

PSec. 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.

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.

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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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.

<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> <ol style="list-style-type: none"> At the completion of all development phases, no less than 20% of the gross floor area within the development is devoted to either residential use or non-residential use; The development consists of a mixture of uses within a single building or within multiple adjacent buildings, wherein the different uses are located no further than 200 feet apart; and, The development application must provide a common plan for the development of all included parcels, including shared infrastructure.
<p>10. Master planning bonus: The following shall be entitled to the master planning bonus:</p> <ol style="list-style-type: none"> Any development site area of eight or more acres; or Development site area of five or more acres wherein at least 50% of associated off-street parking will be provided in a shared facility; and at least 50% of the surface area required for stormwater management facility area is located below grade, or in a shared facility. The development site area may be composed of multiple parcels; in those instances, the development application must provide a common plan for the development of all included parcels.
<p>11. Access Management:</p> <ol style="list-style-type: none"> Direct access to Mahan Drive shall be limited and provided via public right-of-way. There shall be no more than one public right-of-way connection to Mahan Drive and to each adjacent collector street per each nodal quadrant; until such time as a street system is created to provide access to all parcels adjoining Mahan Drive and the adjacent collector street, individual properties may obtain access, if needed, on a temporary basis. Applicants for development shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.
<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> <ol style="list-style-type: none"> Street trees shall be planted between 20-30 feet on center, except when a greater distance may be required to avoid conflict with visibility, street lamps, utilities, or safety issues would be compromised with the required location. A minimum planting strip of six (6) feet shall be provided between the back of curb and sidewalk, except where on-street parking is provided and tree wells or planters are more appropriate. Tree selection and location shall be approved by the local utility provider and shall be no higher than 20 feet at maturity when located beneath power lines.
<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. Roof types:</p> <ol style="list-style-type: none"> All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for buildings of two stories or less. 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>17. Buffering, fencing, and screening:</p> <ol style="list-style-type: none"> 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. Fencing: Only black or green chain link fencing is allowed if visible from public right-of-way or public property.
<p>18. Lighting:</p> <ol style="list-style-type: none"> Intensity limits. Lighting levels at the property line as measured at 6 feet above ground level shall not exceed 0.5 footcandles. Light fixture types and location: Individual light poles and wall mounted 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>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> <ol style="list-style-type: none"> Prohibited Signs: Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district. 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. Monument ground signs shall incorporate the same exterior materials as the principal structure, and should utilize exterior finish of metal, wood, or masonry materials.

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.).