Automobile rental services, excluding storage of vehicles and supplies	P	P	P
Automobile rental services, including storage of vehicles and supplies		L	L
Automobile repair and services	L	L	P
Automobile sales, indoors	L	L	P
Automobile sales, outdoors (except where a municipality prohibits the use within its jurisdiction by resolution)	L	L	P
Clinic	P	P	P
Conference centers		P	P
Eating and drinking establishments	L	P	P
Health clubs and gyms	L	P	P
Home occupations, major	SE	SE	SE
Home occupations, registered and no-impact	P	P	P
Hotels and motels	L	P	P
Laboratories		P	P
Dry cleaning and laundry pick-up stations	P	P	P
Offices, general	P	P	P
Recreational facilities, participatory	L	P	P
Research, development, and related activities		P	P
Retail trades, businesses, and services of a general commercial nature with each tenant footprint up to 5,000sf	P	P	P
Retail trades, businesses, and services of a general commercial nature with each tenant footprint between 5,000sf and 15,000sf	L	P	P
Retail trades, businesses, and services of a general commercial nature with each tenant footprint between 15,000sf and 60,000sf		P	P
Retail trades, businesses, and services of a general commercial nature with each tenant footprint over 60,000sf		L	P
Self-storage facilities		SE	SE
Veterinary hospitals and offices with boarding facilities	SE	L	P
Veterinary hospitals and offices without boarding facilities	P	P	P
Warehousing, not including self-storage, less than 10,000 square feet		P	P
(d) Institutional & Civic			
Charitable and philanthropic institutions	L	P	P
Cultural institutions	L	P	P
Day care facilities and centers with over 30 users	L	L	P
Day care facilities and centers with up to 30 users	P	P	P
Educational institutions, private	L	P	P
Hospitals		P	P
Parks and playgrounds, private	P	P	P
Private clubs and service organizations	L	P	P
Publicly owned or publicly operated uses	P	P	P
Religious institutions	P	P	P
(e) Industrial			
Manufacturing and production, artisan	P	P	P

Manufacturing, compounding, processing, or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries, synthetic molecules, and projects resulting from biotechnical and biogenetic research and development		L	P
Manufacturing and assembly of medical, scientific, or technical instruments, devices, and equipment		L	P
(f) Other			
Accessory buildings and uses	P	P	P
Bus terminals, non-public		P	P
Parking garages, automobile		P	P
Public utility buildings, structures, and underground facilities	P	P	P
Radio and television broadcast studios		P	P
Rooftop mounted antennas and related unmanned equipment buildings, cabinets, or rooms	P	P	P

141

142 **59-C-15.51. Limited Uses.**

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144 **59-C-15.511. Applicability.** Uses designated by an “L” in the land use table must
 145 comply with the requirements of this Section if they are on properties that are:

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147 (a) Located adjacent to a property in an applicable residential or agricultural
 148 zone; or

149

150 (b) Separated from such a property only by the right-of-way of a primary,
 151 secondary, or tertiary residential street.

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153 Where these circumstances do not apply, the use is considered a permitted use.

154

155 **59-C-15.12. Restrictions and requirements of limited uses.**

156 (a) No structures, parking spaces, or driveway entrances associated with a
 157 limited use may be located within 100 feet of the adjacent agriculturally-

158 or residentially-zoned property line or, when separated by an applicable
159 right-of-way, within 100 feet of the confronting property line.

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161 (b) When adjacent to an agriculturally- or residentially zoned property and
162 not separated by an an applicable right-of way:

163 (1) The required 100-foot setback must contain at least an 8-foot
164 evergreen hedge or a 6-foot solid wall or fence, and 1 deciduous
165 tree planted at a minimum of every 30 feet; and

166 (2) Illumination levels may not exceed 0.1 footcandles at the subject
167 property line.

168 (3) For the 100-foot setback area, these requirements replace any
169 applicable surface parking landscaping requirements in Section 59-
170 C-15.645.

171

172 (c) If the required distance between a driveway entrance for a limited use and
173 an adjacent or confronting agriculturally- or residentially-zoned property
174 precludes access to the property, the driveway may be built closer than
175 100 feet subject to reasonable mitigating requirements above the
176 minimum standards imposed through site plan approval by the Planning
177 Board, such as additional visual or noise buffering.