

TTA2026 003

Requested Text Amendment: Mahan Gateway Corridor Nodes

Reference Number: TTA2026 003

Applicant: Tallahassee-Leon County Planning Department

The proposed text amendment would revise Policy 2.8.10[LM] of the Land Use and Mobility Element to clarify Mahan Gateway Corridor Nodes



Amendment Type & Number	Joint Text Amendment – TTA2026 003
Applicant	Tallahassee-Leon County Planning Department
Comprehensive Plan Element	Land Use and Mobility Element
Policy Number	Policy 2.8.10 [LM]
Proposed Change	Proposed text amendment to retain and clarify authorizations and standards for Mahan Gateway Nodes in the Sub-Urban Mixed-Use Commercial Future Land Use Category
Planning Department Contact	Adam.Moran@Talgov.com (850) 891-6418
Staff Analysis	Proposed revision is internally consistent with the Comp Plan
LPA Recommendation	Approve

A. EXECUTIVE SUMMARY

The Tallahassee-Leon County Comprehensive Plan, Policy 2.8.10: [LM], part of the newly adopted and effective 2050 Comprehensive Plan Land Use and Mobility Element, establishes the Sub-Urban Mixed Use Commercial Future Land Use Category. This category consolidated several suburban commercial land use categories in the previous plan, including the Mahan Gateway Node category. The zoning regulations in the area contained in the Mahan Gateway Nodes is implemented by the Mahan Corridor Node and Mahan Corridor Ring zoning districts. The County and City Land Development Codes' language for these two zoning districts references the comprehensive plan language and conditions for the Mahan Gateway Nodes from the previous Land Use Element of the Comprehensive Plan. This amendment would generally retain the comprehensive plan language pertaining to the Mahan Gateway Nodes in the Plan in the appropriate location, which is as an included condition of the Sub-Urban Mixed Use Commercial Future Land Use Category. This amendment, which is generally the same language from the previous plan, is proposed to be added as condition number 5 under Policy 2.8.10 [L]. This amendment ensures continuity and consistency for the administration of both the Comprehensive Plan and zoning through the Land Development Codes.

B. STAFF ANALYSIS

Staff finds that the proposed text amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report.

C. LOCAL PLANNING AGENCY RECOMMENDATION

The Local Planning Agency (LPA) provides a recommendation to the City Commission and the Board of County Commissioners on proposed comprehensive plan amendments.

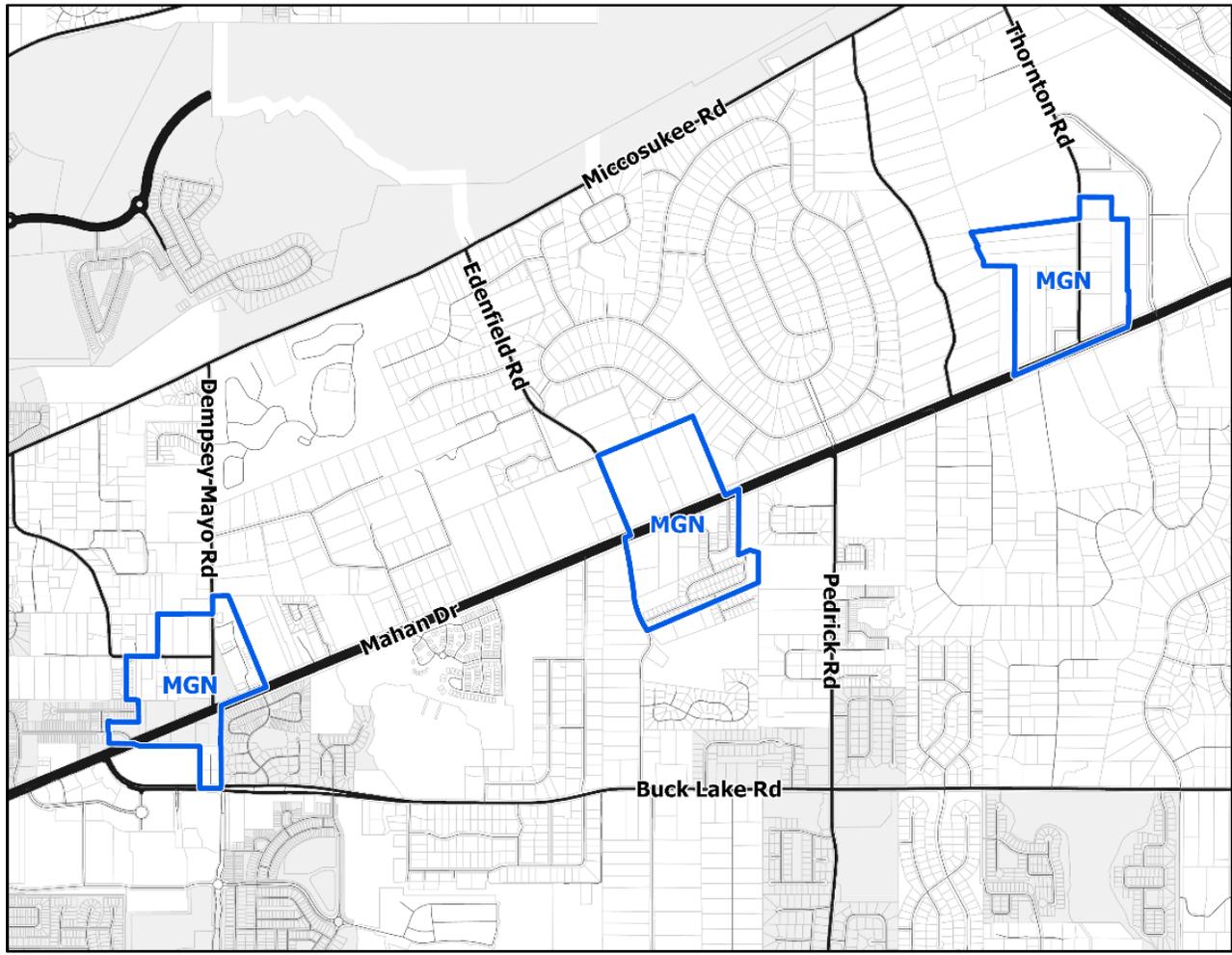
Per the February 3, 2026 meeting, the LPA finds that the proposed text amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, and recommends **adoption**.

D. PROPOSED POLICY CHANGE

A full strike-through/underline of policy text is provided in Appendix A. The proposed amendment adds a condition with node location map as shown below to the Sub-Urban Mixed-Use Commercial Future Land Use Category (FLUC).

Policy 2.8.10: [LM]: Sub-Urban Mixed-Use Commercial Future Land Use Category (City of Tallahassee/Leon County [proposed added condition])

5. Mahan Gateway Corridor Nodes designated as Sub-Urban Mixed-Use Commercial future land use category that were previously designated as Mahan Gateway Node on the future land use map as of December 10, 2025, as shown below, were intended to preserve existing residential preservation neighborhoods; to foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor; to provide for the potential development of commercial and retail developments within designated nodes along the corridor; to prohibit strip commercial development along the corridor; to maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Services Area; to promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and to promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes. These properties shall continue to be eligible to be implemented through the Mahan Corridor Ring and Mahan Corridor Node zoning districts, based on criteria established in the Leon County and City of Tallahassee Land Development Codes. For properties located in the unincorporated area, these parcels shall be implemented only by their existing zoning, or through the Mahan Corridor Ring and Mahan Corridor Node zoning districts as allowed in the Leon County Land Development Code, to preserve the above-referenced original intent of the Mahan Gateway Node concept.



E. SUMMARY OF FINDINGS

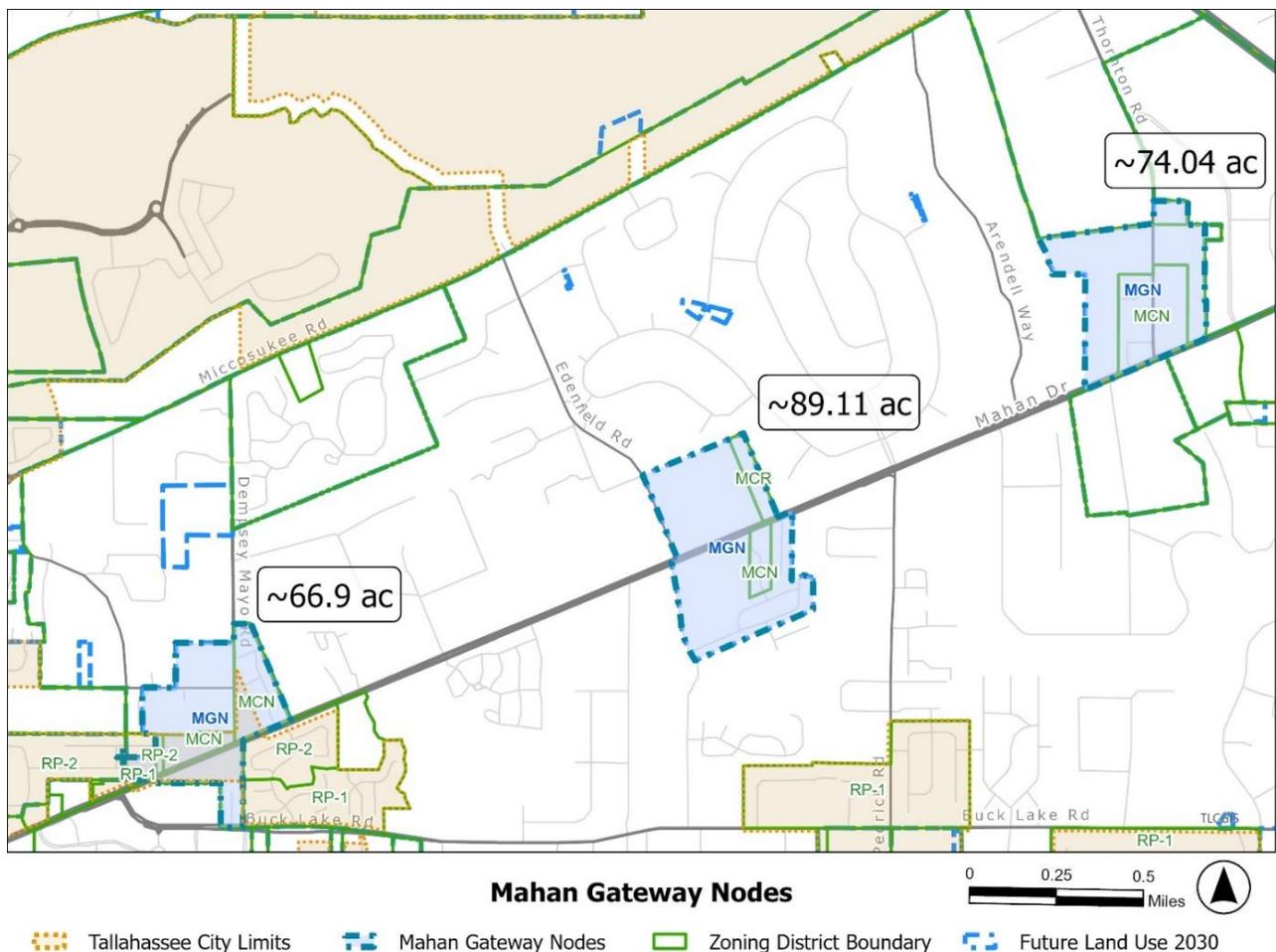
The proposed amendment includes text (with some updates) from the previous Land Use Element of the Tallahassee-Leon County Comprehensive Plan, specifically Policy 2.2.22 [L] (See Appendix B, Policy 2.2.22). This text was originally added in 2010 to help implement the Mahan Drive Corridor Study. This study was meant to, in part: preserve existing residential preservation neighborhoods; create an attractive gateway into Tallahassee; foster an appropriate mixed-use development pattern; and promote multi-modal transportation.

Policy 2.2.22 [L] of the previous Land Use Element included a robust description of the Mahan Corridor based off the findings of the Mahan Drive Corridor Study. This description included text pertaining to the intent, allowable land uses and densities, zoning districts to implement the Mahan Gateway Node Future Land Use Category, and additional guidelines for implementation in the land development regulations. The corridor study was reflected in the Mahan Gateway Node FLUC that was included on the Future Land Use Map with additional implementation detail in the Land Development Codes. The zoning districts have been implemented for some time on the official zoning maps.

The previous Future Land Use Map included three designated Mahan Corridor Nodes along US 90 as shown in the location map to accompany the proposed added Condition #5.

These designated nodes contain approximately 230 total acres and are located primarily in unincorporated Leon County. Future zoning and land use decisions would be reviewed and approved by the County. There is a small area within the most westerly node, approximately 23 acres that would continue to be governed by the City with regard to zoning and land use decisions. The proposed amendment would not affect the County’s or City’s jurisdiction or implementation of existing land development codes by either.

The newly adopted and effective Land Use and Mobility Element consolidated the previous Mahan Gateway Node Future Land Use Category along with other similar categories into the Sub-Urban Mixed Use Commercial Future Land Use Category as Policy 2.8.10. The proposed policy language includes the relevant information pertaining to the general intent of the Mahan Drive Corridor Study and Mahan Gateway Node policy (old Policy 2.2.22[L]), that notes the implementation areas for the corresponding zoning districts (Mahan Corridor Node and Mahan Corridor Ring) in the Land Development Code.



Therefore, this proposed amendment simply includes the requisite language connecting the new Sub-Urban Mixed Use Commercial Future Land Use Category to the existing Mahan Corridor Node and Mahan Corridor Ring zoning districts for the County and the City (See Appendix C for the existing zoning districts applicable to the Mahan Gateway Nodes), allowing them to continue being implemented and administered by the Land Development Codes. The current LDC language for these two zoning districts specifies that the Comprehensive Plan Future Land Use Map and Category descriptions for Mahan Gateway Node shall identify where these two zoning districts may be implemented. The proposed change would ensure continuity and continue that zoning support.

Benefits to accepting this amendment:

- Ensures consistency and continuity in implementation and administration of the Mahan Corridor Node and Mahan Corridor Ring zoning districts in the County and City Land Development Codes.
- No other changes would be enacted if this amendment is adopted.

F. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Objective 2.8 [L], Policy 2.8.1 [L], Policy 2.8.2 [L] describe and support using community context and vision (built environment and zoning) to guide Future Land Use Categories.

The proposed amendment will ensure comprehensive plan consistency with existing land development regulations and community context of the Mahan Gateway Nodes and Mahan Drive corridor. The proposed amendment to Policy 2.8.10 [L] implements language from Objective 2.8 [L] by identifying sub-urban context areas based on distinguishing characteristics including: existing development patterns, future development patterns based on land use and zoning, access to infrastructure, and adjacent roadway classifications.

G. MEETING SCHEDULES

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

2026 Amendment Cycle Meetings		Date Completed
X	Local Planning Agency Briefing	01/06/2026
X	Local Planning Agency Public Hearing	02/03/2026
	Board of County Commissioners Transmittal Hearing and Small-Scale Map Amendment Adoption Hearing	03/10/2026
	City Commission Transmittal Hearing and Small-Scale Map Amendment Adoption Hearing	03/11/2026
	Board of County Commissioners Adoption Public Hearing	05/12/2026
	City Commission Adoption Public Hearing	05/13/2026

Local Planning Agency Comprehensive Plan Status Update Briefing – A status update presentation was provided to the Local Planning Agency on January 6, 2026, at the Renaissance Building. Staff provided an overview of the recent comprehensive plan update and briefly described potential amendments including a text change to the Sub-Urban Mixed-Use Commercial FLUC for Mahan Gateway Nodes. There were 0 public speakers and no questions from the LPA regarding potential text amendments.

Local Planning Agency Public Hearing – A public hearing was held on February 3, 2026, to review the proposed amendment. Staff provided an overview of the application received and the amendment requested. The LPA voted unanimously (4-0) to find the amendment consistent with the Tallahassee-Leon County Comprehensive Plan and recommend its adoption. There was no public comment on the application.

H. APPENDICES

- Appendix A: Proposed Comprehensive Plan Amendment: Policy 2.8.10 [LME] Strike Through/Underline
- Appendix B: Previous Future Land Use Category 2.2.22 [L] Mahan Gateway Node
- Appendix C: Existing Mahan Corridor and Mahan Ring Zoning Districts

Appendix A
Policy 2.8.10 [LM]
Proposed Amendment Strike-Through Underline

Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category (City of Tallahassee/Leon County):

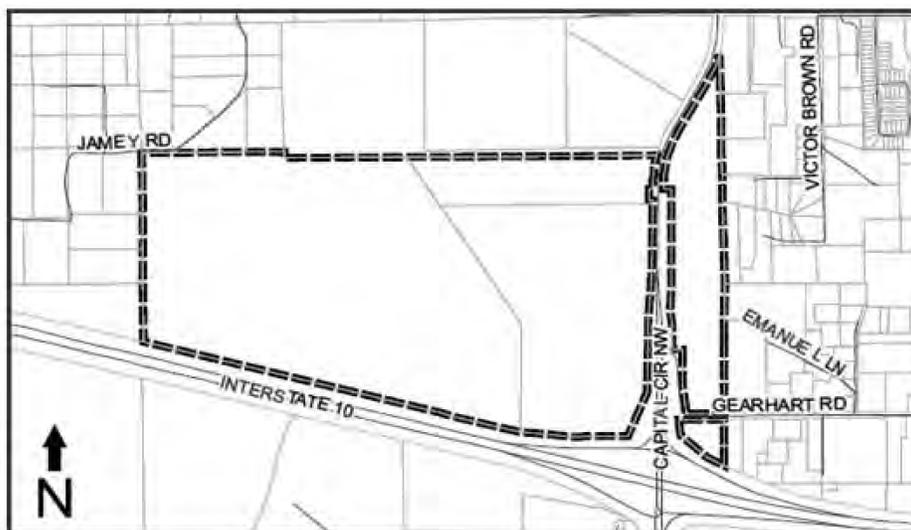
The intent of the Sub-Urban Mixed Use Commercial Land Use Category is to establish activity centers and mixed-use nodes that provide community wide or regional commercial activities and housing. This land use category promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egresses, and internal circulation systems through the land development review and approval process.

Residential land uses at a maximum density of up to 45 dwelling units per acre shall be allowed in the Sub-Urban Mixed Commercial Land Use Category. Recreational opportunities, cultural activities, commercial goods and services should be located nearby to complement residential uses. Mass transit stops should be located at large commercial centers with appropriate connections established between commercial and residential areas to reduce the automobile dependency of residents and employers. For infill development and redevelopment projects, a variety of residential types, employment, office, and commercial uses should be incorporated.

Non-residential uses including office, recreation, light infrastructure, community services, and educational facilities shall be allowed up to 25,000 square feet per acre except for in the scenarios outlined in the special conditions below.

The following special conditions shall apply in the Sub-Urban Mixed Use Commercial Land Use Category:

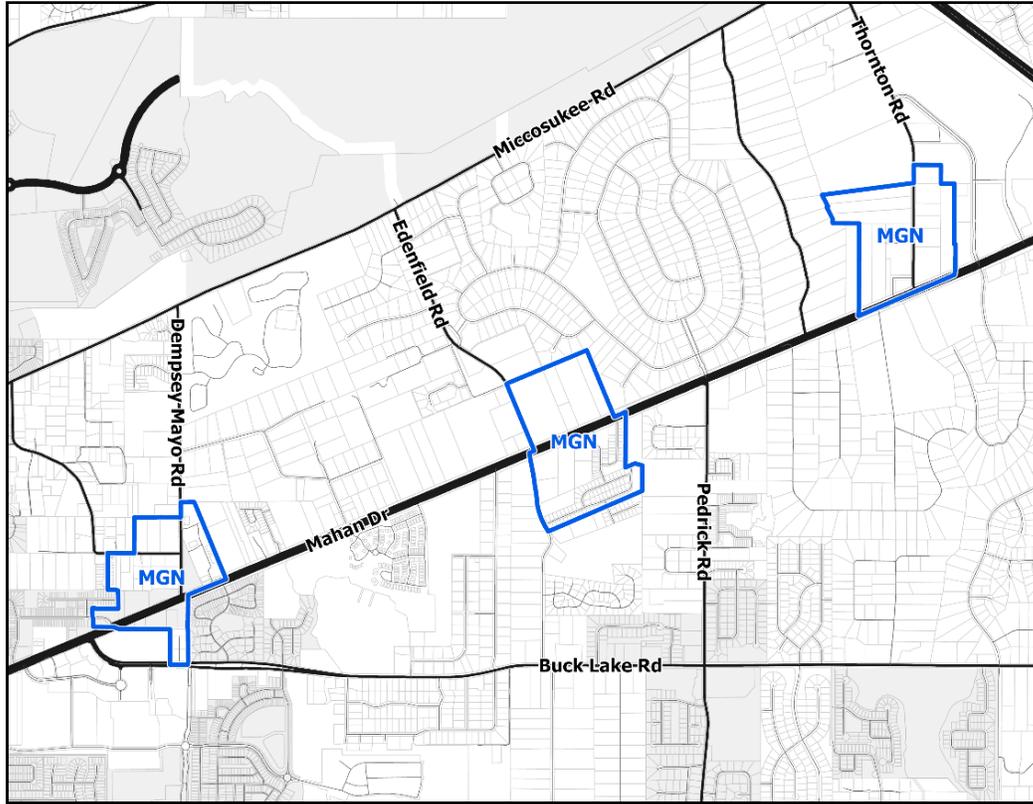
1. Except within mixed-use centers, larger-scale commercial development shall be buffered from residential neighborhoods.
2. If development within the Sub-Urban Mixed Use Commercial Land Use Category only contains residential land uses, at least 5% of the gross site must be used for passive or active open space such as pocket parks, green space, or trails. The required 5% of the site shall be contiguous.
3. Non-residential development that is a part of a mixed-use development that includes medical centers may have an intensity of up to 80,000 square feet per acre, and up to 176,000 square feet per acre if it includes a hospital.
4. Park Place is a designated Regional Activity Center subject to the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code.



Appendix A
Policy 2.8.10 [LM]
Proposed Amendment Strike-Through Underline

Park Place meets the parameters for a Regional Activity Center as defined in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the map above. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan and the land development code.

5. Mahan Gateway Corridor Nodes designated as Sub-Urban Mixed-Use Commercial future land use category that were previously designated as Mahan Gateway Node on the future land use map as of December 10, 2025, as shown below, were intended to preserve existing residential preservation neighborhoods; to foster an appropriate mix and location of land uses along the corridor; to preserve the scenic and residential character of a majority of the corridor; to provide for the potential development of commercial and retail developments within designated nodes along the corridor; to prohibit strip commercial development along the corridor; to maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Services Area; to promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and to promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes. These properties shall continue to be eligible to be implemented through the Mahan Corridor Ring and Mahan Corridor Node zoning districts, based on criteria established in the Leon County and City of Tallahassee Land Development Codes. For properties located in the unincorporated area, these parcels shall be implemented only by their existing zoning, or through the Mahan Corridor Ring and Mahan Corridor Node zoning districts as allowed in the Leon County Land Development Code, to preserve the above-referenced original intent of the Mahan Gateway Node concept.



Appendix B
Previous Future Land Use Category 2.2.22 [L] Mahan Gateway Node

Policy 2.2.22: [L] (EFF. 1/7/10; MAHAN DRIVE LAND USE CATEGORIES DEL. 1/7/10)

MAHAN GATEWAY NODE LAND USE CATEGORY

INTENT

The Mahan Gateway Node land use category is applicable only within the Mahan Drive Corridor Study area (see reference map below). The application of this land use category and associated implementation regulations to the Mahan Drive Corridor is intended:

- To preserve existing residential preservation neighborhoods;
- To create an attractive gateway into Florida’s Capital City, Tallahassee;
- To foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor;
- To provide for the potential development of commercial and retail developments within designated nodes along the corridor;
- To prohibit strip commercial development along the corridor;
- To maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Service Area;
- To facilitate the development and provision of transit service along the corridor;
- To promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and
- To promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes.

ALLOWABLE LAND USES, DENSITY AND INTENSITY

1. Residential

The Mahan Gateway Node shall provide for low to medium density residential development, ranging in maximum permitted density from 4-16 dwelling units per acre. The maximum residential density shall be allowed in the mixed use zoning district(s) as defined below. Residential uses and types ranging from single family detached houses to multi-family residential structures shall be allowed.

2. Mixed-use & Non-Residential

Mixed-use developments and non-residential uses such as a combination of commercial/office uses and residential uses, shall be allowed within the Mahan Gateway Node future land use category based on the following intensity standards.

- i) Maximum non-residential uses shall not exceed 12,000 gross square feet per acre. The highest intensity of non-residential uses shall be allowed in mixed-use developments, which combine residential and non-residential uses in a common plan of development.
- ii) Mixed-use development must include a residential component. The land development regulations shall specify the percentage range for the residential component.

3. Community Facilities

The Mahan Gateway Node future land use category shall allow community facilities related to residential uses including but not limited to religious facilities, libraries, police/fire stations, elementary and middle schools. Leon County shall consider siting public community facilities needed to support development in the Mahan Drive corridor, within the Mahan Gateway Node future land use category. Density transfers shall be allowed for properties dedicated and accepted by the appropriate local government for the location of public community facilities within these nodes.

IMPLEMENTATION DISTRICTS

In order to achieve the intent of the Mahan Gateway Node future land use category, the future land use category shall be implemented through zoning districts, based on the criteria cited below and further defined in the land development regulations.

Mixed-use zoning district(s)

The Mahan Gateway Node future land use category shall include at least one mixed-use zoning district which shall allow for medium density residential uses, non-residential uses and a combination of medium density residential uses and non-residential uses (mixed-use developments).

Mixed-use zoning district(s) for Mahan Gateway Node shall be guided by the following requirements:

1. Location

- i) The areas immediately surrounding the intersections of Mahan Drive and the following streets: Dempsey Mayo Road, Edenfield Road and Thornton Road and as further defined in the land development regulations.

Appendix B
Previous Future Land Use Category 2.2.22 [L] Mahan Gateway Node

ii) The properties designated Residential Corridor Node (Future Land Use Map Amendment 2005-2-M-015) east of Highland Drive and on the south side of Mahan Drive.

Mixed-use zoning district(s) shall have frontage on Mahan Drive and shall be limited in its extent along Mahan Drive as further defined in the land development. The depth of the district(s) shall be specified in the land development regulations.

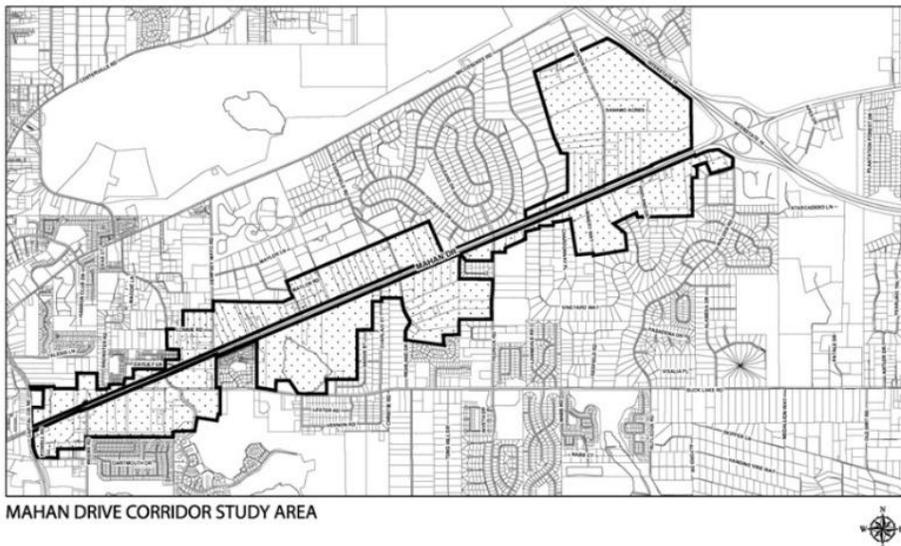
2. **Limitation on Non-Residential Uses:** The land development regulations shall establish limits for the location of non-residential structures along the designated cross streets cited in subparagraph (a) above.
3. **Access Management:** Where feasible, practical and safe, access to Mahan Drive and the intersecting streets associated with each node shall be limited to one access driveway per node quadrant. Temporary access may be allowed until the desired interconnectivity for each node quadrant is achieved. The land development regulations shall specify criteria for access management, including, if necessary, the development of an access management plan.
4. **Adjacency to Residential Preservation:** Properties not currently designated Residential Corridor Node, as January 30, 2009, shall not be designated/zoned in a manner to allow the mixed-use zoning district(s) to abut areas designated Residential Preservation. This provision is not applicable when the abutting properties in the Residential Preservation area have been developed with community facility uses. The mixed-use zoning district(s) are intended to be located in the core area of each designated node, around the identified arterial/collector roadway intersection with Mahan Drive.
5. **Incentives for Unified Master Plan:** To encourage, within the maximum development density and intensity standards, the combined development of properties within the Mahan Gateway Node future land use category, Leon County and/or the City of Tallahassee shall provide development incentives to property owners/developers within a node quadrant who proposed a binding master plan for a significant amount of the acreage or multiple properties within a node quadrant. The land development regulations shall provide a framework and guiding principles for the development of master plan(s) under this policy and the incentives to be provided.

Residential zoning district(s)

At least one residential zoning district shall be created and shall include all properties within the Mahan Gateway Node that are not designated mixed-use zoning district. The residential zoning district(s) shall develop primarily with residential uses and shall function as a transition area between the higher intensity/density uses allowed in the mixed-use zoning district(s) and the surrounding Residential Preservation areas. The residential zoning district(s) can also provide for community facilities and other neighborhood related uses as allowed by other policies in the comprehensive plan.

IMPLEMENTING LAND DEVELOPMENT REGULATIONS

The land development regulations may create density ranges to ensure compatibility with existing residential developments and other gateway development criteria. Standards addressing design elements to regulate development within the Mahan Gateway Node may include but are not limited to requirements addressing roofs, building scale, exterior building materials, building setbacks and height, fenestration, buffering, landscaping, solid waste disposal, parking lighting, transit oriented development, and signs. Such standards shall be included in the adopted land development regulations.



Appendix C
Existing Mahan Corridor and Mahan Ring Zoning Districts

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"> • 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. 	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.

Appendix C
Existing Mahan Corridor and Mahan Ring Zoning Districts

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) 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 	<ul style="list-style-type: none"> (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 	<ul style="list-style-type: none"> (1) Daycare centers. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> a. All repair activity shall occur within an enclosed structure; (3) Hotels, Motels, Bed and breakfast inns. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> a. Shall be designed as an amenity b. Safety fences shall be planted with vegetation equal to the fence height at plant maturity. 	<ul style="list-style-type: none"> (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.

Appendix C
Existing Mahan Corridor and Mahan Ring Zoning Districts

DEVELOPMENT STANDARDS										
	7. Density, Intensity and Building Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
<i>Use Category</i>	<i>a. Allowable Densities (dwelling units/ acre)</i>	<i>b. Allowable Intensities (square feet/ acre)</i>	<i>c. Maximum Building Height</i>	<i>a. Minimum Lot Area</i>	<i>b. Lot Width</i>	<i>c. Minimum Lot Depth</i>	<i>a. Front</i>	<i>b. Side Interior</i>	<i>c. Side Corner</i>	<i>d. Rear</i>
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.

Appendix C
Existing Mahan Corridor and Mahan Ring Zoning Districts

DEVELOPMENT STANDARDS										
	7. Density and Intensity Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
<i>Use Category</i>	<i>a. Allowable Density (dwelling units/ acre)</i>	<i>b. Allowable Intensities (square feet/ acre)</i>	<i>c. Building Height</i>	<i>a. Lot Area</i>	<i>b. Lot Width</i>	<i>c. Lot Depth</i>	<i>a. Front</i>	<i>b. Side Interior</i>	<i>c. Side Corner</i>	<i>d. Rear</i>
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		
<i>Use Category</i>	<i>a. Maximum Building Footprint</i>	<i>b. Maximum building floor area per structure</i>
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.

Appendix C

Existing Mahan Corridor and Mahan Ring Zoning Districts

<p>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:</p> <ul style="list-style-type: none"> 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.
<p>12. Master planning bonus: The following shall be entitled to the master planning bonus:</p> <ul style="list-style-type: none"> 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.
<p>13. Access Management:</p> <ul style="list-style-type: none"> 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.
<p>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.</p> <ul style="list-style-type: none"> 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.
<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. 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.
<p>16. Parking:</p> <ul style="list-style-type: none"> 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.
<p>17. Building Position:</p> <ul style="list-style-type: none"> 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.
<p>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.</p>
<p>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>

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<p>20. Building materials:</p> <p>a. The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings.</p> <p>b. The use of vinyl siding may not comprise more than 20% of any wall plane.</p>
<p>21. Roof types:</p> <p>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.</p> <p>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.</p>
<p>22. Buffering, fencing, and screening:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>i. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.</p> <p>ii. The service areas shall not be within 50 feet of any adjoining residential property.</p> <p>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.</p> <p>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.</p> <p>d. 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.</p> <p>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.</p>
<p>23. Lighting:</p> <p>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.</p> <p>b. Light fixture types and location:</p> <p>i. “Shoebox” and “Cobrahead” lights are prohibited.</p> <p>ii. All light fixtures shall be full cut-off type fixtures and direct light internal to the site.</p> <p>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.</p>
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>f. Sign Illumination:</p> <p>i. Prohibited lighting: Flashing, rotating, pulsing, search, laser, or lights moving in any manner.</p> <p>ii. Ground sign lighting: Ground signs are encouraged to be illuminated with an opaque field and letters of a lighter tone to control glare.</p> <p>iii. Wall sign lighting: Wall mounted signs shall be internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.</p>
<p>25. Stormwater Management Facilities:</p> <p>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.</p> <p>b. Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.</p> <p>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.</p>
<p>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.</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.).

Appendix C
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Sec. 10-6.654.2 MCR Mahan Corridor Ring District

ALLOWABLE USES		
<u>1. District Intent</u>	<u>2. Principal Uses</u>	<u>4. Accessory Uses</u>
<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>	<ol style="list-style-type: none"> (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 	<ol style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure. (2) Light infrastructure and/or utility services and facilities necessary to serve allowable uses, as determined by the County Administrator or designee.

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DEVELOPMENT STANDARDS									
<i>Use Category</i>	5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
	<i>a. Lot Area</i>	<i>b. Lot Width</i>	<i>c. Lot Depth</i>	<i>a. Front</i>	<i>c. Side-Interior Lot</i>	<i>d. Side-Corner Lot</i>	<i>e. Rear (Alley Setback)</i>	<i>a. Building Size</i>	<i>b. Building Height (See # 8)</i>
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.

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<p>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.</p> <p>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.</p> <p>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.</p> <p>c. Sidewalk width and placement: All sidewalks shall be no less than five feet in width.</p>
<p>13. Off-Street Parking:</p> <p>a. All off-street residential parking shall be either side-entry, rear-loaded (accessed by alley) or recessed as noted in b).</p> <p>b. Recessed garages shall be setback, at minimum, an additional ten (10) feet from the street than the front façade of the principal structure.</p> <p>c. 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.</p> <p>d. The use of shared driveways is encouraged, where there is the ability to reduce impervious surface area and stormwater runoff.</p>
<p>14. Buffering, Fencing, and Screening:</p> <p>a. Buffer Zone Standards: Buffering is not required between uses within the MCR zoning district. Where development abuts a <i>residential zoning district</i>, the landscape buffer standards of Section 10-7.522 shall apply.</p> <p>b. Fencing: Chain link fencing visible from public right-of-way or public property is prohibited.</p> <p><i>The following provisions (c. – e.) apply only to community facilities or non-residential uses:</i></p> <p>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.</p> <p>i. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.</p> <p>ii. The service areas shall not be within 50 feet of any adjoining residential property.</p> <p>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.</p> <p>iv. Service area gates to any enclosure shall be solid wood or metal doors.</p> <p>v. 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.</p> <p>d. 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.</p> <p>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.</p>
<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> <p>a. 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.</p> <p>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.</p> <p>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.</p>
<p>16. Stormwater Management Facilities:</p> <p>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.</p> <p>b. Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.</p> <p>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.</p> <p>d. Landscaping shall be situated to visually integrate the stormwater system into the overall landscape design.</p>

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<p>17. Lighting for Community Facilities and Non-Residential Uses:</p> <ul style="list-style-type: none">a. Intensity Limits: 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. Light Fixture Types and Location:<ul style="list-style-type: none">i. “Shoebox” and “Cobrahead” lights are prohibited. Flood or spotlights used as general grounds lighting are prohibited.ii. All light fixtures shall be full cut-off type fixtures and shall 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.iv. Exterior lighting shall not exceed 0.5 foot-candles, as measured at the property line and 6 feet above grade
<p>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:</p> <ul style="list-style-type: none">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:<ul style="list-style-type: none">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.).

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Sec. 10-269 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"> • 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. 	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 are 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.

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PERMITTED, PROHIBITED, AND CONDITIONAL USES		
3. Principal Uses		4. Accessory Uses
<ol style="list-style-type: none"> 1. Single family-attached dwellings; 2. Two-family dwellings. 3. 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; 4. Nursing homes and residential care facilities; 5. Daycare centers; 6. Medical and dental offices and services, laboratories and clinics; 7. Non-medical offices and services, including business and government offices and services; 8. Banks and other financial institutions; 9. Restaurants without drive-in facilities; 10. Retail bakeries; 11. Retail candy, nut and confectionery stores; 12. Meat and fish markets; 13. Fruit and vegetable markets 14. Retail drugstores; 15. Retail florists; 16. Retail food and grocery; 17. Retail home / garden supply, hardware an nurseries without outside storage or display; 18. Retail newsstand, books, greeting cards; 19. Retail department, apparel and accessory stores; 	<ol style="list-style-type: none"> 20. Retail picture framing; 21. Retail sporting goods, 22. Retail jewelry stores; 23. Retail hobby, toy and game shops 24. Camera and photographic supply stores; 25. Retail sewing, needlework and piece goods stores; 26. Optical goods stores; 27. Coin operated laundries and dry cleaning; 28. Museums and art galleries; 29. Retail computer, video, record and other electronics; 30. Personal services excluding tattoo and massage parlors; 31. Bed and breakfast inns up to a maximum of five rooms; 32. Antique shops; 33. Mailing services; 34. Gift, novelty and souvenir stores; 35. Photocopying and duplicating services; 36. Studios for photography, art, drama, music and video; 37. Tailoring; 38. Veterinary services including animal hospitals without outside kennel services; and 39. 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. 	<ol style="list-style-type: none"> (1) Any use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure, which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

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Existing Mahan Corridor and Mahan Ring Zoning Districts

DEVELOPMENT STANDARDS										
	5. Density, Intensity and Building Restrictions			6. Lot or Site Area Restrictions			7. Building Setbacks			
<i>Use Category</i>	<i>a. Allowable Densities (dwelling units/ acre)</i>	<i>b. Allowable Intensities (square feet/ acre)</i>	<i>c. Maximum Building Height</i>	<i>a. Minimum Lot Area</i>	<i>b. Lot Width</i>	<i>c. Minimum Lot Depth</i>	<i>a. Front</i>	<i>b. Side Interior</i>	<i>c. Side Corner</i>	<i>d. Rear</i>
SINGLE USE DEVELOPMENT										
Single-Family Attached Residential	Min: 6 Max: 10 With master planning bonus: 16 [See #10.]	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 #10.]	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 #10]	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.

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Existing Mahan Corridor and Mahan Ring Zoning Districts

DEVELOPMENT STANDARDS										
	5. Density and Intensity Restrictions			6. Lot or Site Area Restrictions			7. Building Setbacks			
<i>Use Category</i>	<i>a. Allowable Density (dwelling units/ acre)</i>	<i>b. Allowable Intensities (square feet/ acre)</i>	<i>c. Building Height</i>	<i>a. Lot Area</i>	<i>b. Lot Width</i>	<i>c. Lot Depth</i>	<i>a. Front</i>	<i>b. Side Interior</i>	<i>c. Side Corner</i>	<i>d. Rear</i>
MIXED-USE DEVELOPMENT										
Mixed-Use Development	Min: 6 Max: 12 With master planning bonus: 16 [See #9 and #10.]	10,000 sf/ac; 12,000 sf/ac with master planning bonus. [See #9 and #10.]	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.

8. Building Size Standards		
<i>Use Category</i>	<i>a. Maximum Building Footprint</i>	<i>b. Maximum building floor area per structure</i>
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.

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<p>9. 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:</p> <p>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;</p> <p>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,</p> <p>c. The development application must provide a common plan for the development of all included parcels, including shared infrastructure.</p>
<p>10. Master planning bonus: The following shall be entitled to the master planning bonus:</p> <p>a. Any development site area of eight or more acres; or</p> <p>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.</p> <p>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.</p>
<p>11. Access Management:</p> <p>a. Direct access to Mahan Drive shall be limited and provided via public right-of-way.</p> <p>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.</p> <p>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.</p>
<p>12. Street Trees: All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>13. Parking: 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.</p>
<p>14. Transparency: Adjacent to streets and access drive aisles, non-residential and mixed-use buildings shall provide a minimum façade transparency of 50% at pedestrian level – between 3 and 8 feet above finished grade – and residential buildings shall provide a minimum façade transparency of 25% at pedestrian level.</p>
<p>15. Building materials: The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings.</p>
<p>16. Rooftypes:</p> <p>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.</p> <p>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.</p>
<p>17. Buffering, fencing, and screening:</p> <p>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 10-177 shall apply.</p> <p>b. Fencing: Only black or green chain link fencing is allowed if visible from public right-of-way or public property.</p>
<p>18. Lighting:</p> <p>a. Intensity limits. Lighting levels at the property line as measured at 6 feet above ground level shall not exceed 0.5 footcandles.</p> <p>b. Light fixture types and location: Individual lightpoles and wallmounted light fixtures shall be no taller than 20 feet above grade and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof-mounted floodlights or spotlights used as general grounds lighting are permitted. Security lighting is permitted. Lighted bollards are encouraged along pedestrian routes.</p>
<p>19. Signage: All signs shall comply with the City sign code and requirements set out in this section; where conflicts occur, the most restrictive standard applies.</p> <p>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.</p> <p>b. 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.</p> <p>c. Monument ground signs shall incorporate the same exterior materials as the principal structure, and should utilize exterior finish of metal, wood, or masonry materials.</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 Ordinance (EMO) 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.).

Appendix C
Existing Mahan Corridor and Mahan Ring Zoning Districts

Sec. 10-268 MCR Mahan Corridor Ring District:

1. District Intent	ALLOWABLE USES	
	2. Principal Uses	3. 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>	<ol style="list-style-type: none"> (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; (6) Passive Recreation; and (7) Community facilities and services related to residential uses including: religious facilities, police/fire stations, and elementary, middle, and high schools. Libraries, and vocational schools and are prohibited. Other community facilities may be allowed in accordance with Section 10-413. 	<ol style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure. (2) Light infrastructure and/or utility services and facilities necessary to serve allowable uses, as determined by the County Administrator or designee.

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DEVELOPMENT STANDARDS									
<i>Use Category</i>	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	<i>a. Lot Area</i>	<i>b. Lot Width</i>	<i>c. Lot Depth</i>	<i>a. Front</i>	<i>c. Side-Interior Lot</i>	<i>d. Side-Corner Lot</i>	<i>e. Rear (Alley Setback)</i>	<i>a. Building Size</i>	<i>b. Building Height (See # 8)</i>
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	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	NA	16 feet	70 feet	15 feet	N/A	15 feet	20 feet (5 feet from alley)	Maximum length: 8 units	35 feet
Two-Family Dwellings	NA	40 feet	70 feet	15 feet	5 feet	15 feet	20 feet (5 feet from alley)	N/A	35 feet
Multi-family Dwellings	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

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Existing Mahan Corridor and Mahan Ring Zoning Districts

<p>7. Building Height: When located immediately adjacent to RP Future Land Use areas, the maximum building height shall be 25 feet.</p>
<p>8. Roof Types:</p> <ul style="list-style-type: none"> 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.
<p>9. 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.</p>
<p>10. Access Management:</p> <ul style="list-style-type: none"> 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.
<p>11. Blocks, Frontage, & Sidewalks: Street design and layout shall support an interconnected street network and pattern of a scale conducive to pedestrian and bicycle use.</p> <ul style="list-style-type: none"> 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>12. Off-Street Parking:</p> <ul style="list-style-type: none"> a. All off-street residential parking shall be either side-entry, rear-loaded (accessed by alley) or recessed as noted in b). b. Recessed garages shall be setback, at minimum, an additional ten (10) feet from the street than the front façade of the principal structure. c. 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. d. The use of shared driveways is encouraged, where there is the ability to reduce impervious surface area and stormwater runoff.
<p>13. Buffering, Fencing, and Screening:</p> <ul style="list-style-type: none"> a. Buffer Zone Standards: Buffering is not required between uses within the MCR zoning district. Where development abuts a <i>residential zoning district</i>, the landscape buffer standards of Section 10-177 shall apply. b. Fencing: Only black or green chain link fencing is allowed if visible from public right-of-way or public property.
<p>14. 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. 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. 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.
<p>15. Lighting for Community Facilities and Non-Residential Uses: Lighting shall be directed away from the perimeter of the site.</p>
<p>16. 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:</p> <ul style="list-style-type: none"> 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. <p>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).</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 Ordinance (EMO) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
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