

| CDD No. | CDD Name | Without a CDD Special Use Permit | With a CDD Special Use Permit | | |
|---------|----------------|--|---|--|--|
| | | | Maximum F.A.R. and/or Development Levels | Maximum Height | Uses |
| 13 | Triangle Sites | CL zone regulations shall apply, except that single, two family, and townhouse dwellings are prohibited. | <p>1.0 FAR, - except that an increase to 1.25 FAR may be allowed with the provision of affordable housing pursuant to Section 7-700, except that the allowed density increase may be 25%.</p> <p>New development shall be in accordance with the guidelines in Chapter 6 of the Mt. Vernon Avenue Business Area Plan, as adopted in the Potomac West Small Area Plan.</p> | Building height should be limited to 2 ½ to 3 stories, with step downs in building mass along Commonwealth Avenue. Maximum building height is 45 feet. | A mix of uses, including some ground floor retail, with residential or office use, and a large functional open space at the corner of Mt. Vernon Avenue and Commonwealth Avenue. |