

Sec. 1-400 Interpretation of ordinance.

(B) Interpretation of zone regulations.

(3) Maximum floor area ratio and maximum density shall be calculated as follows:

- (d) Lots created for single-unit family and two-unit family dwellings shall not include areas used, in whole or in part, for public or private streets, including alleys or driveways providing access to three or more dwelling units. Lots created for townhouse dwellings shall not include areas used, in whole or in part, for public or private streets, including alleys or driveways providing access to more than one dwelling unit, except as allowed pursuant to section 7-1600(F).
- (e) Single-unit family and two-unit family dwellings on lots which contain public or private streets, including alleys or driveways providing access to three or more dwelling units, and townhouse dwellings on lots which contain public or private streets, including alleys or driveways providing access to more than one dwelling unit, existing on March 1, 2000 or for which a building permit application or preliminary site plan application was filed, and was pending or had been approved on March 1, 2000, shall not be subject to the provisions of clause (d) of this paragraph, shall not be characterized as noncomplying structures or substandard lots, and shall be characterized as structures and lots grandfathered under prior law, pursuant to section 12-500 of this title.
- (f) When calculating the floor area of an office, multi-unit family or mixed use building constructed after June 22, 2010, space devoted to day care facilities and programs offering early childhood education, elder care and other related services shall not be calculated as floor area, provided:
 - (1) A maximum of 10,000 square feet of floor area may be excluded under this provision;
 - (2) Space for which this floor area exclusion has been allowed shall remain devoted to day care facilities and programs offering early childhood education, elder care and other related services unless a special use permit is approved for alternative community facilities or civic functions, including public schools; community arts exhibition or performance space; private education center; neighborhood

reading room or library; space for community meetings and functions; or a youth center.

- (5) Where residential density is prescribed in a zone for single-unit family, multi-unit family or townhouse dwellings, the same density limitation shall apply to alternative housing types allowed in such zone unless more than one residential density regulation is provided, in which case the density most appropriate to the specific form of alternative housing being provided shall apply.

Sec. 1-700 Establishment of zones.

- (A) This ordinance establishes the following zones, listed below in the order of their restrictiveness, with the most restrictive zone listed first:

POS/Public Open Space and Community Recreation Zone

WPR/Waterfront Park and Recreation Zone

R-20 Residential /~~Single Family~~ Zone

R-12 Residential /~~Single Family~~ Zone

R-8 Residential /~~Single Family~~ Zone

R-5 Residential /~~Single Family~~ Zone

R-2-5 Residential /~~Single and Two Family~~ Zone

RS/Townhouse Zone

RT/Townhouse Zone

RMF/Residential Multi-unit family Zone

RM/Townhouse Zone

RA/ Multi-unit family Zone

RB/Townhouse Zone

RCX/Medium Density Apartment Zone

RC/High Density Apartment Zone

RD/High Density Apartment Zone

CL/Commercial Low Zone

CC/Commercial Community Zone

CSL/Commercial Service Low Zone

CG/Commercial General Zone

CR/Commercial Regional Zone

OC/Office Commercial Zone

OCM(50)/Office Commercial Medium Zone

OCM(100)/Office Commercial Medium Zone

CRMU-L/Commercial Residential Mixed Use (Low) Zone

CRMU-M/Commercial Residential Mixed Use (Medium) Zone

W-1/Waterfront Mixed Use Zone

CRMU-H/Commercial Residential Mixed Use (High) Zone

CD/Commercial Downtown Zone

CDX/Commercial Downtown Zone (Old Town North)

CRMU-X/Commercial Residential Mixed Use (Old Town North)

OCH/Office Commercial High Zone

CDD/Coordinated Development District

I/Industrial Zone

UT/Utilities and Transportation
