Sec. 10-6.617. Residential preservation.

(a) Purpose *and intent.* The residential preservation district is characterized by existing homogeneous residential areas within the community predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office, and industrial activities are prohibited. Certain nonresidential activities may be permitted, such as home occupations consistent with the applicable provisions of section 10-1103; community services and facilities/institutional uses consistent with the applicable provisions of section 10-1104; and churches, religious organizations, and houses of worship. Single-family, duplex residences, manufactured homes, and cluster housing may be permitted within a range of zero to six units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density.

(1) In residential preservation areas outside the urban service *area*, the density of the nonvested development in residential preservation areas shall be consistent with the underlying land use category.

(2) In residential preservation areas inside the urban services area, new residential development densities shall be consistent with those within the developed portions of the recorded or unrecorded subdivision in which they are located. Consistency for the purposes of this paragraph shall mean that proposed lots shall not be smaller than the smallest lot that was created by the original subdivision plat or any subsequent replat that may have occurred consistent with county land development regulations in effect at the time.

(3) When new residential development inside the urban services area is proposed for an area not located within a recorded or unrecorded subdivision, densities shall be permitted in the range of zero to six dwelling units per acre consistent with the availability of central water and sewer service to accommodate the proposed development. If central water and sewer service is not available, density shall be limited to a maximum of two dwelling units per acre consistent with all applicable provisions of the Environmental Management Act.

(4) Allowable development type shall be construed to mean the following:

a. Parcels proposed for residential which are located in a recorded or unrecorded subdivision shall develop consistent with the type of residential development pattern located inside the recorded or unrecorded subdivision.

b. Parcels proposed for residential which are located inside the urban service area and not in a recorded or unrecorded subdivision shall develop consistent with the type of residential development pattern located adjacent to the vacant parcel.

c. Parcels proposed for residential development surrounded by a mix of conventional single-family homes and manufactured homes, shall be developed for conventional single-family homes.

d. Parcels proposed for residential development surrounded by a mix of single-family and duplex development shall be developed for single-family use, unless duplex residential development is the predominant type.

e. The placement of standard design manufactured homes and mobile homes shall be allowed in manufactured home parks, in subdivisions platted explicitly for allowing manufactured homes, or as a replacement unit for any lawfully existing manufactured home consistent with the provisions of article VII of this chapter.

(b) *Allowable uses.* For the purpose of this article, the following land use types are allowable in the RP zoning district and are controlled by the land use development standards of this article, the comprehensive plan and schedules of permitted uses.

(1) Low-density residential.

(2) Passive recreation.

(3) Active recreation.

(4) Community services.

(5) Light infrastructure.

(c) *List of permitted uses.* See schedule of permitted uses, section 10-1210. Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted, permitted through special exception, or not allowed. Those uses or activities permitted through special exception shall require review and approval by the Board of County Commissioners consistent with the provisions of section 10-954.

(d) *Development standards.* All proposed development shall meet the applicable buffer zone standards as outlined in section 10-923. For residential development in recorded or unrecorded subdivisions, the development standards including front, rear, side, and side corner yard setbacks for new residential development shall be consistent with the developed portions of the recorded or unrecorded subdivision in which it is located. For new residential development in residential preservation areas not located in recorded or unrecorded subdivisions, the applicable development standards including, but not limited to front, rear, side, and side corner yard setbacks shall be established at the time of subdivision and site and development plan review.

Sec. 10-1210. Residential preservation district.

Allowable uses, appropriate permit level and applicable development and locational standards in the residential preservation district are as follows:

P = Permitted use R = Restricted use S = Special exception

LEGEND	
LR = Low-density residential	CS = Community services
PR = Passive recreation	LI = Light infrastructure
AR = Active recreation	

SIC Code	Name of Use	Development and Locational Standards				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family	P				
	Dwelling, two-family	R				
	Dwelling, mobile home	P				
	Mobile home park	S				
	SERVICES					
	Elementary and secondary schools				S	
	Religious organizations				S	
	PUBLIC ADMINISTRATION					
922	Public order and safety				S	
9221	Police protection				S	
9224	Fire protection				S	
	RECREATION					
	Hiking and nature trails		P			

SIC Code	Name of Use	Development and Locational Standards				
		LR	PR	AR	CS	LI
	RECREATION (cont.)					
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			P		
	Field sports			P		

Placement of new mobile homes are limited to the following areas: existing mobile home parks; and platted mobile home subdivisions. New mobile homes shall also be allowed as replacements of lawfully existing mobile homes in other locations. New mobile home parks may be established as per the provisions set forth in section 10-1105.

For further information regarding appropriate minimum development standards, see division 5, section 10-920.

Sec. 10-6.654.1 MCN Mahan Corridor Node District

1. Purpose and Intent	2. Allowable District Location
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. The district is intended to accomplish the following: • Preserve the attractive Mahan Drive gateway corridor; • Preserve the through-traffic mobility function and limit congestion of Mahan Drive by limiting direct access and promoting an interconnected local street network; • 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; • 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; • Create a development pattern that maximizes infrastructure and environmental efficiency by concentrating non-residential uses around major intersections; • Protect community health and safety by minimizing automobile dependency and reducing vehicle miles traveled through design supporting a variety of travel modes; • Create a community where travel by foot and bicycle is safe, convenient, and comfortable; • Minimize stormwater runoff by limiting surface area devoted to parking; and, • Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design.	a. The district may only be located within areas designated Mahan Gateway Node on the Future Land Use Map. b. The district location is further limited to specific locations within the FLUM category, as follows: i. 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. ii. 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. iii. Future applications of the MCN zoning district shall not be approved if abutting parcels designated Residential Preservation on the FLUM. iv. 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; c. 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.

PERMITTED, PROHIBITED, AND CONDITIONAL USES			
3. Principal Uses	**4. Prohibited Uses**	**5. Conditional Uses and Applicable Conditions**	**6. Accessory Uses**
(1) Community Facilities/ Service (2) Office – Medical (3) Office – Non-medical (4) Recreation Facility – Passive (5) Residential – Multi-family (6) Residential – Single-family attached (7) Residential – Two-family (8) Restaurant (9) Retail Commercial (10) School – Elementary, Middle, Vocational	(1) Automotive and Boat, Sales, Services, Repair, and Rental (2) Building Contractors and related services (3) Campgrounds and recreational vehicle parks, except where legally established and in existence prior to 01-01-2010 (4) Car rental. (5) Car wash facilities (6) Cocktail Lounges and Bars (7) Drive-through facilities (8) Funeral Homes (9) Fuel/Oil Dealers and Liquified Petroleum (LP) Dealers (10) Golf Courses (11) Heavy Equipment Rental (12) Manufactured Home Parks (13) Motor Vehicle Fuel Sales (14) Outdoor storage (15) Residential – Mobile Homes and Standard Design Manufactured Homes (16) Schools – High (17) Scrap Material storage or processing (18) Towing, wrecking, and recovery (19) Warehouses and Self-Storage (20) Welding and machine shops (21) Wholesale Trade	(1) Daycare centers. a. May be established after 300 dwelling units have been built within ½-mile radius; or, b. 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; c. May not obtain a certificate of occupancy prior to the issuance of certificate for no less than 45% of the remainder of the development. (2) Small appliance repair. a. All repair activity shall occur within an enclosed structure; (3) Hotels, Motels, Bed and breakfast inns. a. Shall be located no less than 300 feet from areas designated Residential Preservation on the FLUM, and; b. Shall not exceed 15 guest rooms. (4) Commercial Kennels or Pet Day Care. a. Shall be an accessory use to a veterinary clinic or pet store. b. Outside boarding and unsupervised outside activity are prohibited. (5) Shared stormwater management facilities. a. Shall be designed as an amenity b. Safety fences shall be planted with vegetation equal to the fence height at plant maturity.	(1) 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. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS										
	7. Density, Intensity and Building Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
Use Category	*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										
	7. Density and Intensity Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
Use Category	*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:
    a. 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;
    b. 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,
    c. 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:
    a. Any development site area of eight or more acres; or
    b. 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.
    c. 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:**
    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.

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.
    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:** Frontage sidewalks shall be a minimum of eight feet in width. All other sidewalks shall be no less than five feet in width.
    d. **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.
    e. **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.
    a. 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.
    b. 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.
    c. 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:**
    a. **Location:** Parking shall not be located between the building façade 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.
    b. **On-street parking:** All streets created or expanded in association with development in this district shall be designed to accommodate on-street parking.
    c. **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.
    d. **Size:** Individual off-street surface parking lots shall not exceed 0.75 acre.

17. **Building Position:**
    a. **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.
    b. **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.

20. **Building materials:**
   a. The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings.
   b. The use of vinyl siding may not comprise more than 20% of any wall plane.

21. **Roof types:**
   a. All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for buildings of two stories or less.
   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.

22. **Buffering, fencing, and screening:**
   a. **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.
   b. **Fencing:** Chain link fencing visible from public right-of-way or property is prohibited, unless screened by vegetation that covers completely at plant maturity.
   c. **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.
      i. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.
      ii. The service areas shall not be within 50 feet of any adjoining residential property.
      iii. 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.
      iv. 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.
   d. **Off-street parking–Landscaping**: A minimum 10-feet 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. **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.

23. **Lighting:**
   a. **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.
   b. **Light fixture types and location:**
      i. "Shoebox" and "Cobrahead" lights are prohibited.
      ii. All light fixtures shall be full cut-off type fixtures and direct light internal to the site.
      iii. 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.

24. **Signage:** All signs shall comply with the County sign code and requirements set out in this section; where conflicts occur, the most restrictive standard applies.
   a. **Prohibited Signs:** Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district.
   b. 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.
   c. **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.
   d. Monument ground signs shall incorporate the same exterior materials as the principal structure, and should utilize exterior finish of metal, wood, or masonry materials.
   e. 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.
   f. **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 be internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.

25. **Stormwater Management Facilities:**
   a. 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.
   b. Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.
   c. 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.

26. **Facility Accommodation Credit Exchange.** 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.

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.).