

ORDINANCE NO. 10- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE LEON COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 10-4.346 SITE DESIGN ALTERNATIVES, SECTION 10-6.602 LIST OF ZONING DISTRICTS, SECTION 10-6.654 MAHAN DRIVE CORRIDOR STUDY AREA, AND SECTION 10-7.402 DEVELOPMENT REVIEW AND APPROVAL SYSTEM TO IMPLEMENT THE MAHAN GATEWAY NODE FUTURE LAND USE MAP POLICIES OF THE TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of the County of Leon,

Florida, as follows, that:

SECTION 1. Chapter 10, Article IV, Section 10-4.346 is hereby amended as follows:

Sec. 10-4.346. Site design alternative.

(1) For sites which do not contain, in their pre-development state, any forested areas and/or environmental constraints (such as environmental resources or characteristics which are identified in the definitions of conservation area or preservation area) to meet the intent of the 25 percent natural area preservation requirement of section 10-4.345(a), a permit for a development project designed to provide net environmental benefit by other means in lieu of the 25 percent natural area preservation may be approved by the county administrator or designee if the permit application meets the following criteria:

- (a) Ensures preservation of at least ten percent of the pre-development vegetation on the site with emphasis on preservation of tree clusters, urban forest, native understory vegetation, and includes wildlife habitat enhancements as defined in section 10-1.101. If the site is devoid of an urban forest community, or if existing natural vegetation comprises less than ten percent of the total site area, then a forest community shall be established in the amount necessary to achieve the ten percent minimum natural area requirement. The site design alternative plan must conform to landscape site design standards set forth in section 10-4.351 for the purpose of restoring forest community types with an emphasis on enhancing wildlife habitat benefits; or
- (b) In order to promote compact development that makes efficient use of land within the Urban Services Area, proposed development located in one of the following zoning districts shall be required to provide only 10 percent natural area. If the site is devoid of an urban forest community, or if existing natural vegetation comprises less than ten percent of the total site area, then development shall preserve the existing natural area and shall be exempt from the re-establishment provisions noted in subparagraph (a).
 - 1. MCN Mahan Corridor Node.
 - 2. MCR Mahan Corridor Ring.

(2) Within those zoning districts located within the urban services area wherein residential densities of greater than six dwelling units per acre of medium and high intensity non-residential land use is allowed, new development and redevelopment may comply with the following alternative landscape and natural area requirements:

- (a) A portion of landscape area requirements may be met off-site through the conveyance to Leon County of floodprone property, listed in the Leon County Inventory of Flooded Property Available for Exchange, upon demonstration that the following landscape requirements have been met on-site:

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In the following zoning districts, 50 percent of the landscaping area requirement may be met off-site through the provision of vested floodprone properties, at a ratio of no less than two acres of floodprone property conveyed per every acre of landscaping area otherwise required to be provided on-site:

C-1, Neighborhood commercial zoning district,
CP, Commercial parkway zoning district,
OR-1, Office residential zoning district,
OR-2, Office residential zoning district,
NBO, Neighborhood boundary office zoning district,
~~MRCMCR~~, Mahan ~~residential~~ corridor ring zoning district, and
~~MRCNMCN~~, Mahan ~~residential~~ corridor node zoning district.

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- (b) If the natural area includes no preservation area or conservation area as designated in the Comprehensive Plan; then a portion of natural area requirements may be met off-site through the conveyance to Leon County of floodprone property listed in the Leon County Inventory of Flooded Property Available for Exchange. The quantity of natural area requirements that may be met off-site through the conveyance of floodprone property shall be in accordance with the following schedule of exchange:

In the following zoning districts, 75 percent of the natural area requirement may be met off-site through the provision of vested floodprone properties, at a ratio of no less than two acres of floodprone property conveyed per every acre of landscaping area otherwise required to be provided on-site:

C-1, Neighborhood commercial zoning district,
CP, Commercial parkway zoning district,
OR-1, Office residential zoning district,
OR-2, Office residential zoning district,
NBO, Neighborhood boundary office zoning district,
~~MRCMCR~~, Mahan ~~residential~~ corridor ring zoning district, and
~~MRCNMCN~~, Mahan ~~residential~~ corridor node zoning district.

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SECTION 2. Chapter 10, Article IV, Section 10-6.602 is hereby amended as follows:

Sec. 10-6.602. List of zoning districts.

For the purpose of this article, the county is hereby divided into districts designated as follows:

R	Rural
UF	Urban fringe
AC	Activity center
RC	Rural community
LP	Lake Protection
RP	Residential preservation
LT	Lake Talquin/Urban fringe
I	Industrial
RA	Residential acre
R-1	Single-Family Detached Residential District
R-2	Single-Family Detached Residential District
R-3	Single- and Two-Family Residential District
R-4	Single-, Two-Family and Multi-Family Residential District
R-5	Manufactured Home and Single-Family Detached District
MH	Manufactured Home Park District
MR-1	Medium Density Residential District
OR-1	Office Residential District
OR-2	Office Residential District
OR-3	Office Residential District
OA-1	Airport Vicinity District
C-1	Neighborhood Commercial District
C-2	General Commercial District
CM	Medical Arts Commercial District
CP	Commercial Parkway District
UP-1	Urban Pedestrian District
UP-2	Urban Pedestrian District
M-1	Light Industrial District
PD	Planned Development
PUD	Planned Unit Development
DRI	Development of Regional Impact
OS	Open Space District
IC	Interchange Commercial
BC-1	Bradfordville Commercial District
BC-2	Bradfordville Commercial District
BCS	Bradfordville Commercial Services District
BOR	Bradfordville Office-Residential District
WC	Woodville Commercial District
NBO	Neighborhood Boundary Office

MRCMCR Mahan residential Corridor Ring
MRCNMCN Mahan residential Corridor Node

SECTION 3. Chapter 10, Article VI, Section 10-6.654 is hereby amended as follows:

~~Section 10-6.654. Mahan Drive Corridor Study Area.~~

~~(a) Purpose and intent. The Land Use Element of the Tallahassee Leon County Comprehensive Plan establishes the Residential Corridor and Residential Corridor Node Future Land Use Map categories on the Future Land Use Map. The Mahan Residential Corridor and Mahan Residential Corridor Node zoning districts may only be applied within the Residential Corridor and Residential Corridor Node Future Land Use Map categories, respectively. The Residential Acre (RA), Residential Preservation (RP) and Single and Two Family Residential (R-3) zoning districts do not implement the Residential Corridor and Residential Corridor Node Future Land Use Map categories and may not be expanded areas so designated on the Future Land Use Map. The following zoning districts are applicable to and may be applied within the Mahan Drive Corridor Study Area as accepted by the Board of County Commissioners on March 23, 2004 and also within the Residential Corridor and Residential Corridor Node Comprehensive Plan Future Land Use Map categories:-~~

~~(1) Residential Corridor Future Land Use Map Category:-~~

- ~~a. Mahan Residential Corridor District (MRC).~~
- ~~b. Residential Preservation District (RP).~~
- ~~c. Residential Acre District (RA).~~
- ~~d. Single and Two Family Residential District (R-3).~~

~~(2) Residential Corridor Node Future Land Use Map Category:-~~

- ~~a. Mahan Residential Corridor Node Zoning District (MRCN)~~
- ~~b. Residential Preservation Zoning District (RP)~~

~~(b) List of permitted uses. Proposed activities and uses are indicated in the following charts. The activity or use may be classified as principal, accessory, restricted, or not allowed.~~

MRCN Mahan Residential Corridor Node District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Mahan Residential Corridor Node (MRCN) district is intended to be located in areas designated as Residential Corridor Node on the Future Land Use Map of the Comprehensive Plan and shall apply only to areas located within the Mahan Drive Corridor Study area. The Mahan Residential Corridor Node (MRCN) district is intended to provide medium density residential, minor commercial and minor office development within the Urban Services Area (USA) boundary in order to better provide for the efficient use of infrastructure including transit. The interconnection standards set forth in the MRCN are intended to minimize the use of the arterial roadway for short vehicular trips and to promote smooth and safe traffic flow of the general traveling public. Additional landscape and building design standards are also included in order to promote compatibility with adjacent neighborhoods and the preservation or perpetuation of trees along the Mahan Drive Corridor to the greatest extent possible. The MRCN district is not intended to accommodate large scale apartment development as a single use. Small scale mixed use developments within the MRCN district or combining the Mahan Residential Corridor (MRC) and Residential Corridor Node (MRCN) zoning districts are encouraged. The maximum gross density allowed for new residential development in the MRCN district is sixteen (16) dwelling units per acre.</p> <p>Increases in land zoned MRCN shall demonstrate the need for greater residential densities within the Mahan Drive Corridor Study area. Expansion of the MRCN zoning district is prohibited in existing viable single family residential subdivisions. The MRCN zoning district shall be located in a nodal fashion along the Mahan Drive corridor consistent with the recommendations of the Mahan Drive Corridor Study. Expansion of the zoning district in a strip or linear fashion shall be inconsistent with the Tallahassee Leon County Comprehensive Plan and is therefore prohibited.</p>	<ol style="list-style-type: none"> 1. <u>Single family detached dwellings;</u> 2. <u>Single family attached dwellings;</u> 3. <u>Two family dwellings;</u> 4. <u>Multi family dwellings (any type except dormitories, fraternities and sororities) only when developed as part of a mixed use development under a common plan of development;</u> 5. <u>Nursing homes and residential care facilities;</u> 6. <u>Daycare centers;</u> 7. <u>Medical and dental offices and services, laboratories and clinics;</u> 8. <u>Non medical offices and services, including business and government offices and services;</u> 9. <u>Banks and other financial institutions;</u> 10. <u>Restaurants without drive in facilities;</u> 11. <u>Retail bakeries;</u> 12. <u>Retail candy, nut and confectionery stores;</u> 13. <u>Meat and fish markets;</u> 14. <u>Fruit and vegetable markets</u> 15. <u>Retail drugstores;</u> 16. <u>Retail florists;</u> 17. <u>Retail food and grocery;</u> 18. <u>Retail home / garden supply, hardware or nurseries without outside storage or display;</u> 19. <u>Retail newsstand, books, greeting cards;</u> 20. <u>Retail department, apparel and accessory stores;</u> 	<ol style="list-style-type: none"> 21. <u>Retail picture framing;</u> 22. <u>Retail sporting goods, bicycle shops and bicycle parts dealer, except motorized;</u> 23. <u>Retail jewelry stores;</u> 24. <u>Retail hobby, toy and game shops</u> 25. <u>Camera and photographic supply stores;</u> 26. <u>Retail sewing, needlework and piece goods stores;</u> 27. <u>Optical goods stores;</u> 28. <u>Coin operated laundries and dry cleaning;</u> 29. <u>Museums and art galleries;</u> 30. <u>Retail computer, video, record and other electronics;</u> 31. <u>Personal services excluding tattoo and massage parlors;</u> 32. <u>Bed and breakfast inns up to a maximum of five rooms;</u> 33. <u>Antique shops;</u> 34. <u>Mailing services;</u> 35. <u>Gift, novelty and souvenir stores;</u> 36. <u>Photocopying and duplicating services;</u> 37. <u>Studios for photography, art, drama, music and video;</u> 38. <u>Tailoring;</u> 39. <u>Veterinary services including animal hospitals without outside kennel services; and</u> 40. <u>Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district and which comply with standards for noise and lighting set out herein.</u>
		<p>(1) A use of structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side—Interior Lot	e. Side—Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Maximum Building Height (Including stories used for parking)
Single Family Detached Dwellings	5,000 square feet	50 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet; provided that no such setback shall be less than 5 feet.	15 feet	25 feet	not applicable	2 Stories and 35 feet
Single Family Attached Dwellings Developed as a Single Use	1,600 s.f. min; avg of 2,000 s.f.	16 feet	none	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise none	50 feet on any side adjoining property zoned RP; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 25 feet	maximum length: a block of 4 residential units with a 10 foot minimum spacing between unit blocks.	2 Stories and 35 feet
Two Family Dwellings Developed as a Single Use	8,500 square feet	70 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet; provided that no such setback shall be less than 5 feet or 50 feet when adjoining property zoned RP.	50 feet when adjoining property zoned RP; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 25 feet	A) Two Family Dwelling structures adjacent to existing single family detached dwellings structures may not be less than 50% smaller than the smallest adjacent principal single family detached dwelling structure; and B) All other two family residential has no size limitations.	2 Stories and 35 feet
Multiple Family Dwellings Developed as a Single Use	10,000 square feet	80 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet on any side adjoining property zoned RP; otherwise 15 feet on each side	50 feet on any side adjoining property zoned RP; otherwise 25 feet on each side	50 feet when adjoining property zoned RP; otherwise 10 feet	none	2 Stories and 35 feet

DEVELOPMENT STANDARDS

	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Building Restrictions	
Any Permitted Non-Residential Principal Use Developed as a Single Use	10,000 square feet	80 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet on any side adjoining property zoned RP; otherwise 15 feet on each side	50 feet on any side adjoining property zoned RP; otherwise 25 feet on each side	50 feet when adjoining property zoned RP; otherwise 10 feet	A) Non-residential structures adjacent to existing residential single-family detached structures may not exceed 2 times that of the largest adjacent principal residential structure; and B) All other non-residential structures shall not exceed 4,000 square feet of non-residential gross building floor area per parcel and 8,500 square feet per acre.	2 stories and 35 feet
Any Permitted Non-Residential Principal Use Developed as Part of a Mixed-use Development Under Common Plan of Development	none	none	none	50 feet when abutting Mahan Drive; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet when adjoining property zoned RP; otherwise none	All non-residential structures shall not exceed 10,000 square feet of non-residential gross building floor area per parcel and 20,000 square feet per acre except when located on the ground floor of a structure also containing residential uses in which case there is no size limitation on non-residential uses.	3 stories and 50 feet
Multiple Family Dwellings Developed as Part of a Mixed-use Development Under Common Plan of Development	none	none	none	50 feet when abutting Mahan Drive; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet when adjoining property zoned RP; otherwise none	none	3 stories and 50 feet or 2 stories and 35 feet when located within 100 feet of property zoned RP
8. Lighting Criteria for Non-Residential Uses: a. For natural quality, lighting elements shall provide full spectrum light to prevent color distortion. b. Light overspill onto adjacent properties shall be minimized by a combination of placement of light fixtures, mounting height, natural or artificial barriers on the fixture owner's property, shielding of the light source to direct light onto the surface to receive illumination, and other fixture design features. c. All exterior lighting fixtures shall be total cutoff type with metal halide lamps or incandescent lamps. d. Motion detector activated lights are permitted and are required to cycle off after five (5) minutes. e. The light source of any fixture shall not be visible from adjacent properties. f. All nighttime lighting including wall mounted security lighting, shall not exceed zero point five (0.5) vertical surface foot candle measured at the property line six (6) feet above grade. g. Light fixtures in parking lots shall not exceed 10 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. h. No wall or roof mounted flood or spotlights used as general grounds lighting are permitted. Wall mounted security lighting is permitted. i. The use of search lights, laser lighting, or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited.									
9. Landscape Standards: Development within the MRCN district shall be subject to the landscape requirements of this Section in addition to those requirements set out in Article VII, Section 10.923 of the Land Development Code. Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered									

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landscape architect as per Section 481 of the Florida Statutes. All properties fronting Mahan Drive shall provide and maintain a fifty (50) foot wide landscape area immediately adjoining the roadway. All vegetation within the fifty (50) foot wide landscaped area of good condition four (4) inches in height or larger shall be preserved. This landscape area shall be planted with canopy trees with at least one (1) tree for each 100 square feet of landscaped area. Creative design and spacing is encouraged. The landscaped area may be crossed with permitted driveways but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscaped area. Sidewalks may be permitted within the landscaped area for connections to the public sidewalk fronting Mahan Drive, if applicable. Existing healthy trees within the landscaped area may be counted as prescribed in Section 10-266 toward meeting the tree planting requirements. Management of the existing trees within the landscaped area shall include pruning of dead and hazardous tree limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

10. Fencing, Buffering and Screening Requirements:

- a. Chain link fencing is prohibited.
- b. Buffering shall be in accordance with the provisions of section 10-923 except where the proposed MRCN use is a multiple family dwelling, attached single family dwelling, two family dwelling or any permitted non-residential use and such proposed use abuts property zoned Residential Preservation. In these cases a Type D buffer is required at a minimum, notwithstanding any existing trees and vegetation that are required to remain in place and must be used to either fully or partially satisfy the buffering requirements of section 10-923 or this section. In instances where existing trees and vegetation are not present or are not sufficient to satisfy the buffering requirements of section 10-923, new plantings shall be required.
- c. The off site visual impacts associated with outdoor service functions or areas including but not limited to loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material and shall comply with the requirements for accessory structures found within Section 10-1102.
- d. Notwithstanding section 9 above, on-site parking adjoining roadways other than Mahan Drive shall be screened from view from public roadways by a planted landscape hedge with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway.
- e. Landscaping should be used to define onsite pedestrian corridors, building design elements, public areas, and viewscares.

11. Signs:

All on-site signs within the MRCN district shall be designed in accordance with the Section 10-1811. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the MRCN district shall conform to the following minimum guidelines:

- a. One wall-mounted sign per building fronting each collector and arterial street frontage is permitted. A wall-mounted sign shall not exceed 10 % of the area of the building wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Only one wall sign for multiple tenant office land uses shall be allowed.
- b. No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.
- c. Freestanding signs shall be setback a minimum of 10 feet from the right of way line.
- d. Free standing signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principal building.
- e. One free standing sign per driveway access fronting each collector and arterial street is permitted and shall be internally illuminated with an opaque field to control glare. The Maximum sign area permitted is 36 square feet per sign with a maximum height of 10 feet.

12. Noise Source Restrictions: In the event that a property zoned MRCN abuts property zoned Residential Preservation, the noise source on the MRCN zoned property shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 A.M. to 7:00 P.M.) and an L10 noise level of 50 dBA in the night time (7 P.M. to 7:00 A.M.) as measured on the property line abutting the source.

13. Solid Waste Restrictions: New development and redevelopment shall not place solid waste facilities within 30 feet of an adjoining residential property. Such facilities shall be screened with a material consistent with the principle structure. The use of solid waste containers greater than 90 gallons is discouraged within in the MRCN district.

14. Additional Criteria for the Construction of all New Non-Residential Buildings and Additions: The overall goals of this district are to provide a unified sense of place or common plan of development, a pedestrian scale, and design that reflects the general character and scale of typical residential structures in adjacent neighborhoods. No particular architectural style or materials are mandated. Variety within these design criteria is encouraged. However, buildings shall be designed to reduce the mass, scale, and monolithic appearance of large structures. Flat roofs are prohibited. Roofs shall be designed with a minimum pitch of 4 in 12 (four feet of rise per twelve feet of run). The horizontal footprint of a single roof plane may not exceed one thousand (1,000) square feet. Doors and windows shall be placed to reflect the predominant character and scale of adjacent residential structures, and to provide natural surveillance opportunities to discourage criminal activities. Exterior walls shall be designed with doors or windows spaced horizontally no more than fourteen (14) feet from each other. For purposes of this requirement, doors and windows shall be defined as having a horizontal dimension of no less

than three (3) feet and no more than ten (10) feet. Development and redevelopment applications shall provide sufficient documentation including, but not limited to, architectural elevations demonstrating that the proposed development is consistent with the following features of the adjoining neighborhood:

- a. Building facades including building material, architectural style, and colors.
- b. Roof forms

15. Physical Separation Between MRCN Zoning District Nodes: MRCN zoning district nodes shall be spaced a minimum of 3,000 linear feet away from each other when located on the same side of the Mahan Drive corridor, measuring along the Mahan Drive right-of-way line.

16. Interconnection Requirement: All non-residential development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

MRC Mahan Residential Corridor District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Mahan Residential Corridor (MRC) district is intended to be located in areas designated as Residential Corridor on the Future Land Use Map of the Comprehensive Plan and shall apply only to areas located within the Mahan Drive Corridor Study area. This district is intended to be located on the edges of existing or planned single-family attached, two-family and detached residential neighborhoods and along Mahan Drive. The Mahan Residential Corridor (MRC) district is intended to provide for higher residential densities within the Urban Services Area (USA) boundary in order to better provide for the efficient use of infrastructure including transit. Additional landscape standards are also included in order to promote compatibility with adjacent neighborhoods and the preservation or perpetuation of trees along the Mahan Drive Corridor to the greatest extent possible. The MRC district is intended to provide for residential land uses while providing a transition between lower density residential development and more intensive non-residential or medium density development. This zoning district shall not be applied to the interior of an existing single-family detached dwelling neighborhood. The provisions of this district are intended to allow higher density residential development that is compatible in scale and design with adjoining low density residential neighborhoods. The MRC district is not intended to accommodate large scale multiple family development. Small scale mixed use developments combining the Mahan Residential Corridor (MRC) and Mahan Residential Corridor Node (MRCN) zoning districts are encouraged. The maximum gross density allowed for new residential development in the MRC district is six (6) dwelling units per acre. Residential land uses may also be developed at a maximum density of eight (8) dwelling units per acre when innovative design is utilized including but not limited to mixed use developments incorporating the Mahan Residential Node District, centralized stormwater facilities, or condominium developments that adhere to the design standards in this Section.</p> <p>Increases in land zoned MRC shall demonstrate the need for additional residential densities within the Mahan Drive Corridor Study area. Expansions of the MRC zoning district are prohibited into existing viable single-family residential subdivisions.</p>	<p>41. Single family detached dwellings; 42. Zero lot line single family detached dwellings; 43. Single family attached dwellings; 44. Two family dwellings; and 45. Community facilities and services related to residential uses including religious facilities, police/fire stations, elementary and middle schools. Libraries, vocational schools and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks (Note 5)				6. Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side - Interior Lot	c. Side - Corner Lot	d. Rear	a. Maximum Building Size (excluding gross building floor area used for parking)	b. Maximum Building Height (including stories used for parking)
Single Family Detached Dwellings	5,000 square feet	50 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	2 Stories and 35 feet
Single Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise none	50 feet when adjoining property zoned RP; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 25 feet	maximum length: a block of 4 residential units with a 10 foot minimum spacing between unit blocks.	2 and 35 feet
Two Family Dwellings	8,500 square feet	70 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	50 feet when adjoining property zoned RP; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 25 feet	A) Two Family Dwelling structures adjacent to existing single family detached dwellings structures may not be less than 50% smaller than the smallest adjacent principal single family detached dwelling structure; and B) All other two family residential has no size limitations.	2 and 35 feet
Any Permitted Non-Residential Use	12,000 square feet	60 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 15 feet on each side	50 feet when adjoining property zoned RP; otherwise 25 feet	50 feet when adjoining property zoned RP; otherwise 10 feet	15,000 square feet of gross building floor area per acre	2 and 35 feet

7. Fencing, Buffering and Screening Requirements:

- f. Chain link fencing is prohibited.
- g. Buffering shall be in accordance with the provisions of section 10-923 except where the proposed MRC use is a attached single family dwelling, two family dwelling or any permitted non-residential use and such proposed use abuts property zoned Residential Preservation. In these cases a Type D buffer is required at a minimum. Notwithstanding any existing trees and vegetation that are required to remain in place and must be used to either fully or partially satisfy the buffering requirements of section 10-923 or this section. In instances where existing trees and vegetation are not present or are not sufficient to satisfy the buffering requirements of section 10-923, then new plantings shall be required.
- h. The off-site visual impacts associated with outdoor service functions including but not limited to loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material and shall comply with the requirements for accessory structures found within section 10-1102.
- i. Notwithstanding section 8 below, on-site parking adjoining roadways other than Mahan Drive shall be screened from view from public roadways by a planted landscape hedge with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway.
- j. Landscaping should be used to define onsite pedestrian corridors, building design elements, public areas, and viewscaapes.

8. Landscape Standards: Development within the MRC district shall be subject to the landscape requirements of this Section in addition to those requirements set out in Article VII, Section 10-923 of the Land Development Code. Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes. All properties fronting Mahan Drive shall provide and maintain a fifty (50) foot wide landscape area immediately adjoining the roadway. All vegetation within the fifty (50) foot wide landscaped area of good condition four (4) inches in height or larger shall be preserved. This landscape area shall be planted with canopy trees with at least one (1) tree for each 100 square feet of landscaped area. Creative design and spacing is encouraged. The landscaped area may be crossed with permitted driveways but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscaped area. Sidewalks may be permitted within the landscaped area for connections to the public sidewalk fronting Mahan Drive, if applicable. Existing healthy trees within the landscaped area may be counted as prescribed in Section 10-266 toward meeting the tree planting requirements. Management of the existing trees within the landscaped area shall include pruning of dead and hazardous tree limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

9. Solid Waste Restrictions: New development and redevelopment may not place solid waste containers within 30 feet of an adjoining residential property. Such containers shall be screened with a material consistent with the principle structure. The use of solid waste containers greater than 90 gallons is prohibited within in the MRC district.

10. Conditional Uses: 1) Recreational Vehicle Parks are allowed within the MRC zoning district provided that the following conditions are met: (a) The recreational vehicle park was operational on or before [XXXX, 2005] or is an expansion of an existing recreational vehicle park that was operational on or before [XXXX, 2005]; (b) A landscape standard Type D buffer as defined in Section 10-923 shall be required where the recreational vehicle park abuts or is adjacent to properties zoned Mahan Residential Preservation or Mahan Residential Corridor. 2) Retail Nurseries are allowed within the MRC zoning district provided that the following conditions are met: (a) All buildings and storage areas are set back a minimum of 100 feet from any adjoining property that is zoned Mahan Residential Preservation or Mahan Residential Corridor; (b) A landscape standard Type D buffer as defined in Section 10-923 shall be required where the recreational vehicle park abuts or is adjacent to properties zoned Mahan Residential Preservation or Mahan Residential Corridor; and (c) No more than two automotive vehicles such as trucks are parked or stored on-site.

Sec. 10-6.654.1 MCN Mahan Corridor Node District

1. Purpose and Intent	2. Allowable District Location
<p>The Mahan Corridor Node (MCN) zoning district is intended to implement the Mahan Gateway Node Future Land Use Map (FLUM) category of the Comprehensive Plan. The MCN zoning district allows residential development, within a range of 6-12 dwelling units per acre; or, up to 16 dwelling units per acre when incentives are used. The MCN zoning district allows non-residential development of up to 8,000 sq. ft. floor area per acre; or, up to 12,000 sq. ft. floor area per acre when incentives are used. Incentives for greater development density or intensity are provided for mixed-use development. Gross development intensities may be reduced in those instances where environmental limitations affect the amount of area that may be developed in any particular location. Non-residential development allowed within this district is limited to office, non-automotive related retail, services, and community facilities.</p> <p>The district is intended to accomplish the following:</p> <ul style="list-style-type: none"> • <u>Preserve the attractive Mahan Drive gateway corridor;</u> • <u>Preserve the through-traffic mobility function and limit congestion of Mahan Drive by limiting direct access and promoting an interconnected local street network;</u> • <u>Accommodate compact mixed-use development at major intersections to provide convenience for area residents by providing access to common goods, services, and recreation within a short distance of home;</u> • <u>Provide a development pattern that is transit supportive, based on a high degree of interconnected streets, and a compact layout of use that addresses streets and sidewalks;</u> • <u>Create a development pattern that maximizes infrastructure and environmental efficiency by concentrating non-residential uses around major intersections;</u> • <u>Protect community health and safety by minimizing automobile dependency and reducing vehicle miles traveled through design supporting a variety of travel modes;</u> • <u>Create a community where travel by foot and bicycle is safe, convenient, and comfortable;</u> • <u>Minimize stormwater runoff by limiting surface area devoted to parking; and,</u> • <u>Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design.</u> 	<ul style="list-style-type: none"> a. <u>The district may only be located within areas designated Mahan Gateway Node on the Future Land Use Map.</u> b. <u>The district location is further limited to specific locations within the FLUM category, as follows:</u> <ul style="list-style-type: none"> i. <u>The MCN zoning district shall be located at those areas immediately surrounding the intersection of Mahan Drive and Dempsey Mayo Road, Edenfield Road/Highland Drive, and Thornton Road.</u> ii. <u>The MCN zoning district shall not extend more than 800 feet in either direction from the intersection of Mahan Drive and the perpendicular cross streets referenced in (i), nor shall it extend away from Mahan Drive more than 1,200 feet.</u> iii. <u>Future applications of the MCN zoning district shall not be approved if abutting parcels designated Residential Preservation on the FLUM.</u> iv. <u>Regardless of the provisions in i.-iii., the MCN zoning district is applicable in all areas designated Mahan Residential Corridor Node on the FLUM as of January 30, 2009;</u> c. <u>Within the areas described in (b), the location of the district may be further limited to facilitate compatibility with existing, adjoining Residential Preservation FLUM areas, minimize potential adverse environmental impacts, to correspond district boundaries with lot lines, or in recognition of physiographic features.</u>

PERMITTED, PROHIBITED, AND CONDITIONAL USES			
3. Principal Uses	4. Prohibited Uses	5. Conditional Uses and Applicable Conditions	6. Accessory Uses
<ul style="list-style-type: none"> (1) <u>Community Facilities/ Service</u> (2) <u>Office – Medical</u> (3) <u>Office – Non-medical</u> (4) <u>Recreation Facility – Passive</u> (5) <u>Residential – Multi-family</u> (6) <u>Residential – Single-family attached</u> (7) <u>Residential – Two-family</u> (8) <u>Restaurant</u> (9) <u>Retail Commercial</u> (10) <u>School – Elementary, Middle, Vocational</u> 	<ul style="list-style-type: none"> (1) <u>Automotive and Boat, Sales, Services, Repair, and Rental</u> (2) <u>Building Contractors and related services</u> (3) <u>Campgrounds and recreational vehicle parks, except where legally established and in existence prior to 01-01-2010</u> (4) <u>Car rental.</u> (5) <u>Car wash facilities</u> (6) <u>Cocktail Lounges and Bars</u> (7) <u>Drive-through facilities</u> (8) <u>Funeral Homes</u> (9) <u>Fuel/Oil Dealers and Liquefied Petroleum (LP) Dealers</u> (10) <u>Golf Courses</u> (11) <u>Heavy Equipment Rental</u> (12) <u>Manufactured Home Parks</u> (13) <u>Motor Vehicle Fuel Sales</u> (14) <u>Outdoor storage</u> (15) <u>Residential – Mobile Homes and Standard Design Manufactured Homes</u> (16) <u>Schools – High</u> (17) <u>Scrap Material storage or processing</u> (18) <u>Towing, wrecking, and recovery</u> (19) <u>Warehouses and Self-Storage</u> (20) <u>Welding and machine shops</u> (21) <u>Wholesale Trade</u> 	<ul style="list-style-type: none"> (1) <u>Daycare centers.</u> <ul style="list-style-type: none"> a. <u>May be established after 300 dwelling units have been built within ½-mile radius; or,</u> b. <u>May be established as part of a development application including other uses, in which case, must be limited to no greater than 45% of the total development floor area, and;</u> c. <u>May not obtain a certificate of occupancy prior to the issuance of certificate for no less than 45% of the remainder of the development.</u> (2) <u>Small appliance repair.</u> <ul style="list-style-type: none"> a. <u>All repair activity shall occur within an enclosed structure;</u> (3) <u>Hotels, Motels, Bed and breakfast inns.</u> <ul style="list-style-type: none"> a. <u>Shall be located no less than 300 feet from areas designated Residential Preservation on the FLUM, and;</u> b. <u>Shall not exceed 15 guest rooms.</u> (4) <u>Commercial Kennels or Pet Day Care.</u> <ul style="list-style-type: none"> a. <u>Shall be an accessory use to a veterinary clinic or pet store.</u> b. <u>Outside boarding and unsupervised outside activity are prohibited.</u> (5) <u>Shared stormwater management facilities.</u> <ul style="list-style-type: none"> a. <u>Shall be designed as an amenity</u> b. <u>Safety fences shall be planted with vegetation equal to the fence height at plant maturity.</u> 	<ul style="list-style-type: none"> (1) <u>Any use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure, as determined by the County Administrator or designee.</u> (2) <u>Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</u>

DEVELOPMENT STANDARDS										
Use Category	7. Density, Intensity and Building Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
	a. Allowable Densities (dwelling units/acre)	b. Allowable Intensities (square feet/acre)	c. Maximum Building Height	a. Minimum Lot Area	b. Lot Width	c. Minimum Lot Depth	a. Front	b. Side Interior	c. Side Corner	d. Rear
SINGLE USE DEVELOPMENT										
Single-Family Attached Residential	Min: 6 Max: 10 With master planning bonus: 16 [See #12.]	N/A	35 feet	N/A	N/A	N/A	Min: 10 feet Max: 15 feet	Min: 0 feet Max: 10 feet Adjoins RP Future Land Use Category: 25 feet min.	Min: 10 feet Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.
Multi-Family Residential	Min: 6 Max: 10 With master planning bonus: 16 [See #12.]	N/A	35 feet	N/A	N/A	N/A	Min: 5 feet Max: 15 feet	Min: 10 feet Max: 15 feet Adjoins RP Future Land Use Category: 40 feet min.	Min: 10 feet Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.
Non-Residential and Community Facilities	N/A	8,000 sf/ac; 10,000 sf/ac with master planning bonus [See #12]	35 feet	N/A	N/A	N/A	Min: 5 feet Max: 15 feet	Min: Zero [abutting buildings] or 10 feet Max: 15 feet Adjoins RP Future Land Use Category: 40 feet min.	Min: Zero Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.

DEVELOPMENT STANDARDS										
Use Category	7. Density and Intensity Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
	a. Allowable Density (dwelling units/ acre)	b. Allowable Intensities (square feet/ acre)	c. Building Height	a. Lot Area	b. Lot Width	c. Lot Depth	a. Front	b. Side Interior	c. Side Corner	d. Rear
MIXED-USE DEVELOPMENT										
Mixed-Use Development	Min: 6 Max: 12 With master planning bonus: 16 [See #11 and #12.]	10,000 sf/ac; 12,000 sf/ac with master planning bonus. [See #11 and #12.]	45 feet	N/A	N/A	N/A	Min: 5 feet Max: 15 feet	Min: Zero [abutting buildings] or 10 feet Max: 15 feet Adjoins RP Future Land Use Category: 40 feet min.	Min: 10 feet Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.

10. Building Size Standards		
Use Category	a. Maximum Building Footprint	b. Maximum building floor area per structure
Single-Family Attached Residential	N/A	N/A
Multi-Family Residential	15,000 sq. ft.	N/A
Non-Residential and Community Facilities	Standard: 8,000 sq. ft. With master planning bonus: 10,000 sq. ft.	Standard: 14,000 sq. ft. With master planning bonus: 20,000 sq. ft.
Mixed-Use Development	Standard: 10,000 sq. ft. With master planning bonus: 15,000 sq. ft.	Standard: 30,000 sq. ft. With master planning bonus: 40,000 sq. ft.

11. **Mixed Use Incentive qualifications:** Developments incorporating both residential and non-residential uses within a single development application or those which retrofit an existing development to include both residential and non-residential uses, qualify for additional density and intensity provided for mixed-use development, pursuant to the following criteria:
- At the completion of all development phases, no less than 20% of the gross floor area within the development is devoted to either residential use or non-residential use;
 - The development consists of a mixture of uses within a single building or within multiple adjacent buildings, wherein the different uses are located no further than 200 feet apart; and
 - The development application must provide a common plan for the development of all included parcels, including shared infrastructure.
12. **Master planning bonus:** The following shall be entitled to the master planning bonus:
- Any development site area of eight or more acres; or
 - Development site area of five or more acres wherein at least 50% of associated off-street parking will be provided in a shared facility, and at least 50% of the surface area required for stormwater management facility area is located below grade, or in a shared facility;
 - The development site area may be composed of multiple parcels; in those instances, the development application must provide a common plan for the development of all included parcels.
13. **Access Management:**
- Direct access to Mahan Drive shall be limited and provided via public right-of-way.
 - There shall be no more than one public right-of-way connection to Mahan Drive and to each adjacent collector street per each nodal quadrant, until such time as a street system is created to provide access to all parcels adjoining Mahan Drive and the adjacent collector street, individual properties may obtain access, if needed, on a temporary basis.
 - Applicants for development shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.
14. **Blocks, Frontage, & Sidewalks:** Street design and layout shall support an interconnected street network and pattern of a scale conducive to pedestrian and bicycle use.
- Block Length:** Long side: 600 feet maximum, except where divided by a mid-block pedestrian crossing or alley, in which case, maximum block length may be 850 feet. Short side: Distance may vary between 200 and 400 feet to accommodate environmental and physiographic limitations.
 - Mid-block Pedestrian Crossings:** A publicly accessible pedestrian crossing shall be provided for blocks with a length greater than 600 feet on one or more sides.
 - Sidewalk width and placement:** Frontage sidewalks shall be a minimum of eight feet in width. All other sidewalks shall be no less than five feet in width.
 - Pedestrian weather protection:** Where practical, non-residential and mixed-use buildings shall provide weather protection – arcade, awning, etc. – along the frontage sidewalk extending at least three feet.
 - Alternative Surface Material:** Use of distinctive paving texture, type, and color for transitions between neighborhoods and within pedestrian areas is encouraged. Interconnections between neighborhoods should also be distinguished through the use of vertical architectural elements, such as archways, gateways, or bollards.
15. **Street Trees:** All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.
- Street trees shall be planted between 20-30 feet on center, except when a greater distance may be required to avoid conflict with visibility, street lamps, utilities, or safety issues would be compromised with the required location.
 - A minimum planting strip of six (6) feet shall be provided between the back of curb and sidewalk, except where on-street parking is provided and tree wells or planters are more appropriate.
 - Tree selection and location shall be approved by the local utility provider and shall be no higher than 20 feet at maturity when located beneath power lines.
16. **Parking:**
- Location:** Parking shall not be located between the building facade and the right-of-way, and shall be located on-street, internal to the block, or to the rear of structures. Where site constraints necessitate, up to 25% of required parking may be permitted to the side of buildings.
 - On-street parking:** All streets created or expanded in association with development in this district shall be designed to accommodate on-street parking.
 - Quantity:** On-site parking shall be limited to a range of 40% to 70% of the general parking standard set forth in Section 10-7.545, Schedule 6-2. On-street parking, provided on adjacent rights-of-way within the MCN zoning district without crossing an arterial or collector street may be counted towards meeting the parking requirement. Shared parking may also count toward the requirement.
 - Size:** Individual off-street surface parking lots shall not exceed 0.75 acre.
17. **Building Position:**
- Orientation:** The principal building entryway shall be oriented to the street, other than Mahan Drive, and be designed to provide direct pedestrian access from that street. Where buildings are equidistant to two or more streets, the principal entryway may be located on either street. Buildings may be oriented toward Mahan Drive so long as there is a parallel street located between Mahan Drive and the building.
 - Encroachments:** Porches, balconies, patios, pedestrian weather protection features and other like architectural features may encroach into 50% of the front setbacks. Seating within the required yard setbacks shall be allowed. Encroachments – permanent and temporary – shall not result in a constrained pedestrian passageway of less than five feet in width.
18. **Building Façade Length:** Non-residential and mixed-use building façades along any public street frontage shall not exceed 100 feet, unless vertical structural elements and functional entrance doors divide that façade no less than every 50 feet.
19. **Transparency:** Adjacent to streets, sidewalks, and publicly accessible parking areas, non-residential and mixed-use buildings shall provide a minimum façade transparency of 50% at pedestrian level – between 2 and 8 feet above finished grade – and residential buildings shall provide a minimum façade transparency of 25% at pedestrian level.

<p>20. Building materials: a. <u>The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings.</u> b. <u>The use of vinyl siding may not comprise more than 20% of any wall plane.</u></p>
<p>21. Roof types: a. <u>All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for buildings of two stories or less.</u> b. <u>Flat roofs shall provide horizontal articulation with a building cap at the top of the building base and/or incorporate the use of parapets.</u></p>
<p>22. Buffering, fencing, and screening: a. <u>Buffer Zone Standards: Buffering is not required between uses in the MCN zoning district. Where development abuts Residential Preservation future land use areas, the landscape buffer standards of Section 10-7.522 shall apply.</u> b. <u>Fencing: Chain link fencing visible from public right-of-way or property is prohibited, unless screened by vegetation that covers completely at plant maturity.</u> c. <u>Screening of service connections and facilities: Outdoor service areas – loading docks, trash collection, outdoor storage, mechanical equipment – shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material.</u> i. <u>Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.</u> ii. <u>The service areas shall not be within 50 feet of any adjoining residential property.</u> iii. <u>The service areas shall be screened with vegetation and fences/ masonry walls that are of sufficient height (min. 6') and opacity (min. 50%) to screen from nearby streets and residential areas. Fences or masonry walls shall be constructed with materials that are incorporated in the design of the principal building.</u> iv. <u>Above-ground utility boxes visible from the street shall be screened with landscaping on at least two sides, thereby preserving access for the utility provider.</u> d. <u>Off-street parking-landscaping: A minimum 10-foot wide landscaping strip shall line the perimeter of surface parking lots, and shall be landscaped with one canopy tree per 20 linear feet of frontage and a continuous row of shrubbery not to exceed three feet at maturity.</u> e. <u>Required Landscaping-Alternative Compliance Methods. Development is encouraged to utilize the site design alternatives set out in Section 10-4.346 and 10-4.350.</u></p>
<p>23. Lighting: a. <u>Intensity limits. Lighting levels at the property line as measured at 6 feet above ground level shall not exceed 0.5 footcandles. The footcandle average in on-site parking lots should not exceed 2.0 footcandles. The recommended maximum uniformity ratio (average: minimum light level) is 4:1.</u> b. <u>Light fixture types and location:</u> i. <u>"Shoebox" and "Cobrahead" lights are prohibited.</u> ii. <u>All light fixtures shall be full cut-off type fixtures and direct light internal to the site.</u> iii. <u>Individual light poles and wall mounted light fixtures shall be no taller than 20 feet above grade. Wall mounted light fixtures shall be placed no closer than every 25 feet along the facade. Lighted bollards are encouraged along pedestrian routes.</u></p>
<p>24. Signage: <u>All signs shall comply with the County sign code and requirements set out in this section; where conflicts occur, the most restrictive standard applies.</u> a. <u>Prohibited Signs: Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district.</u> b. <u>One free-standing monument ground sign of no greater than 80 square feet display area per side, with no more than two sides, may be provided for each tenant. Properties shall be entitled to one ground sign per 500 feet of frontage.</u> c. <u>Maximum height of monument signs shall not exceed six feet above grade for single tenant structures and shall not exceed 15 feet above grade for multiple tenant structures.</u> d. <u>Monument ground signs shall incorporate the same exterior materials as the principal structure, and should utilize exterior finish of metal, wood, or masonry materials.</u> e. <u>Two on-site directional signs, not to exceed 4 square feet each, shall be allowed per tenant. Such signs are intended for navigational purposes and shall be free of logos, advertisements, badges, or slogans.</u> f. Sign Illumination: i. <u>Prohibited lighting: Flashing, rotating, pulsing, search, laser, or lights moving in any manner.</u> ii. <u>Ground sign lighting: Ground signs are encouraged to be illuminated with an opaque field and letters of a lighter tone to control glare.</u> iii. <u>Wall sign lighting: Wall mounted signs shall be internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.</u></p>
<p>25. Stormwater Management Facilities: a. <u>Whenever possible, Low Impact Development (LID) techniques such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged.</u> b. <u>Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.</u> c. <u>Landscape plants should be native. A minimum of four different species of trees and shrubs shall be utilized. Stormwater management facilities shall incorporate appropriate tree and plant species that take into account the soil, hydrologic, and other site and facility conditions. Existing vegetation should be incorporated into the facility design where possible.</u></p>
<p>26. Facility Accommodation Credit Exchange. <u>Where land area is dedicated to the State, Leon County, or City of Tallahassee for public facility development, the associated development rights may be transferred in whole or part to any other parcel within the MCN district. The resulting density and intensity shall not be greater than 200% of the amount which would otherwise be authorized to be developed.</u></p>

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank, also, refer to sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).

Sec. 10-6.654.2 MCR Mahan Corridor Ring District

ALLOWABLE USES		
1. District Intent	2. Principal Uses	4. Accessory Uses
<p>The Mahan Corridor Ring (MCR) zoning district is intended to be located in areas designated Mahan Gateway Node on the Future Land Use Map (FLUM) of the Comprehensive Plan. The purpose of the MCR district is to facilitate compact residential development and community facilities immediately surrounding the Mahan Corridor Node district. The MCR district is anticipated to provide convenient access to goods and services, opportunities for increased choice of transportation modes, and a safe, convenient, and comfortable pedestrian environment. In addition, the MCR district, when located adjacent to RP FLUM areas, is intended to serve as a transition area between the higher intensity/density uses of the Mahan Corridor Node zoning district. Development standards are included which are intended to facilitate compatible scale and design with adjoining RP FLUM areas. The MCR district is anticipated to contain a wide range of housing types and community facilities related to residential uses. Residential development in the MCR district is permissible in the range of four (4) to ten (10) dwelling units per acre.</p>	<p>(1) Single-family detached dwellings; (2) Zero-lot line, single-family detached dwellings (3) Single-family attached dwellings; (4) Two-Family dwellings; (5) Multi-family dwellings; and (6) Passive Recreation</p> <p>3. Conditional Uses and Applicable Conditions</p> <p>(1) Community facilities and services related to residential uses including: religious facilities, police/fire stations, day care centers, nursing homes, residential care facilities, and elementary and middle schools.</p> <p>a. Community facility uses immediately adjacent to RP Future Land Use areas shall provide adequate buffers as per Section 10-7.522.</p> <p>b. Community facility uses shall comply with the applicable provisions of Section 10-6.806.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve allowable uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS									
Use Category	5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
	a. Lot Area	b. Lot Width	c. Lot Depth	a. Front	c. Side-Interior Lot	d. Side-Corner Lot	e. Rear (Alley Setback)	a. Building Size	b. Building Height (See # 8)
Single-Family Detached Dwellings	NA	40 feet	70 feet	15 feet	5 feet	15 feet	20 feet (5 feet from alley)	N/A	35 feet
Zero-Lot Line, Single-Family Detached Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	30 feet interior lot; 40 feet corner lot	70 feet	15 feet	0 feet one side; 6 feet other side	15 feet	20 feet (5 feet from alley)	N/A	35 feet
Single-Family Attached Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	20 feet	70 feet	15 feet	N/A	15 feet	20 feet (5 feet from alley)	Maximum length: 8 units	35 feet
Two-Family Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	40 feet	70 feet	15 feet	5 feet	15 feet	20 feet (5 feet from alley)	N/A	35 feet
Multi-family Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	50 feet	80 feet	15 feet	15 feet	15 feet	25 feet	Maximum 12,000 square ft building footprint	35 feet
Community Facilities and Service Uses	NA	50 feet	80 feet	N/A	15 feet	15 feet	50 feet (25 feet from alley)	8,500 square feet of gross building floor area per acre	35 feet

8. **Building Height:** When located immediately adjacent to RP Future Land Use areas, the maximum building height shall be 25 feet.
9. **Roof Types:**
a. All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for non-residential buildings.
b. Flat roofs shall provide horizontal articulation with a building cap at the top of the building base and/or incorporate the use of parapets.
10. **Encroachments:** Porches, balconies, patios, pedestrian weather protection features and other like architectural features may encroach into 50% of the front setbacks. Encroachments – permanent and temporary – shall not result in a constrained pedestrian passageway of less than five feet in width.
11. **Access Management:**
a. Direct access to Mahan Drive shall be limited and provided via public right-of-way.
b. There shall be no more than one public right-of-way connection to Mahan Drive and to each adjacent collector street per each nodal quadrant, until such time as a street system is created to provide access to all parcels adjoining Mahan Drive and the adjacent collector street, individual properties may obtain access, if needed, on a temporary basis.
c. Applicants for development shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.
12. **Blocks, Frontage, & Sidewalks:** Street design and layout shall support an interconnected street network and pattern of a scale conducive to pedestrian and bicycle use.
a. **Block Length:** Long side: 600 feet maximum, except where divided by a mid-block pedestrian crossing or alley, in which case, maximum block length may be 850 feet. Short side: Distance may vary between 200 and 400 feet to accommodate environmental and physiographic limitations.
b. **Mid-block Pedestrian Crossings:** A publicly accessible pedestrian crossing shall be provided for blocks with a length greater than 600 feet on one or more sides.
c. **Sidewalk width and placement:** All sidewalks shall be no less than five feet in width.

<p>13. Off-Street Parking:</p> <ul style="list-style-type: none"> a. <u>All off-street residential parking shall be either side-entry, rear-loaded (accessed by alley) or recessed as noted in b).</u> b. <u>Recessed garages shall be setback, at minimum, an additional ten (10) feet from the street than the front façade of the principal structure.</u> c. <u>All off-street parking associated with community facilities shall be located to the side or rear of the principal structure and shall meet the screening requirements set forth in Section 14, below.</u> d. <u>The use of shared driveways is encouraged, where there is the ability to reduce impervious surface area and stormwater runoff.</u>
<p>14. Buffering, Fencing, and Screening:</p> <ul style="list-style-type: none"> a. <u>Buffer Zone Standards:</u> Buffering is not required between uses within the MCR zoning district. Where development abuts a residential zoning district, the landscape buffer standards of Section 10-7.522 shall apply. b. <u>Fencing:</u> Chain link fencing visible from public right-of-way or public property is prohibited. <p><i>The following provisions (c. – e.) apply only to community facilities or non-residential uses:</i></p> <ul style="list-style-type: none"> c. <u>Screening of Service Connections and Facilities:</u> Outdoor service areas – loading docks, trash collection, outdoor storage, mechanical equipment – shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material. <ul style="list-style-type: none"> i. <u>Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.</u> ii. <u>The service areas shall not be within 50 feet of any adjoining residential property.</u> iii. <u>The service areas shall be screened with vegetation and fences/ masonry walls that are of sufficient height (min. 6') and opacity (min. 50%) to screen from nearby streets and residential areas. Fences or masonry walls shall be constructed with materials that are incorporated in the design of the principal building.</u> iv. <u>Service area gates to any enclosure shall be solid wood or metal doors.</u> v. <u>Above-ground utility boxes visible from the street shall be screened with landscaping on at least two sides, thereby preserving access for the utility provider.</u> d. <u>Off-Street Parking--Landscaping:</u> A minimum 10-foot wide landscaping strip shall line the perimeter of surface parking lots, and shall be landscaped with one canopy tree per 20 linear feet of frontage and a continuous row of shrubbery not to exceed three feet at maturity. e. <u>Required Landscaping--Alternative Compliance Methods.</u> Development is encouraged to utilize the site design alternatives set out in Section 10-4.346 and 10-4.350.
<p>15. Street Trees: All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.</p> <ul style="list-style-type: none"> a. <u>Street trees shall be planted between 20-40 feet on center, except when a greater distance may be required to avoid conflict with driveways, street lamps, other utilities, or visibility or safety issues would be compromised with the required location.</u> b. <u>A minimum planting strip of six (6) feet shall be provided between the back of curb and sidewalk, except where on-street parking is provided and tree wells or planters are more appropriate.</u> c. <u>Tree selection and location shall be approved by the local utility provider and shall be no higher than 20 feet at maturity when located beneath power lines.</u>
<p>16. Stormwater Management Facilities:</p> <ul style="list-style-type: none"> a. <u>Whenever possible, Low Impact Development (LID) techniques such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged.</u> b. <u>Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.</u> c. <u>Landscape plants should be native. A minimum of four different species of trees and shrubs shall be utilized. Stormwater management facilities shall incorporate appropriate tree and plant species that take into account the soil, hydrologic, and other site and facility conditions. Existing vegetation should be incorporated into the facility design where possible.</u> d. <u>Landscaping shall be situated to visually integrate the stormwater system into the overall landscape design.</u>
<p>17. Lighting for Community Facilities and Non-Residential Uses:</p> <ul style="list-style-type: none"> a. <u>Intensity Limits:</u> Lighting levels at the property line, as measured at 6 ft above ground level, shall not exceed 0.5 footcandles. The footcandle average in on-site parking lots should not exceed 2.0 footcandles. The recommended maximum uniformity ratio (average: minimum light level) is 4:1. b. <u>Light Fixture Types and Location:</u> <ul style="list-style-type: none"> i. <u>"Shoebox" and "Cobrahead" lights are prohibited. Flood or spotlights used as general grounds lighting are prohibited.</u> ii. <u>All light fixtures shall be full cut-off type fixtures and shall direct light internal to the site.</u> iii. <u>Individual light poles and wall mounted light fixtures shall be no taller than 20 feet above grade. Wall mounted light fixtures shall be placed no closer than every 25 feet along the façade. Lighted bollards are encouraged along pedestrian routes.</u> iv. <u>Exterior lighting shall not exceed 0.5 foot-candles, as measured at the property line and 6 feet above grade</u>

18. Signage for Community Facilities and Non-Residential Uses: All signs within this district shall meet the sign standards set forth in this section in addition to current locally adopted sign code regulations. A uniform sign design for the parcels included within the district shall conform to the following standards:
- a. Wall-mounted Signs: One wall-mounted sign is allowed per tenant per street frontage. In no case shall any wall mounted sign exceed an area of 24 square feet.
 - b. Prohibited Signs: Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district.
 - c. Ground Signs: One ground sign is allowed per street frontage. Ground signs shall be shared when a building contains multiple tenants or when there are multiple tenants located on the premise. The maximum surface area or display area for a ground sign within this district is 35 square feet per side with no more than two sides. Ground signs, including the sign structure itself, are limited to a maximum height of six feet from grade. Ground signs shall be constructed with a base full width to the sign face or pedestal-mounted with materials that are consistent and compatible with those utilized on the principal building(s).
 - d. Sign Illumination:
 - i. Prohibited lighting: Flashing, rotating, pulsing, search, laser, or lights moving in any manner.
 - ii. Ground sign lighting: Ground signs are encouraged to be illuminated with an opaque field and letters of a lighter tone to control glare.
 - iii. Wall sign lighting: Wall mounted signs shall internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank, also, refer to sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).

SECTION 4. Chapter 10, Article VII, Section 10-7.402 is hereby amended as follows:

Review Level	Zoning District → Type of use ↓	R, UF, LTR/UF	RC, WC	RP, RA, OS	LP	R-1, R-2, R-3, R-4, R-5	MH	BOR, OR-1, OR-2, C-1, BC-1, BC-2, BCS	MRC/MCS, MRC/MCN	NBO	I	OR-3, CM, MR-1, C-2, CP, IC, UP-1, UP-2, OA-1, M-1, PD, PUD, and DRI	AC			
Administrative Streamlined	Residential	≤2 dwellings or lots for dwellings		≤2 dwellings or lots for dwellings		≤2 dwellings or lots for dwellings		≤2 dwellings or lots for dwellings		N/A		≤3 dwellings or lots for dwellings				
	Non-Residential	See Note **		N/A		Limited expansions		N/A		See Note **		≤9,999 gross building sq. ft.				
	Institutional	See Note **		See Note **		See Note **		See Note **		See Note **		See Note **				
Type A	Residential	≤10 dwellings		3-14 dwellings		≤24 dwellings		Addition of ≤99 dwellings to an existing MHP		≤34 dwellings		≤24 dwellings				
	Non-Residential	≤14,999 gross building square ft.	≤49,999 gross building square ft.	N/A		[PUD (Type D) required]		N/A		≤19,999 gross building square ft.		≤9,999 gross building square ft.	10,000 - 39,999 gross building sq. ft.	≤49,999 gross building sq. ft.		
	Institutional	≤14,999 gross building square ft.	≤49,999 gross building square ft.	Expansion of existing use by ≤5000 sq. ft. gross building area no greater than; or, an increase in total impervious surface area on the subject parcel of ≤15%.		[PUD (Type D) required]		Expansion of existing use by ≤5000 square feet gross building area no greater than; or, an increase in total impervious surface area on the subject parcel of ≤15%.		≤19,999 gross building square ft.		≤9,999 gross building square ft.	10,000 - 39,999 gross building sq. ft.	≤49,999 gross building sq. ft.		
Type B	Residential	11-74 dwellings		15 - 99 dwellings		25 - 149 dwellings		Addition of 100 - 199 dwellings to an existing MHP		35 - 199 dwellings		35 - 74 dwellings	25 - 49 dwellings	N/A	300 - 449 dwellings	500 - 649 dwellings
	Non-Residential & Institutional	15,000 - 149,999 gross building sq. ft.	50,000 - 99,999 gross building sq. ft.	New use of ≤5000 sq. ft. gross building area, expansion of existing use by ≤7,500 sq. ft. gross building area; or, an increase in total impervious surface area on the subject parcel of ≤25%.		[PUD (Type D) required]		New use of ≤5000 square feet gross building area; expansion of existing use by ≤7,500 sq. ft. gross building area; or, an increase in total impervious surface area on the subject parcel of ≤25%.		20,000 - 179,999 gross building sq. ft.		20,000 - 79,999 gross building sq. ft.	10,000 - 59,999 gross building sq. ft.	40,000 - 249,999 gross building sq. ft.	50,000 - 249,999 gross building sq. ft.	150,000 - 499,999 gross building sq. ft.
Type C	Residential	75 dwellings - DRI threshold	75 dwellings - DRI threshold	100 or more dwellings - DRI threshold *		150 dwellings - DRI threshold *		Establishment of a new manufactured home park; addition of 200 or more dwellings to an existing MHP, not to exceed - DRI threshold *		200 dwellings - DRI threshold		75 dwellings - DRI threshold	50 dwellings - DRI threshold	N/A	450 dwellings - DRI threshold	650 dwellings - DRI threshold
	Non-Residential & Institutional	150,000 gross building sq. ft. - DRI threshold	100,000 gross building sq. ft. - DRI threshold	Any development in excess of Type B level, not determined to be a PUD or DRI		[PUD (Type D) required]		Any development in excess of Type B level, not determined to be a PUD or DRI		180,000 gross building sq. ft. - DRI threshold		80,000 gross building sq. ft. - DRI threshold	60,000 gross building sq. ft. - DRI threshold	250,000 gross building sq. ft. - DRI threshold	250,000 gross building sq. ft. - DRI threshold	500,000 gross building sq. ft. - DRI threshold
Type D	Residential	Generally, Any Development determined to be a DRI or FQD *		Generally, Any Development determined to be a DRI or FQD *		Generally, Any Development determined to be a DRI or FQD *		Generally, Any Development determined to be a DRI or FQD *		Generally, Any Development determined to be a DRI or FQD *		N/A		Generally, Any Development determined to be a DRI or FQD *		
	Non-Residential & Institutional	Any Development determined to be a DRI or FQD *		N/A		Any non-residential development		N/A		Any Development determined to be a DRI or FQD *		N/A		Any Development determined to be a DRI or FQD *		

* Generally, in Leon County, a development of 2000 or more dwellings is presumed to be a DRI or FQD. The Florida Statutes and Florida Administrative Code establish a variety of exceptions.
 ** Administrative Streamlined Application Process (ASAP) limited to applications proposing one or more of the following: gross building area of no greater than 1000 square feet; or, an increase in total impervious surface area on the subject parcel of no greater than 1

SECTION 5. Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended, which provisions shall prevail over any parts of this Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. Effective date. This ordinance shall be effective according to law.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this ____ day of _____, 2010.

LEON COUNTY, FLORIDA

BY: _____
BOB RACKLEFF, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST:
BOB INZER, CLERK OF THE COURT
LEON COUNTY, FLORIDA

BY: _____

APPROVED AS TO FORM:
LEON COUNTY ATTORNEY'S OFFICE

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY