COMMERCIAL REVITALIZATION AREA OVERLAY

Article 18 Title 14 Subtitle 3

This subtitle applies only to commercial revitalization areas A - P (except Area H) as shown on a map adopted by County Council Bill#97-01. Property shall have at least one vacant structure or a structure that is akin to vacant, even if leased on a temporary basis, and at least one structure that contained a commercial use for at least five years.

General:

Property may utilize new or existing structures, except a self-storage facility shall be located in an existing structure and the structure may not be expanded to provide additional units.

Property may contain single use, or be a business complex, or a subdivision.

Commercial/Residential

Number of dwelling units is applied in the aggregate, not separately to individual lots.

Density: 22 units per net acre;
Maximum height of multifamily: 75 feet;
Minimum setback from existing commercial telecommunications facility: 25 feet.

25% of land area shall consist of commercial uses if residential uses are in separate structures.

25% of floor area shall consist of commercial uses if residential uses are in same structure.

Area equal to 10% of the floor area of residential structures shall be set aside for use by residents as indoor or outdoor recreation area/facility.

Provisions of 17-3-506 and 17-7-701 do not apply.

Uses allowed:

For underlying C4 Districts:

C3 and C4 uses listed in 18-5-102

For underlying C3 Districts:

C3 uses listed in 18-5-102 and 18-14-303 (b); Outside storage accessory to other uses is limited to 10% of square footage of the structure to which it relates.

8/11/2006