

**SUMMARY**

Property Owners:	Property Location:	Amendment Type:
Mortgage Investments of Tallahassee LLC	2225 Orange Avenue	County Small-Scale Map Amendment
<b>Applicant:</b> Mortgage Investments of Tallahassee LLC		
<b>TLCPD Staff:</b> Stephen M. Hodges		
<b>Current Future Land Use &amp; Zoning:</b> Future Land Use: Urban Residential 2 & Activity Center Zoning: Single Family Detached, Attached Two-Family Residential (R-3) & Activity Center	<b>LPA Recommendation:</b> Approve	
<b>Contact Information:</b> <a href="mailto:Stephen.Hodges@talgov.com">Stephen.Hodges@talgov.com</a>	<b>Proposed Future Land Use &amp; Zoning:</b> Future Land Use: Activity Center Zoning: Activity Center	<b>Staff Analysis:</b> Consistent
Date: 11/17/23	Updated: 2/13/24	

## A. EXECUTIVE SUMMARY

This vacant parcel approximately 1.9 acre in size has a split Future Land Use Map (FLUM) designation of Urban Residential 2 (UR-2) and High Intensity Urban Activity Center (AC). If approved, this map amendment would designate a single land use category (AC) for the entire parcel that would allow high density residential and non-residential development.

The proposed AC Future Land Use category located near the intersection of Orange Avenue and Capital Circle Southeast is intended to provide community-wide or regional commercial activities located in proximity to multi-family housing and office employment centers. The allowable density would increase from the current eight (8) units per acre to 45 units per acre.

A rezoning application will be processed concurrent with this amendment. A zoning change from R-3 Single- and Two-Family Residential District (R-3) to High Intensity Urban Activity Center (AC) on that portion of the subject site currently designated UR-2 on the FLUM will be processed to implement the proposed amendment to the FLUM. The subject area is within the Urban Services Area.

Based on staff analysis, the proposed amendment is consistent with the Comprehensive Plan, and would allow the subject site and the surrounding area to the east and west to continue its transition to a higher-density mixed-use corridor with a variety of non-residential and residential uses, located in close proximity to existing multi-family and employment.

Part of the review process determines consistency with the Goals, Objectives, and Policies in the Tallahassee-Leon County Comprehensive Plan and is further detailed in Sections E or F of this report. In reviewing this request, a determination must be made as to whether the present land use designation is appropriate or whether the Future Land Use Map should be amended to re-designate the area as requested. Included in this consideration are the following questions: (1) does the area meet the criteria for designation as Urban Residential 2, and (2) does the area better meet the criteria for High Intensity Urban Activity Center?

The concurrent rezoning determines the allowed uses and the density (number of dwelling units per acre) of development on the site. Based on the staff analysis of the rezoning, it would unify the zoning districts across the subject site and reflect the intent to locate AC near multi-family and employment centers.

If the Land Use and/or Zoning changes are approved, the next step in the development process is site plan review and permitting. The site plan stage of development evaluates a proposed development plan for consistency with County land development code requirements for stormwater treatment and attenuation, environmental protection, traffic impacts, concurrency, school impacts, buffers, open space requirements, and all other applicable development standards.

## B. APPLICANT'S REASON FOR THE REQUESTED CHANGE

The proposed change will create a single designation for the subject site and will be compatible with the surrounding land uses that include multi-family and employment centers.

## C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **ADOPT** the proposed amendment.

Find that the proposed rezoning is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **APPROVE** the proposed rezoning.

#### D. STAFF ANALYSIS

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

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

#### E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

- Policy 1.1.1: [L] requires new development to be concentrated in the urban service area in order to discourage urban sprawl. The subject area is within the urban service area.
- Policy 1.1.7 [L] requires higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure. The subject site meets these criteria.
- Policy 2.2.9 [L] provides for community-wide or regional commercial activities located in proximity to multi-family housing and office employment centers. The subject site is proximal to both.

#### F. SUMMARY OF FINDINGS

The criteria required for consideration of a proposed Future Land Use Map change include consistency with the Tallahassee-Leon County Comprehensive Plan, conformance with the Tallahassee or Leon County Zoning Code, land use compatibility, changed conditions on the site and other matters deemed relevant and appropriate. Staff presents the following findings of fact:

##### History and Background

The area surrounding the subject site was previously very low density residential. The subject site is currently vacant. Orange Avenue, which the subject site faces, was expanded from two lanes to four between 2007 and 2009.

A multifamily apartment complex exists to the west and the Capital Regional Medical Center at Southwood is located east of the subject site at the intersection of corner of Orange Avenue and Capital Circle Southeast. A radio tower currently owned by the State of Florida is located immediately south of the subject site. This tower is located on a flag lot that connects to Orange Avenue. Access to this tower site is from Orange Avenue and Brookhaven Court, which is a public road that connects to Capital Circle Southeast. The parcel containing the radio tower is currently designated Government

Operational (GO) on the Future Land Use Map and has a split zoning of R-3 and AC similar to the subject site.

#### Current and Proposed Future Land Use Categories

This parcel approximately 1.9 acre in size has a split FLUM designation of UR-2 and AC. If approved, this map amendment would designate a single land use category (AC) for the entire parcel that would allow high density residential and non-residential development. A summary of the current and proposed FLU categories is below, and a comparison of permitted uses is provided in **Section G**.

The complete comprehensive plan policies for Urban Residential 2 (Policy 2.2.24 [L]) and High Intensity Urban Activity Center (Policy 2.2.9 [L]) are included as Appendix #1.

#### ***Urban Residential 2 (UR-2) (Current)***

The primary intent of the UR-2 future land use category, which is to be applied only within the Urban Services Area, is to encourage a range of medium density residential use (maximum 20 dwelling units per acre), thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The UR-2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses.

#### ***High Intensity Urban Activity Center (AC) (Current & Proposed)***

The proposed High Intensity Urban Activity Center category is intended to primarily provide for community-wide or regional commercial activities located in proximity to multi-family housing and office employment centers. The category is also intended to provide large scale commercial activities to serve retail needs of large portions of the population. Residential development may be permitted up to 45 dwelling units per acre.

#### Determination for Future Land Use Map Amendment

1. *Does the area meet the criteria for its designation as UR-2 and AC?*

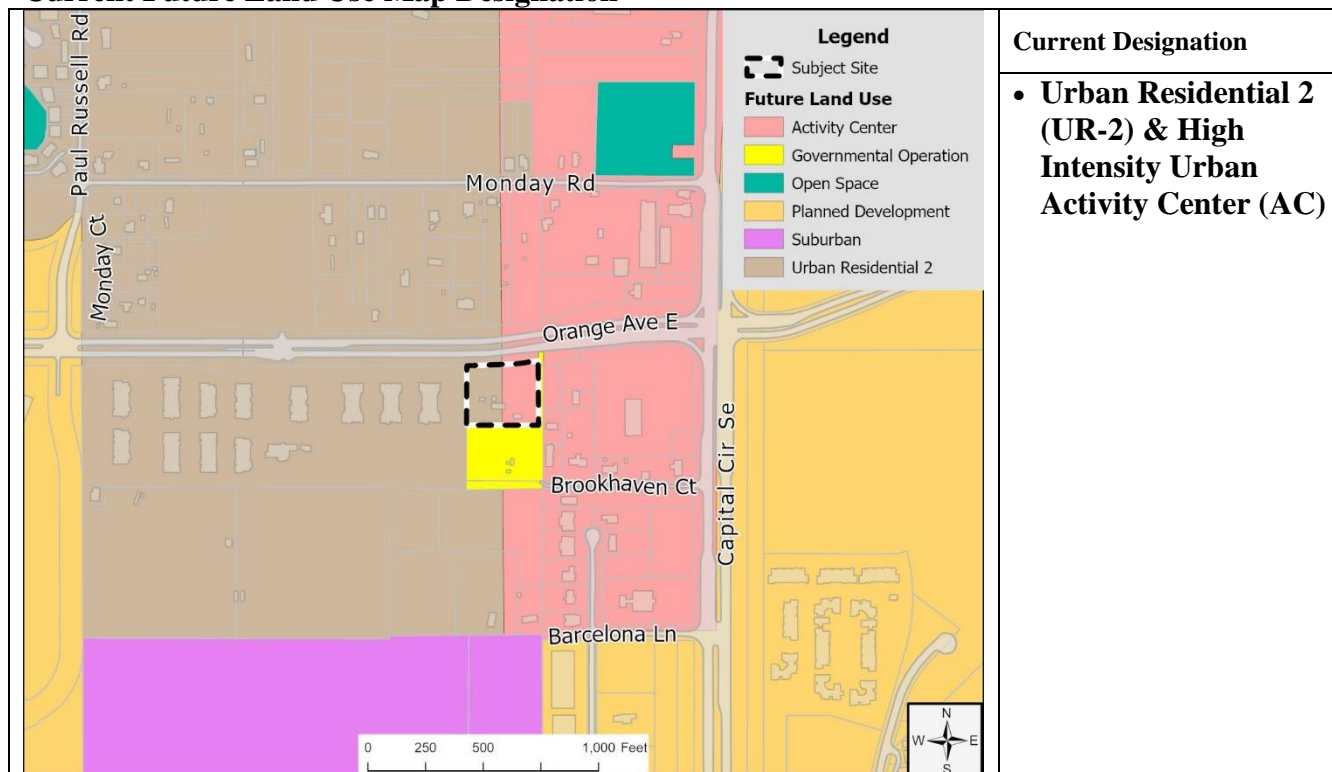
No. The site has a split land use designation, and Orange Avenue is a major artery. The area designated UR-2 is approximately ½ of the subject area, whereas the remaining half of the subject site is designated as AC. The property owner has requested a land use category and zoning designation for the entire parcel that allows non-residential uses in addition to residential uses. Having a single designation for the subject site allows for a more comprehensive and effective development potential, particularly given its location relative to Orange Avenue and Capital Circle Southeast.

2. *Does the area better meet the criteria for the proposed land use designation of AC?*

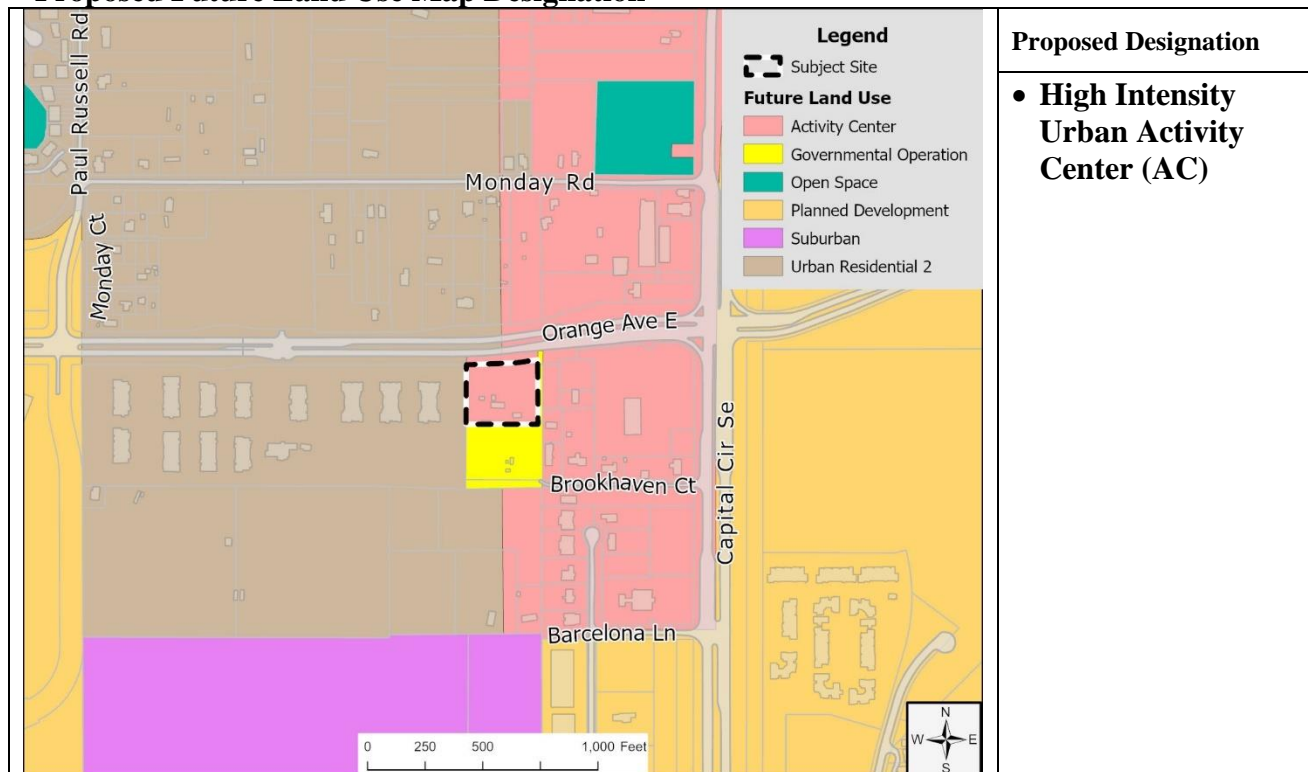
Yes. The subject property is currently located adjacent to a new apartment complex on its west side, and except for a small area where a state government radio tower is located that is currently designated GO on the FLUM. Additionally, it is adjacent to an area currently designated AC that includes the Capital Regional Medical Center at Southwood. It is anticipated that this area will eventually be further developed around the intersection of Orange Avenue and Capital Circle Southeast based on the continued growth of this area of the community.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

**Current Future Land Use Map Designation**



**Proposed Future Land Use Map Designation**



### Current and Proposed Zoning

The subject site currently has a split zoning designation of Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center (AC). The boundary for this zoning follows the split FLUM designation on the subject site. The proposed rezoning would change that portion designated R-3 to AC on that portion of the subject site to implement the proposed underlying future land use category and create a unified zoning. A summary of the current and proposed zoning categories is below, and the Land Development Code sections for Sec. 10-6.637 R-3 Single- and Two-Family Residential District and Sec. 10-6.614 High Intensity Urban Activity Center District are included as Appendix #2.

#### ***Single- and Two-Family Residential District (R-3) (Current)***

The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category.

#### ***High Intensity Urban Activity Center (AC) (Proposed)***

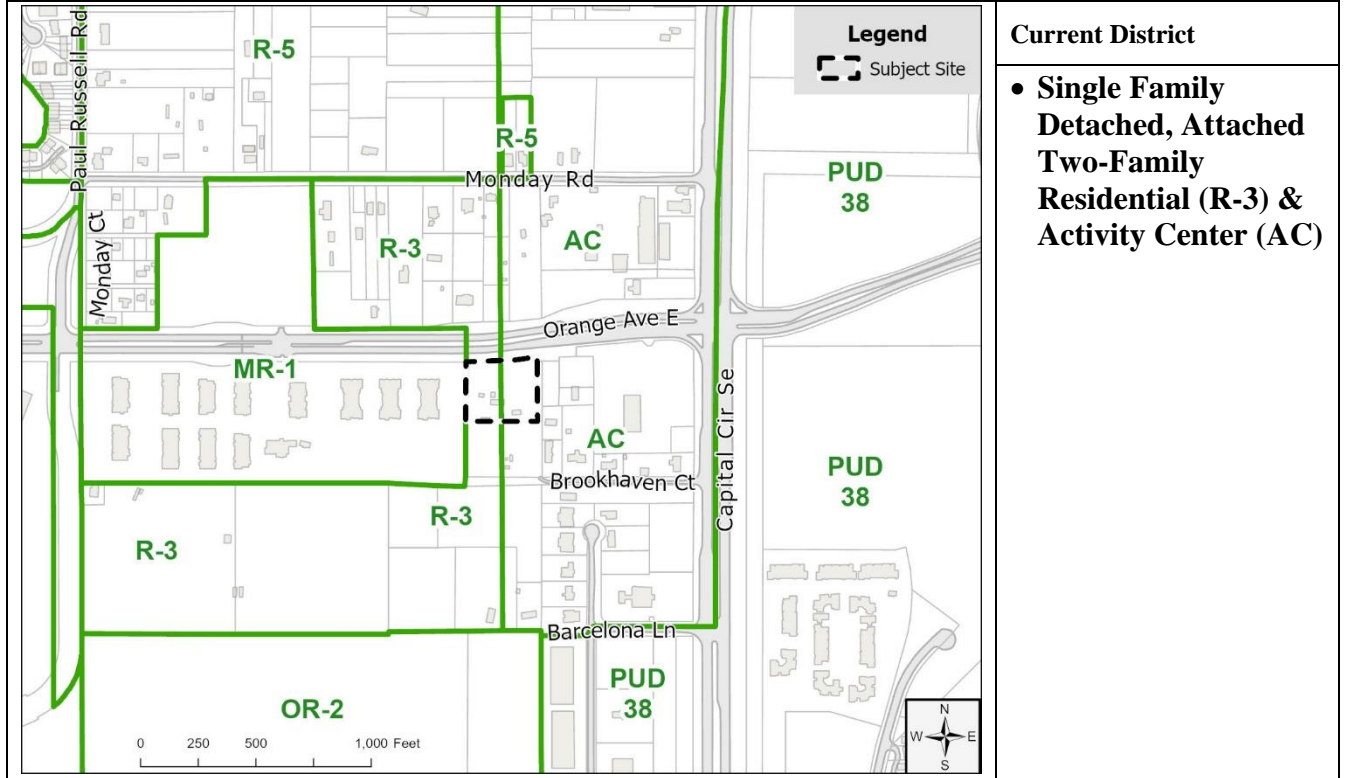
The purpose and intent of high-intensity urban activity center district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large-scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. 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, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per gross acre.

### **Determination for the Concurrent Rezoning**

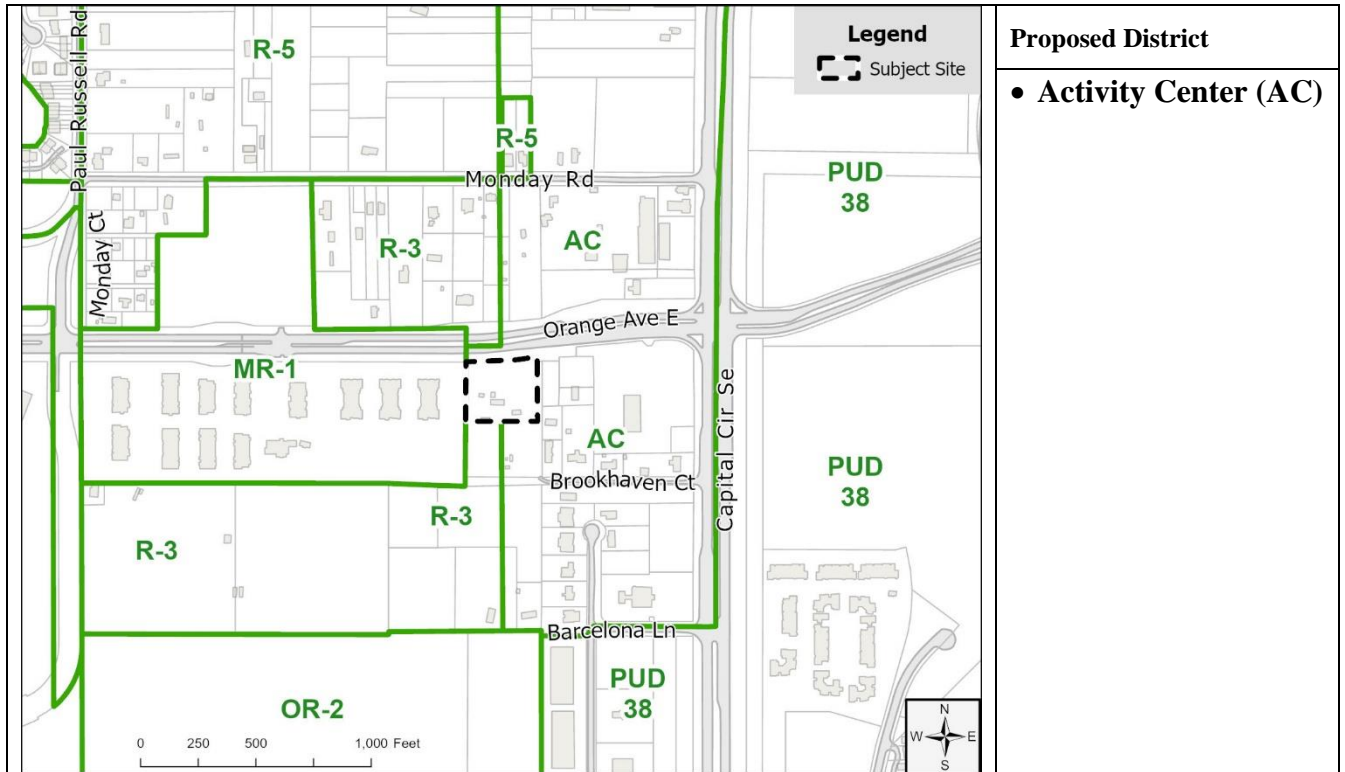
The proposed AC zoning district is intended to be located in proximity to multi-family housing and office employment centers and this rezoning would achieve these intents.

The following maps illustrate the current and proposed zoning for the Subject Site.

### Current Zoning



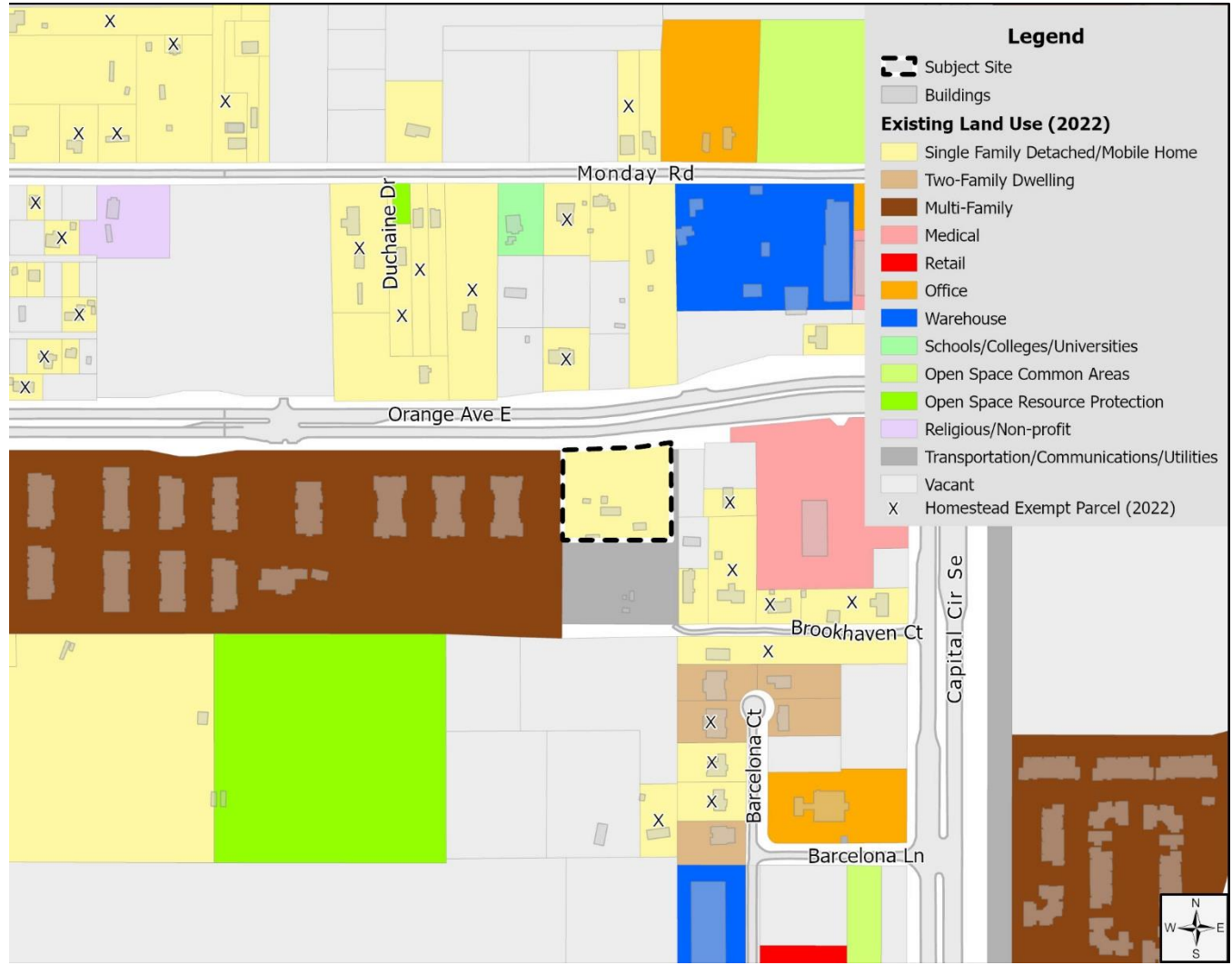
### Proposed Zoning



Compatibility with Adjacent and Surrounding Uses

The existing land uses surrounding the subject site are varied and include multi-family, communications, medical, single family detached, vacant, and warehouse uses. The historical land uses were primarily residential, but with the expansion of Capital Circle Southeast, Orange Avenue, and the development of the Southwood subdivision and its associated uses, additional higher density housing and other non-residential uses have appeared along these two arterial roadways, and these development activities will continue into the future.

**Existing Land Use Map**





### Infrastructure Analysis

#### *Water/Sewer*

The subject site is served by City of Tallahassee potable water and sewer.

#### *Schools*

The subject site is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School. Any future redevelopment of the area would follow the site plan review process. This process includes a school concurrency impact analysis.

#### *Roadway Network*

The subject site is served by Orange Avenue which is a minor arterial roadway.

Consistent with the requirements in the Leon County and/or City of Tallahassee Land Development Code, final transportation concurrency calculations will be conducted when a site plan for proposed development is submitted. The actual traffic impacts and concurrency will be calculated at the time of site plan review.

#### *Pedestrian and Bicycle Network*

Orange Avenue since its reconstruction has both sidewalks and bicycle lanes on both sides of the roadway. Orange Avenue is rated “Low Comfort” by the Bike Tallahassee Network.

#### *Transit Network*

The Southwood Route runs on Capital Circle Southeast during the week. The route runs every 40 minutes with two breaks in service from 9:40-11:25 a.m. and 2 - 3:35 p.m. The nearest regular stop is at the Southwood Village Shopping Center.

### Environmental Analysis

The subject area is located within the Woodville West Drainage Basin. There are no sensitive environmental features on the subject site. Any future redevelopment of the area would follow the site plan review process which includes an analysis of any existing environmental features and cultural resources.

## **G. COMPARISON OF EXISTING AND PROPOSED ALLOWED USES**

The Future Land Use Map provides a general pattern for the location, distribution, and character of land uses. The zoning category implements the underlying land use category and further regulates allowed and prohibited uses, building densities and intensity of uses, and site design specifics such as setbacks, parking requirements, infrastructure, and other land development issues.

<b>Permitted Uses- Future Land Use</b>	<b>Current Urban Residential - 2</b>	<b>Proposed Activity Center</b>
Residential	20 unit/acre	16-45 units/acre
Single-Family Detached	X	
Single-Family Attached	X	
Zero-lot Line Single-Family Detached Dwellings	X	
Townhouses	X	
Two-Family Dwellings	X	X
Multi-Family Dwellings	X	X
Medium Density Residential		X
High Density Residential		X
Community and Recreational Facilities	X	X
Commercial Goods and Services		X
Offices		X
Light Infrastructure		X
Post-secondary		X
Light Industrial – Minor		X

<b>Permitted Uses- Zoning</b>	<b>Current Single- and Two-Family Residential District 3 (R-3)</b>	<b>Proposed Activity Center (AC)</b>
Residential	4-8 units/acre	18 units/acre
Low Density Residential (single, two family, or manufactured home)	X	X
Single-Family Detached, Attached	X	X
Two-Family Dwellings	X	X
Multi-Family Dwellings		X
Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools	X	X
Daycare Centers		X
Golf Courses	X	
Passive and Active recreational facilities	X	X
Commercial Goods and Services		X
Offices		X
Light Infrastructure		X
Post-secondary		X
Light Industrial – Minor		X

**H. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to 217 property owners within 1,000 feet of Subject Site.

<b>Public Outreach</b>		<b>Date Completed</b>
X	Applications posted to Planning Website	November 1, 2023
X	Notices Mailed to Property Owners, Renters, and Homeowners Associations within 1000 feet	November 10, 2023
X	Signs providing details of proposed land use posted on subject site	November 17, 2023
X	Public Open House	December 7, 2023
X	Staff Reports Available Online <a href="https://www.talgov.com/place/pln-cp-2024">https://www.talgov.com/place/pln-cp-2024</a>	February 1, 2024
X	Email Subscription Notice sent to all users of service	4/7/23 8/29/23 10/27/23
X	Legal Ads posted	December 29, 2023 January 16, 2024

**Public Open House** – A public open house for the 2024 Comprehensive Plan Amendment Cycle was held on December 7, 2023 from 5:30 p.m. to 7:00 p.m. in the 2<sup>nd</sup> Floor Conference Room at the Renaissance Center. There were no questions for staff on this amendment.

**I. STAFF REPORT UPDATE**

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

Cycle Meetings		Date Completed
X	Public Open House	12/07/2023
X	Local Planning Agency Workshop	01/09/2024
X	Local Planning Agency Public Hearing	02/06/2024
	BOCC Adoption and Transmittal Hearing	04/9/2024

**Local Planning Agency Workshop** – A Local Planning Agency workshop for the 2024 Comprehensive Plan Amendment Cycle was held on January 17, 2024 from 9:00 a.m. to 10:00 a.m. in the 1st Floor Growth Management Conference Room at the Renaissance Center. There were no questions for staff on this amendment.

**Local Planning Agency Public Hearing** – A Local Planning Agency public hearing for the 2024 Comprehensive Plan Amendment Cycle was held on February 6, 2024 from 6:00 p.m. to 8:00 p.m. in the 2nd Floor Development Support and Environmental Management Conference Room at the Renaissance Center. There were no speakers on this item other than the applicant, who was present to answer any questions.

**J. APPENDICES**

Appendix #1: Comprehensive Plan policies relevant to the proposed amendment

Appendix #2: Land Development Code sections relevant to the proposed amendment and/or rezoning

Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

## **APPENDIX 1 - Comprehensive Plan policies relevant to the proposed amendment**

### ***Policy 2.2.9: [L]***

HIGH INTENSITY URBAN ACTIVITY CENTER (EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large scale commercial activities to serve retail needs of large portions of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.

Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development shall be permitted up to 45 dwelling units per acre.

### ***Policy 2.2.24: [L]***

URBAN RESIDENTIAL 2 (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or

**APPENDIX 2 - Land Development Code sections relevant to the proposed amendment and/or rezoning**

**Sec. 10-6.614. High Intensity Urban Activity Center District**

(a) *Purpose and Intent.* The purpose and intent of high-intensity urban activity center district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large-scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. 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, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per gross acre.

(b) *Allowable Uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the Land Use Development Standards of this article, the Comprehensive Plan and Schedules of Permitted Uses.

- (1) Minor Commercial
- (2) Neighborhood Commercial
- (3) Community Commercial
- (4) Regional Commercial
- (5) Highway Commercial
- (6) Minor Office
- (7) Major Office
- (8) Office Park
- (9) Medium Density Residential
- (10) High Density Residential
- (11) Passive Recreation
- (12) Active Recreation
- (13) Community Services
- (14) Light Infrastructure
- (15) Postsecondary
- (16) Light Industrial--Minor

(c) *List of Permitted Uses.* See Schedules of Permitted Uses, section 10-1207(a). 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 or permitted through special exception, or not allowed.

(d) *Development Standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use development criteria as specified in section 10-1207.

LMA 2401: 2225 Orange Avenue  
Page 16 of 24

SECTION 10-6.614 HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT  
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL  
STANDARDS

P PERMITTED USE  
R RESTRICTED USE  
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
	RESIDENTIAL														
	Dwelling, Multiple-Family									P	P				
	RETAIL TRADE														
521	Lumber and other building materials	P	P	P	P	P									
523	Paint, glass, and wallpaper stores	P	P	P	P	P									
525	Hardware stores	P	P	P	P	P									
526	Retail nurseries and garden stores	P	P	P	P	P									
527	Mobile home dealers	P	P	P	P	P									
531	Department stores	P	P	P	P	P									
533	Variety stores	P	P	P	P	P									
539	Misc. general merchandise stores	P	P	P	P	P									
541	Grocery stores	P	P	P	P	P									
542	Meat and fish markets	P	P	P	P	P									
543	Fruit and vegetable markets	P	P	P	P	P									
544	Candy, nut and confectionery stores	P	P	P	P	P									
545	Dairy products stores	P	P	P	P	P									
546	Retail bakeries	P	P	P	P	P									
551	New and used car dealers	P	P	P	P	P									
553	Auto and home supply stores	P	P	P	P	P									
554	Gasoline service stations	P	P	P	P	P									
555	Boat dealers	P	P	P	P	P									
556	Recreational vehicle dealers	P	P	P	P	P									
557	Motorcycle dealers	P	P	P	P	P									
56	Apparel and accessory stores	P	P	P	P	P									
571	Furniture and home furnishings stores	P	P	P	P	P									
572	Household appliance stores	P	P	P	P	P									

LEGEND	
MC	= MINOR COMMERCIAL
NC	= NEIGHBORHOOD COMMERCIAL
CC	= COMMUNITY COMMERCIAL
RC	= REGIONAL COMMERCIAL
HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MJO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL



SECTION 10-6.614- HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT  
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL  
STANDARDS

P PERMITTED USE  
R RESTRICTED USE  
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
573	Radio, television, & computer stores	P	P	P	P	P									
5736	Musical instrument stores	P	P	P	P	P									
581	Eating and drinking places	P	P	P	P	P									
591	Drug stores and proprietary stores	P	P	P	P	P									
592	Liquor stores	P	P	P	P	P									
593	Used merchandise stores	P	P	P	P	P									
5941	Sporting goods and bicycle shops	P	P	P	P	P									
5942	Book stores	P	P	P	P	P									
5943	Stationery stores	P	P	P	P	P									
5944	Jewelry stores	P	P	P	P	P									
5945	Hobby, toy, and game shops	P	P	P	P	P									
5946	Camera & photographic supply stores	P	P	P	P	P									
5947	Gift, novelty, and souvenir shops	P	P	P	P	P									
5948	Luggage and leather goods stores	P	P	P	P	P									
5949	Sewing, needlework, and piece goods	P	P	P	P	P									
5961	Catalog and mail-order houses	P	P	P	P	P									
5992	Florists	P	P	P	P	P									
5993	Tobacco stores and stands	P	P	P	P	P									
5994	News dealers and newsstands	P	P	P	P	P									
5995	Optical goods stores	P	P	P	P	P									
5999	Miscellaneous retail stores, nec	P	P	P	P	P									
	FINANCE, INSURANCE,														
	AND REAL ESTATE														
601	Central reserve depositories	P	P	P	P	P	P	P							
602	Commercial banks	P	P	P	P	P	P	P							
603	Savings institutions	P	P	P	P	P	P	P							

LEGEND	
MC	= MINOR COMMERCIAL
NC	= NEIGHBORHOOD COMMERCIAL
CC	= COMMUNITY COMMERCIAL
RC	= REGIONAL COMMERCIAL
HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MJO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT  
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL  
STANDARDS

P PERMITTED USE  
R RESTRICTED USE  
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
606	Credit unions	P	P	P	P	P	P	P							
611	Federal & federal sponsored credit	P	P	P	P	P	P	P							
614	Personal credit institutions	P	P	P	P	P	P	P							
616	Mortgage bankers and brokers	P	P	P	P	P	P	P							
62	Security and commodity brokers	P	P	P	P	P	P	P							
64	Insurance agents, brokers, & service	P	P	P	P	P	P	P							
65	Real estate	P	P	P	P	P	P	P							
654	Title abstract offices	P	P	P	P	P	P	P							
	SERVICES														
701	Hotels and motels	P	P	P	P	P		P							
702	Rooming and boarding houses; dorms	P	P	P	P	P									
721	Laundry, cleaning, & garment services	P	P	P	P	P									
7215	Coin-operated laundries and cleaning	P	P	P	P	P									
723	Beauty shops	P	P	P	P	P									
724	Barber shops	P	P	P	P	P									
725	Shoe repair and shoeshine parlors	P	P	P	P	P									
726	Funeral service and crematories	P	P	P	P	P									
7299	Miscellaneous personal services	P	P	P	P	P									
7311	Advertising agencies	P	P	P	P	P	P	P							
732	Credit reporting and collection	P	P	P	P	P	P	P							
7334	Photocopying & duplicating services	P	P	P	P	P	P	P							
7335	Commercial photography	P	P	P	P	P	P	P							
7336	Commercial art and graphic design	P	P	P	P	P	P	P							
7353	Heavy construction equipment rental	P	P	P	P	P	P	P							
7359	Equipment rental & leasing, nec	P	P	P	P	P	P	P							
7361	Employment agencies	P	P	P	P	P	P	P							
737	Computer and data processing services	P	P	P	P	P	P	P							

LEGEND	
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HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MJO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT  
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL  
STANDARDS

P PERMITTED USE  
R RESTRICTED USE  
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
742	Veterinarians	P	P	P		P									
751	Automotive rentals, no drivers	P	P	P	P	P									
752	Automobile parking	P	P	P	P	P									
753	Automotive repair shops	P	P	P	P	P									
754	Automotive services, except repair	P	P	P	P	P									
762	Electrical repair shops	P	P	P	P	P									
763	Watch, clock, and jewelry repair	P	P	P	P	P									
764	Reupholstery and furniture repair	P	P	P	P	P									
783	Motion picture theaters	P	P	P	P	P									
784	Video tape rental	P	P	P	P	P									
791	Dance studios, schools, and halls	P	P	P	P	P									
793	Bowling centers	P	P	P	P	P									
794	Commercial sports	P	P	P	P	P									
7991	Physical fitness facilities	P	P	P	P	P									
7992	Public golf courses	P	P	P	P	P									
7993	Coin-operated amusement devices	P	P	P	P	P									
7996	Amusement parks	P	P	P	P	P									
7997	Membership sports & recreation clubs	P	P	P	P	P									
801	Offices & clinics of Medical doctors						P	P	P						
802	Offices and clinics of dentists						P	P	P						
804	Offices of other health practitioners						P	P	P						
805	Nursing and personal care facilities						P	P	P	P					
806	Hospitals						P	P	P				P		
807	Medical and dental laboratories						P	P	P				P		
808	Home health care services						P	P	P				P		
81	Legal services						P	P	P						
821	Elementary and secondary schools													S	
823	Libraries - Less than 7500 sq. ft.	P	P	P	P	P	P	P	P	P					

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SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT ALLOWABLE USES;  
APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS  
P PERMITTED USE  
R RESTRICTED USE  
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
823	Libraries												S		
824	Vocational schools												S		
835	Day care services	P	P	P	P			P							
836	Residential care	P	P	P	P			P							
841	Museums and art galleries			P	P							P			
842	Botanical and zoological gardens											P			
864	Civic and social associations			P	P										
866	Religious organizations	P	P	P	P	P	P	P							
871	Engineering & architectural services						P	P	P						
872	Accounting, auditing, & bookkeeping						P	P	P						
873	Research and testing services						P	P	P						
874	Management and public relations						P	P	P						
	PUBLIC ADMINISTRATION														
91	Executive, legislative, and general						P	P	P				P		
921	Courts						P	P	P				P		
922	Public order and safety												P		
9221	Police protection												P		
9224	Fire protection												P		
	RECREATION														
	Hiking & Nature Trails												P		
	Picnicking												P		
	Canoe Trails												P		
	Bicycle Trails												P		
	Horseback Riding Trails												P		
	Tot Lots												P		
	Court Sports												P		
	Field Sports												P		
	Boat Landings												P		
	Archaeological Historical Sites												S		

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HIGH INTENSITY URBAN ACTIVITY CENTER  
MAXIMUM ALLOWABLE FLOOR AREA  
SECTION 10-6.614

COMMERCIAL LAND USE TYPE	ACTIVITY CENTER
MINOR*	
Total Location	80,000
Single Site or Quadrant	20,000
Single Structure	20,000
NEIGHBORHOOD**	
Total Location	400,000
Single Site or Quadrant	400,000
Single Structure	400,000
COMMUNITY	
Total Location	800,000
Single Site or Quadrant	800,000
Single Structure	800,000
REGIONAL	
Total Location	4,000,000
Single Site or Quadrant	4,000,000
Single Structure	4,000,000

\*Maximum of 10,000 gross square feet, if located on a local street.

\*\*Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

SECTION 10.6.614  
MINIMUM DEVELOPMENT STANDARDS  
HIGH INTENSITY ACTIVITY CENTER

	MEDIUM OR HIGH DENSITY RESIDENTIAL, COMMERCIAL, OFFICE	INDUSTRIAL LIGHT	COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS			
Front Yard			
Building	20	20	20
Parking	20	20	20
Corner Yard			
Building	20	20	20
Parking	20	20	20
Side Yard			
Building	5	10	5
Parking	5	10	5
Rear Yard			
Building	20	20	20
Parking	10	10	10
Adjoining Lower Intensity			
Zoning District			
Building	50	50	--
Parking	20	20	--
MAXIMUM % IMPERVIOUS SURFACE AREA*	75	60	75
HEIGHTS			
Max. at Bldg. Envelope			
Perimeter	40	40	50
Addl. Height/Addl.			
Zoning Setback	4'/1'	2'/1'	4'/1'
Total Height	120	120	120

\*May utilize fee in lieu provision of EMA/EMO.

Section 10-6.637. R-3 Single- and Two-Family Residential District.

PERMITTED USES									
1. District Intent	2. Principal Uses							3. Accessory Uses	
The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation an/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.							(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**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, parks, etc.).

