

**SECTION 16A. "R-C" APARTMENT DWELLING AND COMMERCIAL DISTRICTS**

The purpose of the "R-C" District classification is to encourage high-medium density residential development while also providing for a mixed use transitional area between high density office development and lower density residential uses. This district is designed for use in the vicinity of the Metro-rail stations and, to be eligible for the classification, a site or the major portion of a site, shall (1) be within a one-quarter (1/4) mile radius of a Metro-rail station entrance and (2) be located within an area designated "high-medium residential" or other compatible designations on the general land use plan. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites and on the need for community facilities, open space and landscaped areas, circulation and utilities.

The following regulations shall apply in the "R-C" District:\*

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\***Note**--For supplemental regulations, see Section 31.

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**A. Uses Permitted.**

- 1. Uses as permitted and regulated in the "RA14-26: District.
  - (2) *Deleted.*
- (3-30-81)

**B. Special Exceptions.**

- 1. By site plan approval: Apartment projects not to exceed a maximum floor area ratio of 3.24 to 1. (3-30-81)
  - a. The following uses shall be permitted at the rate of sixty-two hundredths (0.62) square feet of gross floor area for each gross square foot of apartment use proposed, provided that the total F.A.R. of the project does not exceed 3.24: (3-30-81)
    - (1) Retail and service commercial uses which shall be restricted to the first floor of any structure.
    - (2) Offices, business and professional.
  - b. Any structure in which less than fifty (50) percent of the gross floor area is apartment use shall front on a primary or secondary arterial or distributor street as designated on the master thoroughfare plan.
  - c. Height limit: No building, or the enlargement of any building, including the penthouse, shall be hereafter erected to exceed sixty-five (65) feet.
  - d. Area requirements: Each lot or plot shall have a minimum area of twenty thousand (20,000) square feet.
  - e. Landscaping: A minimum of ten (10) percent of the total site area is required to be landscaped open space in accordance with the requirements of Section 32A, "Landscaping."
  - f. Automobile parking and loading space:
    - (1) Parking spaces shall be provided as required in Section 33, provided, however, that as part of the site plan approval, the County Board may reduce this requirement to no less than one (1) space for each unit.
    - (2) One (1) parking space for each five hundred eighty (580) square feet of commercial or office space.
    - (3) Off-street loading spaces for all permitted uses shall be provided as specified in Section 33.
  - g. Signs as regulated in Section 34, subsections C.1.a. and C.2.a.
  - h. Site plans are required to be approved as provided for in Section 36, subsection H, except that under no circumstances shall the height of any building exceed ninety-five (95) feet nor shall a penthouse extend more than sixteen (16) feet above the ninety-five (95) foot height limit, except that in order to allow enclosure of elevator equipment needed to provide elevator access to roof areas, the penthouse height may be increased by up to

eight (8) additional feet. This additional height may only be used to allow the amount of structure necessary to enclose the elevator equipment.

- i. The uses listed in B.1.a.(1) and (2) above may be permitted at the rate not to exceed one (1) square foot of gross floor area for each square foot of gross floor area of apartment use and the total F.A.R. of the project may be permitted in an amount not to exceed 3.5 on sites which:
  - (1) Have a minimum area of fifty thousand (50,000) square feet;
  - (2) Have a minimum of two hundred (200) feet of continuous frontage on a primary or secondary arterial or distributor street; and
  - (3) Are across a primary or secondary arterial or distributor street from a "C-O-A" District.
- j. On sites which meet the criteria in B.1.i. above and which also include an entire block, the uses listed in B.1.a. (1) and (2) above may be permitted at the rate not to exceed one and one-half (1 1/2) square feet of gross floor area for each square foot of gross floor area of apartment use in the approved site plan and the total floor area ratio of the project may be permitted in the amount not to exceed 3:5.

(6-5-79; 3-30-81; 6-20-81; 10-20-81; Ord. No. 84-2, 2-4-84; Ord. No. 88-16, 9-24-88; Ord. No. 97-10, 5-17-97)