

1116.08

I-270 Corridor (I) District

I-270 CORRIDOR (I)



DESIRED FORMS

Attached

Medium to large lot width

Medium to large footprint

No blank walls or planes

Buildings placed at or near the right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

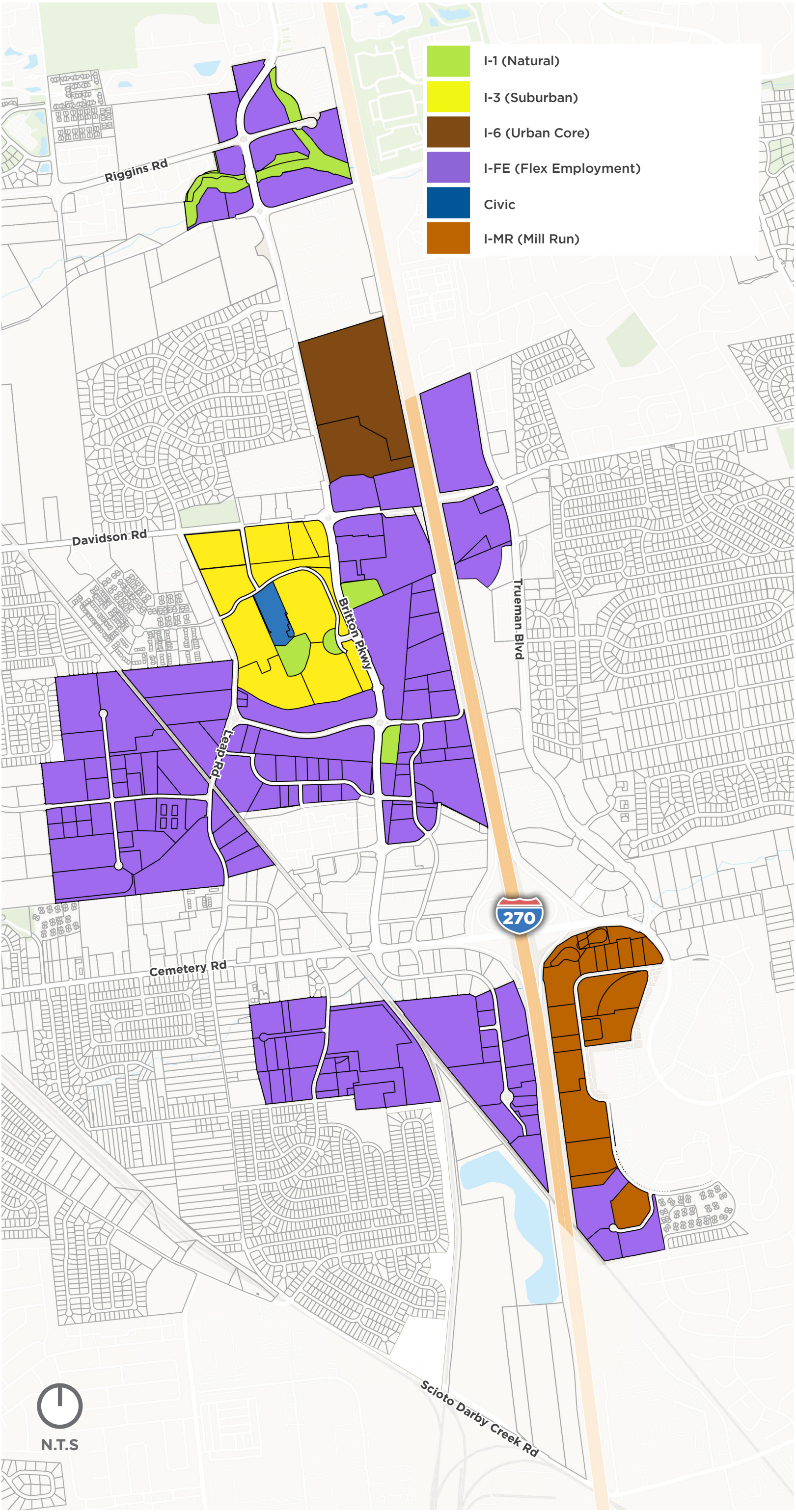
Small to medium setbacks

GENERAL USES

Primarily office, flex employment, or multi-unit residential uses with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.

INTENT

To make the existing large office buildings along I-270 more viable as employment locations in the future, encourage infill commercial and residential development adjacent to these sites. The I-270 Corridor is designed to create a walkable, mixed-use environment with a primary emphasis on office and office-related activities, complemented by limited residential and retail uses. The district aims to foster job opportunities and support services in sectors such as business, healthcare, and professional services. These sites could be transformed into distinct mixed-use nodes or neighborhood centers that provide amenities to nearby workers and residents. Less productive light industrial, distribution, and commercial warehouse could be developed into high-valued tech, bio-medical, data, research, incubator and startup facilities. East-west connectivity across I-270 could be substantially improved to incorporate east-west pedestrian and bike connections.



- I-1 (Natural)
- I-3 (Suburban)
- I-6 (Urban Core)
- I-FE (Flex Employment)
- Civic
- I-MR (Mill Run)

N.T.S

I-270 Corridor (I)

(a) General Uses and Intent

- (1) **Intent.** To make the existing large office buildings along I-270 more viable as employment locations in the future, encourage infill commercial and residential development adjacent to these sites. The I-270 Corridor is designed to create a walkable, mixed-use environment with a primary emphasis on office and office-related activities, complemented by limited residential and retail uses. The district aims to foster job opportunities and support services in sectors such as business, healthcare, and professional services. These sites could be transformed into distinct mixed-use nodes or neighborhood centers that provide amenities to nearby workers and residents. Less productive light industrial, distribution, and commercial warehouse could be developed into high-valued tech, bio-medical, data, research, incubator and startup facilities. East-west connectivity across I-270 could be substantially improved to incorporate east-west pedestrian and bike connections.

- (a) **Permitted Building Typologies.** The following Building Typologies are permitted in I-270 Corridor (I).

PERMITTED BUILDING TYPES	SUBDISTRICTS	REF
Detached Single Unit Building	I-3	1116.03 Blg Typ. (a)
Attached Single-Unit Building	I-3, I-6,	1116.03 Blg Typ. (b)
Duplex Building	I-3	1116.03 Blg Typ. (c)
Multi-Unit Building	I-3, I-6, I-MR	1116.03 Blg Typ. (d)
Multi-Unit Complex	I-3, I-6, I-MR	1116.03 Blg Typ. (e)
Small Flex Retail Building	I-3, I-6	1116.03 Blg Typ. (f)
Medium Flex Retail Building	I-6, I-FE	1116.03 Blg Typ. (g)
Large Flex Comm. Building	I-6, I-FE	1116.03 Blg Typ. (h)
Employment Flex Building	I-6, I-FE	1116.03 Blg Typ. (i)
Primary School Building	I-3	1116.03 Blg Typ. (j)
School and Institutional Building	I-3, I-6, I-FE, I-MR	1116.03 Blg Typ. (k)
Bed and Breakfast Building	I-3, I-6	1116.03 Blg Typ. (l)
Community Center Building	I-1, I-3, I-6	1116.03 Blg Typ. (m)
Office Building	I-6, I-FE	1116.03 Blg Typ. (n)
Office-Corporate Building	I-6, I-FE	1116.03 Blg Typ. (o)
Retail Large-Format Building	I-6	1116.03 Blg Typ. (p)
Technology Building	I-6, I-FE	1116.03 Blg Typ. (q)

PERMITTED BUILDING TYPES (CONT.)	SUBDISTRICTS	REF
Logistics Building	I-6, I-FE	1116.03 Blg Typ. (r)
Assembly Use Building	I-6, I-FE	1116.03 Blg Typ. (s)
Makers Space / Live-Work	I-3, I-6, I-FE	1116.03 Blg Typ. (t)
Computer Server Facility	I-FE	1116.03 Blg Typ. (u)

- (a) **Permitted Frontage Typologies.** The following Frontage Typologies are permitted in I-270 Corridor (I).

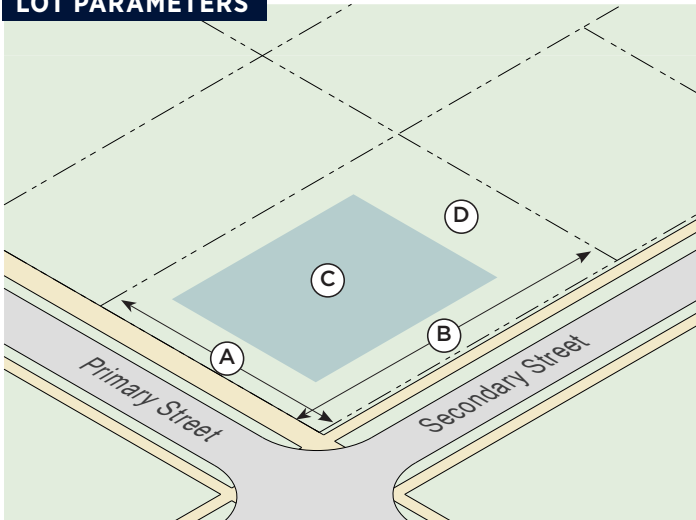
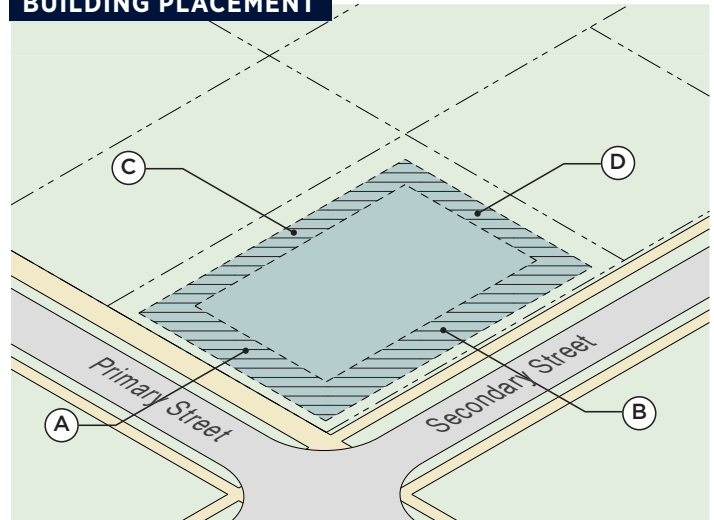
PERMITTED FRONTAGE TYPES	SUBDISTRICTS	REF
Shopfront	I-6, I-MR	1116.04 Frt. Typ. (a)
Patio	I-6, I-MR	1116.04 Frt. Typ. (b)
Gallery	I-6, I-MR	1116.04 Frt. Typ. (c)
Arcade	I-6, I-MR	1116.04 Frt. Typ. (d)
Yard	I-3, I-FE	1116.04 Frt. Typ. (e)
Terrace	I-3, I-6, I-MR	1116.04 Frt. Typ. (f)
Forecourt	I-3	1116.04 Frt. Typ. (g)
Streetwall	I-6, I-MR	1116.04 Frt. Typ. (h)
Porch	I-3	1116.04 Frt. Typ. (i)
Stoop	I-3	1116.04 Frt. Typ. (j)

- (a) **Permitted Open Space Typologies.** The following Open Space Typologies are permitted in I-270 Corridor (I).

PERMITTED OPEN SPACE TYPES	SUBDISTRICTS	REF
Greenway/Trail	I-1, I-3, I-6, I-FE, I-MR	1116.05 O.S. Typ. (a)
Plaza	I-6, I-MR	1116.05 O.S. Typ. (b)
Square	I-6, I-MR	1116.05 O.S. Typ. (c)
Green	I-6, I-MR	1116.05 O.S. Typ. (d)
Passage	I-6, I-MR	1116.05 O.S. Typ. (e)
Pocket Plaza	I-6, I-MR	1116.05 O.S. Typ. (f)
Sport Field	I-1, I-3	1116.05 O.S. Typ. (g)
Green Infrastructure	I-1, I-3, I-6, I-FE, I-MR	1116.05 O.S. Typ. (h)

- (a) **Green Parking Typologies.** The following Green Parking Typologies are permitted in I-270 Corridor (I).

PERMITTED GREEN P. TYPES	SUBDISTRICTS	REF
Green Roof	I-1, I-3, I-6, I-FE, I-MR	1116.06 G. P. Typ. (a)
Green Parking	I-1, I-3, I-6, I-FE, I-MR	1116.06 G. P. Typ. (b)
Bioswales	I-1, I-3, I-6, I-FE, I-MR	1116.06 G. P. Typ. (c)
Permeable Pavers	I-1, I-3, I-6, I-FE, I-MR	1116.06 G. P. Typ. (d)

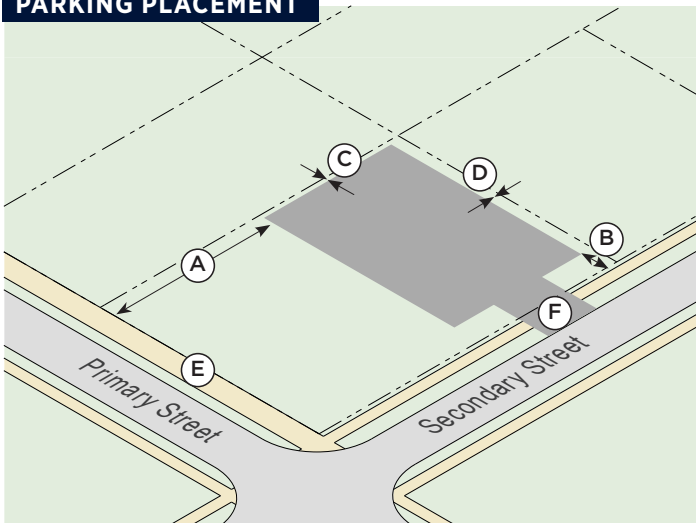
(f) Development Standards.**LOT PARAMETERS****BUILDING PLACEMENT**

		STANDARD				
		I-1	I-3	I-6	I-FE	I-MR
LOT PARAMETERS						
LOT SIZE						
(A)	Lot Width (min)	75'	50'	40'	NA	40'
(B)	Lot Depth (min)	60'	60'	60'	NA	60'
LOT DEVELOPMENT						
(C)	Building Coverage (max)	70%	95%	100%	60%	100%
(D)	Impervious Surface Coverage (max)	80%	100%	100%	70%	100%
GREEN SCORE						
	Minimum	0.35	0.25	0.2	0.4	0.2
	Ideal	0.4	0.3	0.25	0.5	0.25
	Open Space (min)	15%	15%	15%	20%	15%

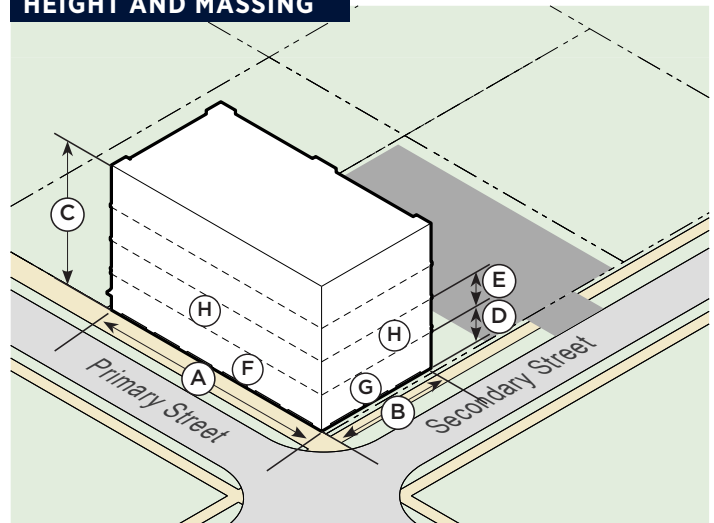
		STANDARD				
		I-1	I-3	I-6	I-FE	I-MR
BUILDING PLACEMENT						
BUILDING SETBACKS						
(A)	Primary Front Setback	5' min	0' min / 5' max	0' min / 10' max	10' min	0' min / 10' max
(B)	Secondary Front Setback	5' min	5' min	0' min / 10' max	10' min	0' min / 10' max
(C)	Side: Interior/ Common Lot Line Setback (min)	5'	0'	0'	20'	0'
(D)	Rear: Common Lot Line, Percentage of Lot Depth Setback (min)	5'	5'	0'	40'	0'

Adjacency Requirement: Buildings in the I-3 or I-FE districts above 2 stories or 35 feet in height abutting a residential district must be set back 50 feet from a side/interior lot line or rear common lot line.

PARKING PLACEMENT



HEIGHT AND MASSING



		STANDARD				
		I-1	I-3	I-6	I-FE	I-MR
PARKING PLACEMENT						
PARKING SETBACKS						
(A)	Primary Street Setback (min)	NA	NA	5'	25' behind front facade	5'
(B)	Secondary Street Setback (min)	NA	NA	5'	25' behind front facade	5'
(C)	Side Interior/Common Lot Line (min)	NA	5'	0'	50'	0'
(D)	Rear/Common Lot Line (min)	NA	5'	0'	50'	0'
ACCESS						
(E)	Pedestrian Access	NA	Front Facade, Primary Street			
(F)	Vehicular Access	NA	Secondary Street or Alley if provided			
	Block Perimeter (max)	NA	2,500	2,000	NA	

		STANDARD				
		I-1	I-3	I-6	I-FE	I-MR
HEIGHT & MASSING						
BUILDING HEIGHT						
(A)	Building Width (max)	NA	NA	250'	NA	250'
(B)	Building Depth (max)	NA	NA	200'	NA	200'
(B)	Depth, Ground Floor Space (min)	NA	NA	30'	NA	30'

		STANDARD				
		I-1	I-3	I-6	I-FE	I-MR
HEIGHT & MASSING CONT.						
(A)	Primary Street Build-to-Percentage	NA	80%	85%	NA	85%
(B)	Secondary Street Build-to-Percentage	NA	80%	85%	NA	85%
(C)	Principal Building Height - Stories (max)	NA	5	12	5	12
(C)	Principal Building Height - Stories (min)	NA	2	2	NA	2
(C)	Principal Building Height - Feet (max)	NA	55'	150'	55'	150'
	Accessory Structure Height (max)	NA	26'	26'	26'	26'
(D)	Ground Floor Story Height (min/max)	NA	12'/24'	12'/24'	NA	12'/24'
(E)	Upper Floor Story Height	NA	12'	22'	NA	22'
BUILDING TRANSPARENCY						
(F)	Ground Floor Transparency, Front Facade (% min)	NA	70%	70%	NA	70%
(G)	Ground Floor Transparency, Corner Facade (% min)	NA	50%	50%	NA	50%
(H)	Upper Floor Transparency, Front and Corner Facade (% min)	NA	25%	25%	NA	25%
	Ground Floor Blank Wall Width, Front Facade (max)	NA	20'	20'	NA	20'
	Ground Floor Blank Wall Width, Corner Facade (max)	NA	30'	30'	NA	30'

(g) Permitted and Conditional Uses.

TABLE I-270 CORRIDOR (I) SUMMARY OF USES TABLE	USE					REF
	I-1	I-3	I-6	I-FE	I-MR	
RESIDENTIAL						
Dwelling, Multiple-family		SP	SP	SP	SP	
Multi-unit supportive housing residence		P	SP		SP	
PUBLIC & INSTITUTIONAL						
College, community college, university		C	C	C	C	
Open Space and Greenways	P	P	SP	SP	SP	
Minor utilities	P	P	P	P	P	
Wireless Communication Facilities (<250 ft)	C	C	C	C	C	1123.15
Wireless Communication Facilities (≥ 250 ft)	C			C	C	1123.15
COMMERCIAL						
Child Day Care Center		C	C	C	P	
Health and fitness facility					C	1123.18 (c)
Office		P	P	P	P	
Office, campus		P	P	P	P	
Office, flex		P	P	P	P	
Office, medical		P	P	P	P	
Office, data center			SP	SP		

P - Permitted Use: **Square Footage Requirement.** For each acre of property, a minimum of 10,000 square feet must be dedicated to a Permitted Use. Once this requirement is met, the remaining area may be allocated for one or more Secondary Permitted Uses as specified in the Summary of Uses Table. In phased developments, at least 50% of the required square footage must be established before or concurrently with any Secondary Permitted Uses. The required square footage may be distributed across multiple buildings.

SP - Secondary Permitted Use

C - Conditional Use

TABLE I-270 CORRIDOR (I) SUMMARY OF USES TABLE	USE					REF
	I-1	I-3	I-6	I-FE	I-MR	
COMMERCIAL CONTINUED						
Golf course	C					
Outdoor sports or entertainment facility (≤250 seats)	C					
Outdoor sports or entertainment facility (>250 seats)	C					
Short-term rental		P	SP			
Bed and breakfast inn		P	SP			
Veterinary hospital or clinic			C	P	P	1123.18 (c)
Personal services		SP	SP		P	
Restaurant			SP	P	P	
Bar			SP		P	
Mobile Food Vehicle			SP	SP	P	
Incidental Retail			SP	SP	P	1113.02

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SP - Secondary Permitted Use

C - Conditional Use

TABLE I-270 CORRIDOR (I) SUMMARY OF USES TABLE	USE					
	I-1	I-3	I-6	I-FE	I-MR	REF
EMPLOYMENT						
Light industrial				P	P	
Brewery, winery, distillery			SP	P	P	
Light manufacturing				P	P	
Research & development			P	P	P	
OPEN						
Community garden	P	P	P		P	
Community garden (on-site sales)	P	P	P	P	P	
Plant nursery	P					

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