

Sec. 10-6.660. Lake Protection Node Zoning District.

1. District Intent	2. District Location
<p>The Lake Protection Node (LPN) zoning district is intended to:</p> <ul style="list-style-type: none">(a) Accommodate compact, mixed-use development at designated major intersections to provide retail, service, and recreation opportunities to nearby residents;(b) Provide a development pattern that is transit-supportive, based on a high degree of interconnected streets, and a compact layout of uses that fronts streets and sidewalks;(c) Create a development pattern that efficiently uses infrastructure and minimizes environmental impact by concentrating non-residential uses around major intersections;(d) Protect community health and safety by minimizing automobile dependency and reducing vehicle miles traveled through design supporting a variety of travel modes;(e) Create a safe, convenient, interconnected, and comfortable foot and bicycle network in the nodes;(f) Minimize stormwater runoff by utilizing low-impact design and requiring strict water quality treatment and volume control stormwater facilities as outlined in section 10-4.301 to protect the Lake Jackson Basin; and(g) Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and other considerate site design strategies. <p>The LPN district permits residential, non-residential, and mixed-use development utilizing urban services. Non-residential development allowed within this district is limited to office, retail, lodging, professional and medical services, and residential care facilities. Community facilities, institutional uses and recreational facilities are also allowed.</p>	<ul style="list-style-type: none">(a) The LPN district may only be located within areas designated lake protection on the future land use map of the Comprehensive Plan; and(b) The LPN zoning district shall be permitted generally within ¼ mile of the center of the following intersections and as specifically illustrated in exhibits A, B, C and D of this section:<ul style="list-style-type: none">1. Highway 27 North and Sessions Road;2. Highway 27 North and Fred George Road;3. Highway 27 North and Capital Circle NW/Old Bainbridge Road;4. Bannerman Road and Bull Headley Road; and(c) Within the areas described in subsection (b) above, the location of the district may be further limited to facilitate compatibility with existing residential areas in the Lake Protection Future Land Use Category or to minimize potential adverse environmental impacts on Lake Jackson and its tributaries and other environmental features.(d) Shall be located in areas served by central sewer and central water.

3. PERMITTED, PROHIBITED AND RESTRICTED USES

(a) Permitted Uses	(b) Prohibited Uses	(c) Restricted Uses	(d) Accessory Uses
<p>(1) Retail (2) Lodging (3) Office, Professional and Medical (4) Active and Passive Recreation (5) Community Facilities (6) Institutional (7) Single-family attached and multi-family residential (8) Daycare, Nursing Homes, and other residential care facilities (9) Other uses, which in the opinion of the County Administrator or designee are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) Automotive service and repair, including car wash. (2) Campgrounds and recreational vehicle parks, except where legally established and in existence prior to 1-1-2010. (3) Gas stations, fuel/oil dealers and liquefied petroleum products. (4) Golf courses. (5) Heavy equipment rental. (6) Manufactured home parks. (7) Motor vehicle tracks. (8) Outdoor gun range. (9) Outdoor storage. (10) Single-family detached and two-family (duplex) residential dwellings. (11) Scrap material storage or processing. (12) Towing, wrecking, and recovery. (13) Warehouses and self-storage. (14) Welding and machine shops. (15) Wholesale trade.</p>	<p>(1) Drive-thru and pick-up window facilities</p>	<p>(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.</p>

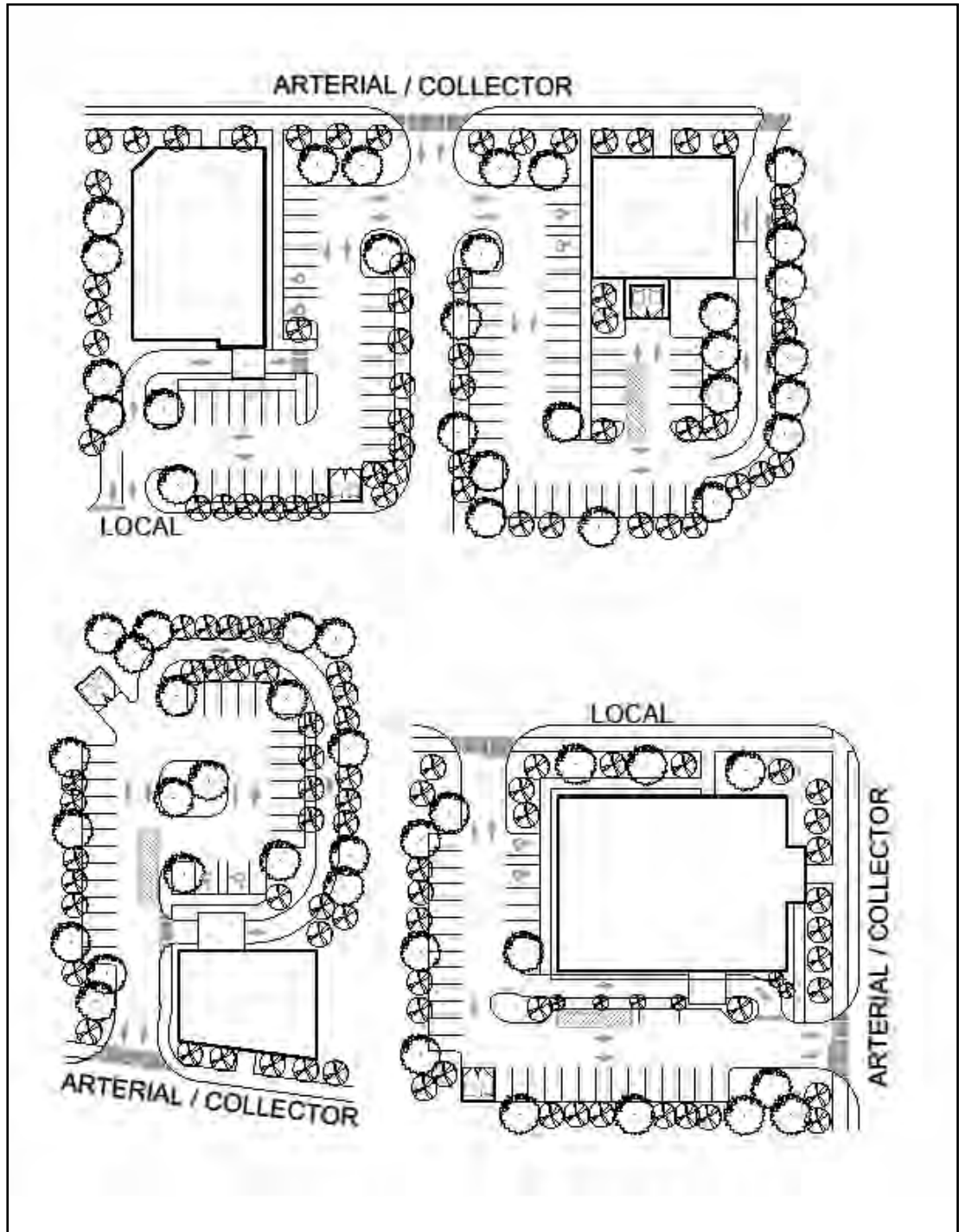
DEVELOPMENT STANDARDS

4. Density, Intensity, Height and Building Restrictions					5. Building Setbacks			
Use Category	(a) Residential Densities [dwelling units/acre]	(b) Non-residential Intensities [square feet (sf)/acre]	(c) Max Building Height	(d) Building Restrictions	(a) Front	(b) Side Interior	(c) Side Corner	(d) Rear
Single-family attached residential	Max: 8	N/A	3 Stories	Minimum of 3 units attached; Maximum of 6 units attached	Min: None Max: 15 feet	Min: 7.5 feet Max: 10 feet	Min: 10 feet Max: 15 feet	Min: 20 feet Max: None
Multi-family residential	Max: 8	N/A	3 Stories	12,000 sf maximum building footprint	Min: None Max: 15 feet	Min: 10 feet Max: 15 feet	Min: 10 feet Max: 15 feet	Min: 20 feet Max: None
Non-residential	N/A	10,000 sf/ac	3 Stories	20,000 sf maximum building footprint ¹	Min: None Max: 25 feet	Min: None Max: None	Min: None Max: 25 feet	Min: None Max: None
Community and recreational facilities	N/A	10,000 sf/ac	3 Stories	12,000 sf maximum building footprint	Min: None Max: 25 feet	Min: None Max: None	Min: None Max: 25 feet	Min: None Max: None
Vertical mixed-use	Max: 8	12,500 sf/ac	4 stories	25,000 sf maximum building footprint	Min: None Max: 25 feet	Min: None Max: None	Min: None Max: 25 feet	Min: None Max: None

¹With the exception of vertical mixed-use buildings, one building per node as illustrated in Exhibits A-D may exceed a maximum building footprint of 20,000 sf, but in no case shall exceed a building footprint of 50,000 sf.

- 6. Vertical Mixed-Use Incentive Qualifications:** Developments incorporating a vertical mixture of residential and non-residential uses within a single development application or those which retrofit an existing development to include a vertical mixture of residential and non-residential uses, qualify for additional density and intensity, pursuant to the following criteria:
- (a) At the completion of the development plan, including any phases, no less than 25 percent of the gross floor area within the overall development shall be devoted to either residential use or non-residential use.
 - (b) The development application must provide a common plan for the development of all included parcels, including shared infrastructure.
- 7. Access Management:** Development within the node shall be designed to provide an internal circulation system with consolidated access for all properties via streets or cross-access easements to adjacent arterials and collectors.
- (a) Access to adjacent arterial and collector roadways shall be limited to the minimum necessary as determined by the county engineer and at least one access point shall be provided via public right-of-way.
 - (b) Shared access points, rather than individual access points on adjacent arterial and collector roadways, shall be required as determined by the county engineer or designee.
- 8. Additional Development Standards for Restricted Uses:** Drive-throughs and pick-up windows shall be sited to prioritize pedestrian traffic and shall meet the following standards and those outlined in subsections 8-18 below. Should conflicts arise, the stricter standard shall apply. Refer to Figure 1.
- (a) **Building Footprint:** Uses with a drive-through or pick-up window shall also include an indoor retail and/or seating area that shall comprise at least one-quarter of the building footprint.
 - (b) **Drive-through Location:** Drive-through lanes shall not be located between the street frontage and the façade of the building and shall be adjacent to no more than two sides of the building. Direct pedestrian access shall be provided from the public sidewalk to the principal frontage entrance. A pedestrian network internal to the site shall provide safe and convenient routes from associated parking areas to the building entrances and/or public sidewalk.
 - (c) **Screening:** Each drive-through or pick-up window and queuing lane shall be visually screened with evergreen landscape materials of sufficient height (at maturity) to reasonably reduce visibility from adjacent streets and residential areas.

Figure 1: Drive-through Layout Examples



- 9. Site Layout (Blocks and Streets):** Street design and site layout shall not be an auto-centric design but rather employ a pedestrian- and bicycle-centric model that prioritizes and maximizes comfort, convenience, safety and access for these users. Refer to Figures 2 - 5.
- (a) **Block Length:** Long side: 600 feet maximum, except where divided by a mid-block pedestrian street crossing, 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) **Pedestrian Passageways:** Publicly accessible pedestrian passageways from the street to and through the interior of the block are encouraged to separate pedestrians from traffic and provide pedestrian access from parking lots at the rear of the buildings to the street. Passageways shall be a minimum of eight (8) feet wide and a minimum of twelve (12) feet height. Pedestrian passageways shall be designed to preclude normal vehicular access and preferably be separate from other emergency vehicle access ways to the interior of the block.
 - (c) **Streetscape:** Convenient pedestrian and bicycle circulations systems that minimize conflicts with motor vehicles shall be provided continuously throughout the development. All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.
 - 1. The Frontage Zone is defined as the area between the building façade and pedestrian clear zone. Depending on the size of the frontage zone, they may be able to accommodate sidewalk cafes, store entrances, retail display, landscaping, transit stop amenities, or other features that activate and enhance the pedestrian environment. Wider frontage zones provide more room for future tenants and residents to activate the public right-of-way in a manner compatible with street trees and other required features between the frontage zone and curb. A minimum of 2' is recommended for the frontage zone to allow for shy distance from fixed objects.
 - 2. The Pedestrian Clear Zone is the area of the sidewalk corridor that is specifically reserved for pedestrian travel. Additional pedestrian clear zone widths are required within transit zones and pedestrian-designated zones. Street furniture, street trees, planters, and other vertical elements such as poles, fire hydrants and street furniture, as well as temporary signs and other items shall not protrude into the pedestrian clear zone.
 - a. Sidewalks, whether adjacent to streets or not, must be at least eight (8) feet wide on retail or mixed-use blocks and at least five (5) feet wide on all other blocks.
 - b. Sidewalks shall be provided consistent with the provisions of section 10-7.529. Multi-use trails designed for non-motorized vehicles and pedestrians are also required in the LPN district to promote connectivity and to reduce automobile dependency. Bicycle and pedestrian interconnections shall also be provided, where possible and determined appropriate, to existing and programmed multi-use trails, greenways and public parks.
 - 3. The Landscape/Furniture Zone (including the curb) is defined as the area between the roadway curb face and the front edge of the pedestrian clear zone and shall be a minimum of six (6) feet in width. In certain locations, this zone does not exist due to limited right-of-way widths. This zone buffers pedestrians from the adjacent roadway and is the appropriate location for bioretention cells, rain gardens, street furniture, art, street trees and vegetation, and includes the 6-inch curb in its dimensions. It is also the preferred location for other elements such as signage, pedestrian lighting, hydrants, and above and below grade utilities. Clearance and setback requirements apply to many elements located in the landscape/furniture zone.
 - a. Frontage and landscape/furniture zone shift: In areas where ground-level active uses are anticipated within the building frontage zone—such as sidewalk cafes or merchandise display—frontage zones should be designed to be wide enough to accommodate those uses. In no case can an active use encroach on the pedestrian clear zone. In rare cases, the furniture zone may be reduced

in width through the deviation process in order to maintain the minimum pedestrian clear zone and allow for activation uses in the frontage zone.

- b. Street trees shall be planted between 20-30 feet on center, except when a greater distance may be required to avoid conflict with visibility, streetlights, utilities, or safety issues would be compromised with the required location. Tree selection and location shall be approved by the local utility provider and shall be no higher than 14 feet at maturity when located beneath power lines.

Figure 2: Main Street Layout

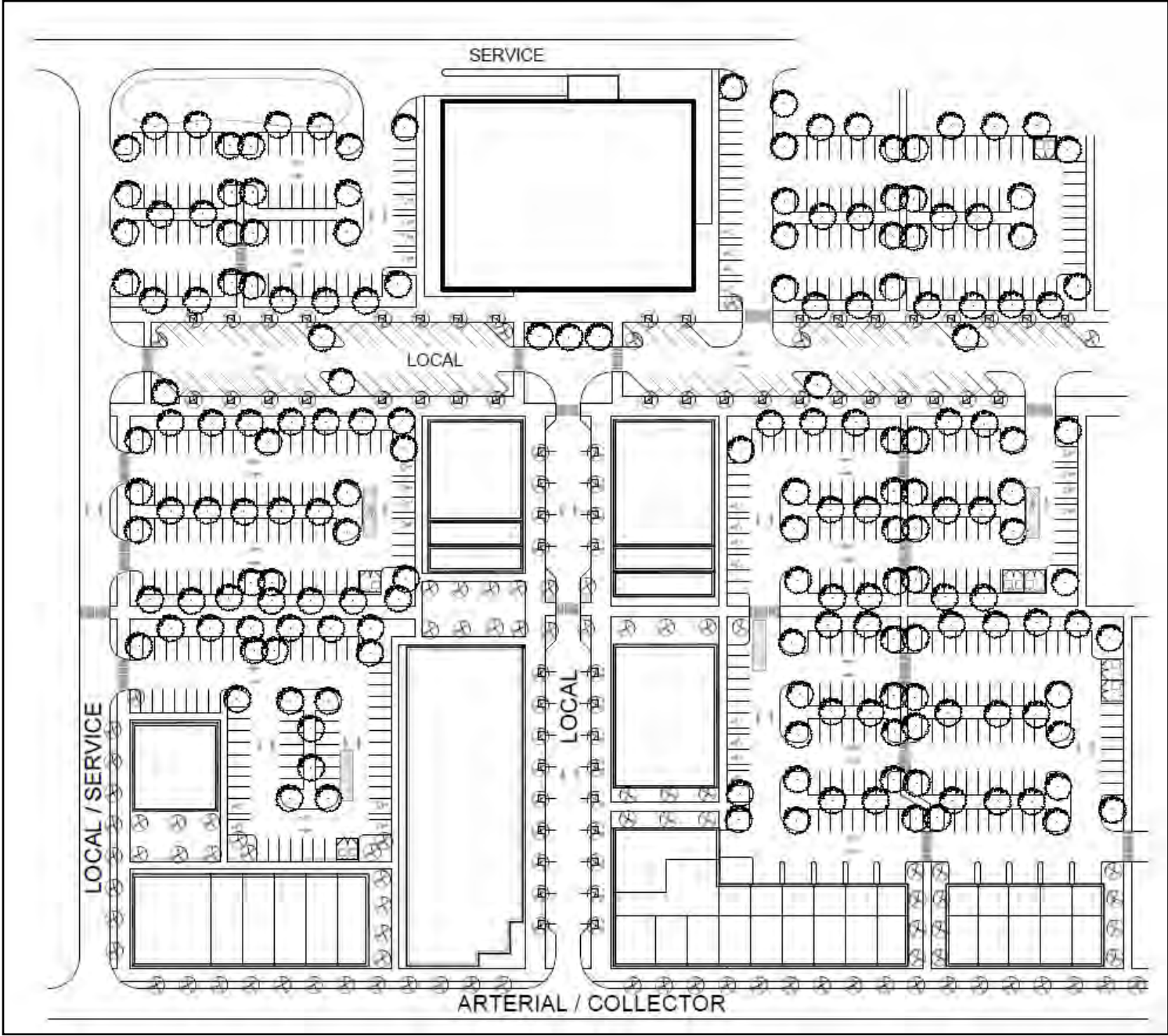


Figure 3. Streetscape Section

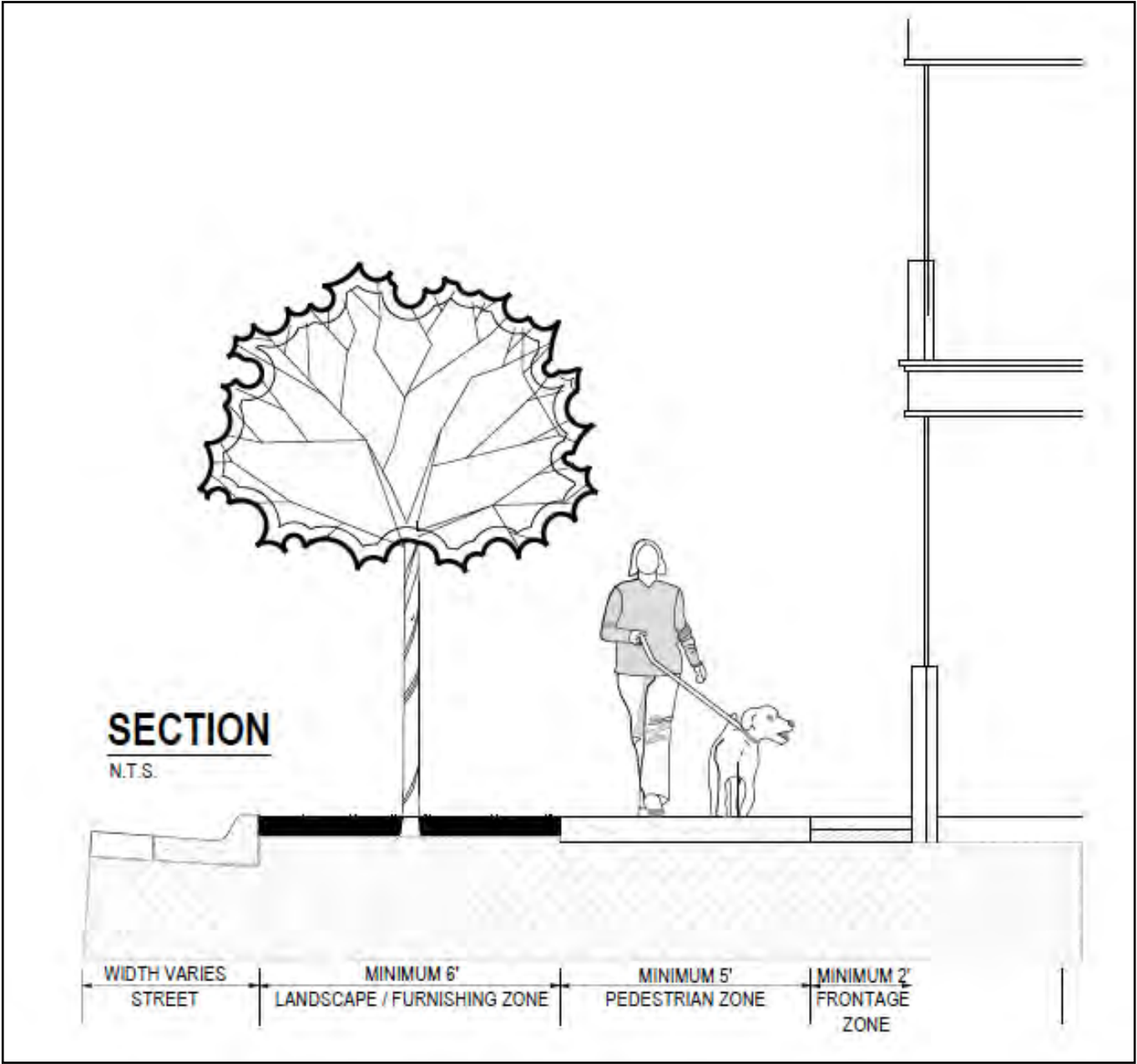


Figure 4. Commercial Streetscape Plan

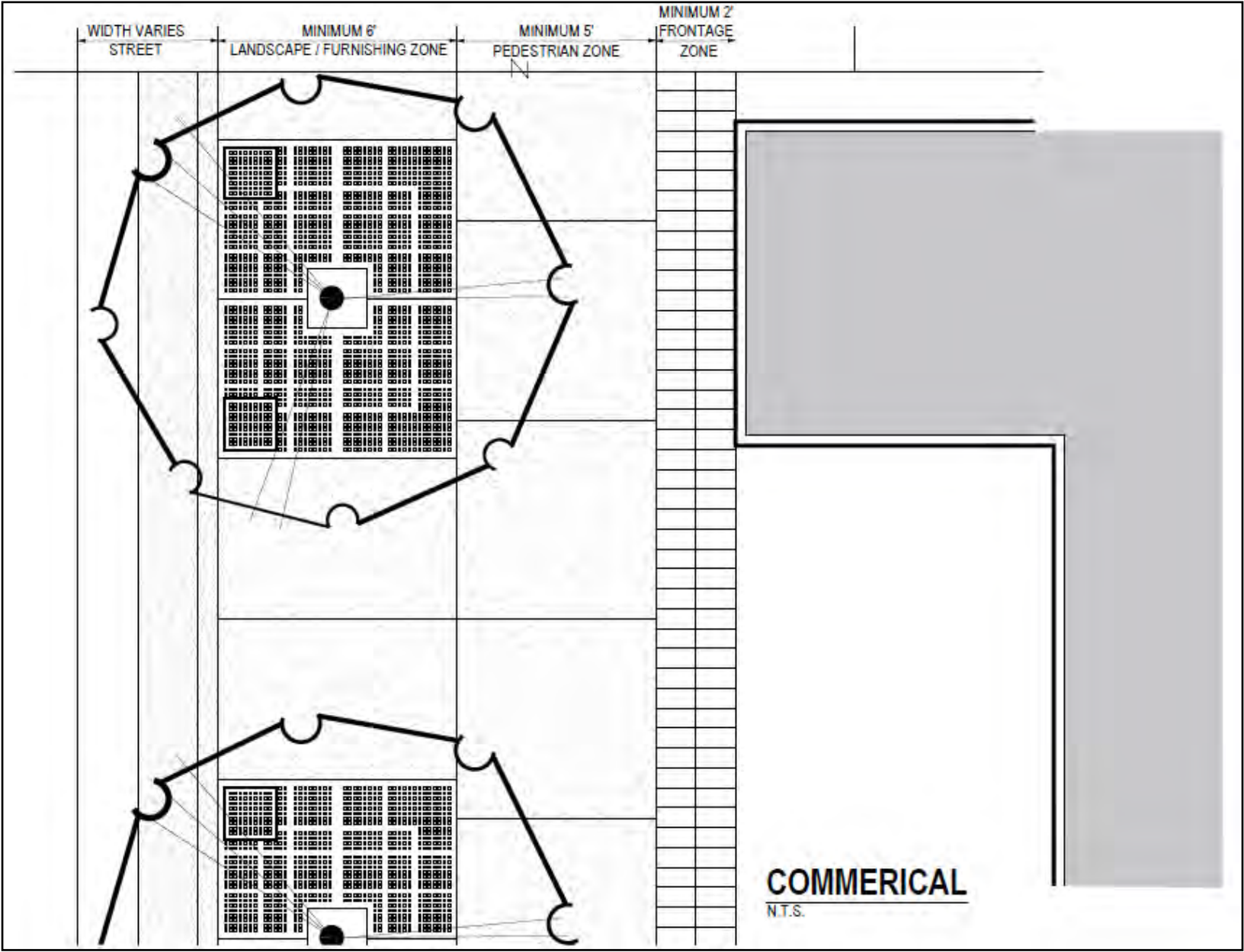
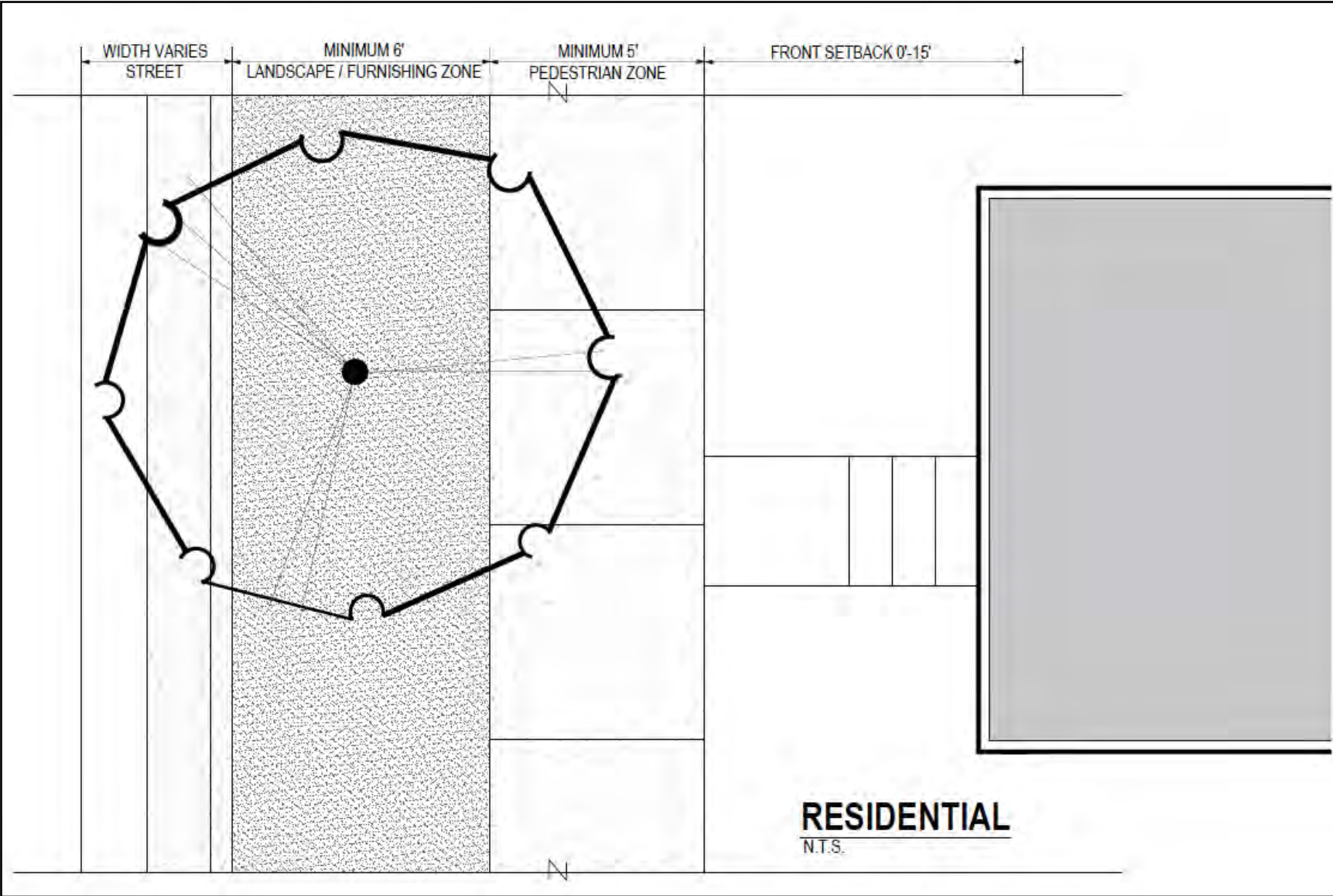


Figure 5: Residential Streetscape Plan



10. Building Orientation and Frontage:

- (a) **Proximity:** Building shall contribute to the street wall of the overall development.
- (b) **Orientation:** The principal building entryway shall be oriented and accessible from the most pedestrian-friendly street or corridor and be designed to provide direct pedestrian access from that street.
- (c) **Building Facade:** Building facades along any public street frontage shall not exceed 100 feet, unless vertical structural elements and functional entrance doors divide that facade no less than every 50 feet. No more than 20% of the street-facing facade shall be faced directly by garage and service bay openings.
- (d) **Encroachments:** Porches, balconies, pedestrian weather protection features and other like architectural features shall not encroach more than eight (8) feet into 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 5 feet in width.

11. Parking: Drive aisles, streets and parking shall not have primacy over pedestrian areas. Shared parking is envisioned as a necessity; therefore, large parking fields shall be prohibited. Refer to Figure 2.

- (a) **Location:** Off-street parking shall not be located between the building facade and the right-of-way. Parking shall be dispersed throughout the site by using on-street parking and at the rear of buildings or internal to the block. One double-loaded bay of parking may be located to the side of buildings. Where site constraints necessitate, up to 25 percent 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:** Parking shall be limited to a range of 40 percent to 70 percent 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 LPN 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. Parking separated by a 30-foot wide landscape and sidewalk area shall be counted as separate parking areas.
- (e) **Screening:** A minimum 10 feet wide landscaping strip shall be required between surface parking lots and adjacent streets. Landscaping shall require one canopy tree per 20 linear feet of frontage and a continuous row of shrubbery not to exceed 3 feet at maturity.

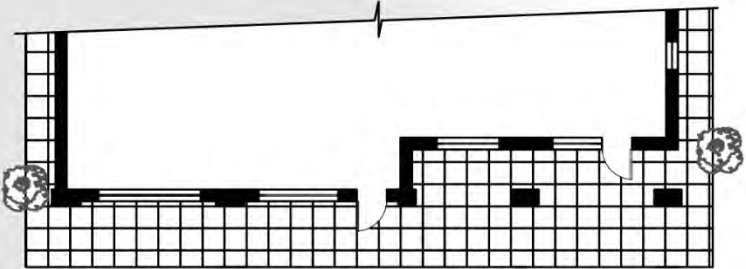
- 12. Building Design:** Color architectural renderings shall be provided at the time of site plan review demonstrating compliance with this section. Refer to Figure 6. Variety in design elements, transparency, color, texture and materials shall create visual interest, particularly at the pedestrian scale, and contribute to the establishment of the architectural character of the area. This includes the incorporation of building facades that vary in mass, scale and height by inclusion of the following:
- (a) **Architectural Features:** Large, unadorned and monolithic building faces and walls shall be prohibited. Multiple architectural and trim components including changes in color, texture, material and plane by using a reveal, offset or projecting rib shall be incorporated into the building design. Corner locations shall be considered opportunities for distinctive design on each frontage.
 - (b) **Transparency:** Adjacent to streets, sidewalks, and publicly accessible parking areas, non-residential and mixed-use buildings shall provide a minimum facade transparency of 50 percent at pedestrian level - between two and eight feet above finished grade—and residential buildings shall provide a minimum facade transparency of 25 percent at pedestrian level.
 - (c) **Materials and Colors:** Building facades shall be composed of natural materials such as brick, stone or wood siding or high-quality, man-made materials such as stucco and tinted or textured concrete masonry. The use of vinyl siding may not comprise more than 20 percent of any facade. Primary colors shall be natural, subdued earth tones while accent colors may be applied to architectural design elements. The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings. The materials used on the street-facing façades must return around exterior corners and terminate only at an internal corner (or a minimum of 6 feet from the principal façade).
 - (d) **Rooflines:** Variations in roofline accomplished by varying the building's mass in height and width so it appears divided into distinct massing elements through projections, recesses, and vertical changes in roof edges and slopes. Lengthy roofs with some transition but appearing to be flat shall not be permitted. Rooftop or ground mechanical equipment shall be considered in the initial stage of design and shall be screened through incorporation into the architectural form and layout of the building.
 - (e) **Roof Types:** 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.

Figure 6: Building Design Examples

Do This



Elevation

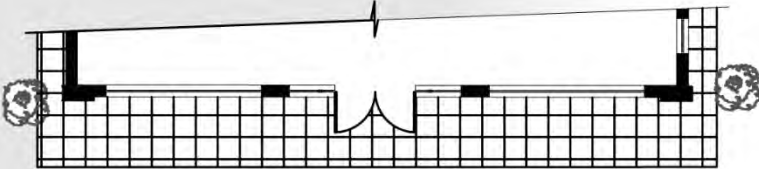


Plan

Not This



Elevation



Plan

13. Buffering, Screening and Outdoor Service Areas:

- (a) **Buffer zone standards:** Buffering is not required between uses within the LPN zoning district. Where development abuts existing single-family subdivisions, the landscape buffer standards of section 10-7.522 shall apply.
- (b) **Fencing:** Chain link fencing visible from public streets or adjoining property is prohibited, unless it is screened by vegetation that provides 100% opacity within 5 years from planting or at plant maturity, whichever is less.
- (c) **Outdoor service areas, loading docks, delivery areas:**
 - 1. Location: Shall only be located to the rear, side of a building, or in an interior location and shall adhere to the screening requirements in subsection (c)(2). Additionally, all outdoor services areas, loading docks and delivery areas shall be set back a minimum of 75-feet from the nearest residential structure in an adjoining zoning district.
 - 2. Screening: Outdoor service areas, loading docks, delivery areas, trash collection, outdoor storage, and mechanical equipment shall be mitigated using screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material.
 - a. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.
 - b. The service areas shall not be within 50 feet of any adjoining residential property.
 - c. The service areas shall be screened with vegetation and fences/masonry walls that are of sufficient height (minimum six feet) and opacity (minimum 50 percent) 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.
 - d. Above ground utility boxes visible from the street shall be screened with landscaping on at least two sides, thereby preserving access for the utility provider.
- (d) **Required landscaping; alternative compliance methods:** Development is encouraged to utilize the site design alternatives set out in sections 10-4.347 and 10-4.350.

14. Lighting: A lighting and photometric plan that includes all lighting proposed on-site shall be provided at the time of site plan review to demonstrate compliance with this section.

(a) **Parking Areas and Pedestrian Pathways:**

- 1. Intensity limits: Lighting levels adjacent to residential areas shall not exceed 0.5 footcandles at the property line as measured at 6 feet above ground level. The footcandle average for on-site parking lots shall not exceed 2.0 footcandles. The recommended maximum uniformity ratio (average: minimum light level) is 4:1.
 - 2. Light fixture types and location:
 - a. Dark Sky compliant fixtures are encouraged.
 - b. All light fixtures shall be full cut-off type fixtures and direct light internal to the site.
 - c. Parking lighting shall be spaced a maximum of 50 feet apart and shall not exceed 20 feet in height above grade.
 - d. Lighting for off-street walkways shall be spaced no more than 30 feet apart and shall not exceed 10 feet in height.
- (b) **Building Lighting:** Lighting should be concentrated at ground floor. Above the ground floor, lighting shall only be used to selectively highlight specific architectural features and signs without lighting up an entire façade of the building. General floodlighting of building facades is not permitted.

15. Signage: All signs shall comply with the county sign code (Article IX) and any additional requirements set out in this section. Where conflicts occur, the most restrictive standard shall apply.

(a) **Prohibitions:** Roof signs, billboard signs, electronic message centers, pole signs, signs that rotate or are in motion, or signs that contain flashing, rotating, pulsing, search, laser, or lights which move in any manner.

(b) **Allowances:**

1. A master sign plan for the entire LPN zone or unified development plan is highly encouraged. Additional sign allowances may be granted through a deviation process during site plan review if a master sign plan is developed and approved. Any future modifications to an approved master sign plan will require a site plan modification with associated fee.
2. Monument signs shall not exceed six feet above grade for single tenant structures and 15 feet above grade for multiple tenant structures.
3. All monument signs shall be setback a minimum of 10 feet from the right-of-way line and shall be constructed with a full-base width to the sign face that is constructed with materials that are consistent with the principal building. It is encouraged that the base is constructed with either metal, wood, or masonry materials.
4. One wall mounted sign per tenant is permitted. A wall mounted sign shall not exceed 10 percent of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Wall mounted signs shall be internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.
5. 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.

16. Stormwater Management Facilities: All stormwater management facilities shall be constructed with 4:1 side slopes. Refer to section 10-4.301 for water quality treatment and volume control standards associated with development.

(a) Stormwater ponds shall be designed to imitate "natural" pond characteristics, including curved geometrics, gently sloping edges, landscaping and paving materials, and should be placed to be focal design amenities. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged. 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.

(b) Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing. Landscape plants should be native and a minimum of four different species of trees and shrubs shall be utilized. Stormwater management facilities shall incorporate appropriate tree and plant species that consider the soil, hydrologic, and other site and facility conditions. Existing vegetation should be incorporated into the facility design wherever possible.

(c) Chain-link and vinyl clad fencing enclosures are prohibited where stormwater management facilities are visible from public roadways/access ways. Where fencing and/or retaining walls are proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principal structure.

17. Single-Family Attached Dwelling Units: Front-loaded units are prohibited. Driveway and parking access shall be from the rear of the unit.

18. Existing Single-Family Detached Dwelling Units: Individual single-family homes in the LPN zoning district that became non-conforming as of the date of this ordinance, shall be allowed to make improvements such as additions to the home, porches, accessory structures and

an accessory dwelling unit provided they meet all the requirements for establishing such improvements on the property. Setback standards for single-family detached dwelling units shall be as follows: 10-foot front yard setback, 20-foot rear yard setback, 10-foot side corner setback and 10-foot maximum side yard setback. In the event of casualty, in whole or in part, structures located on the property shall be allowed to rebuild provided all provisions and requirements of the county's land development code have been met.

General Notes:

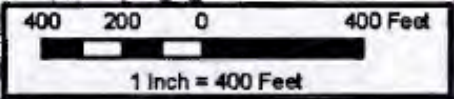
1. Central sanitary sewer and water are required within LPN.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).
4. Development standards. All proposed development shall meet the buffer zone standards (section 10-7.522), and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter).

Exhibit A



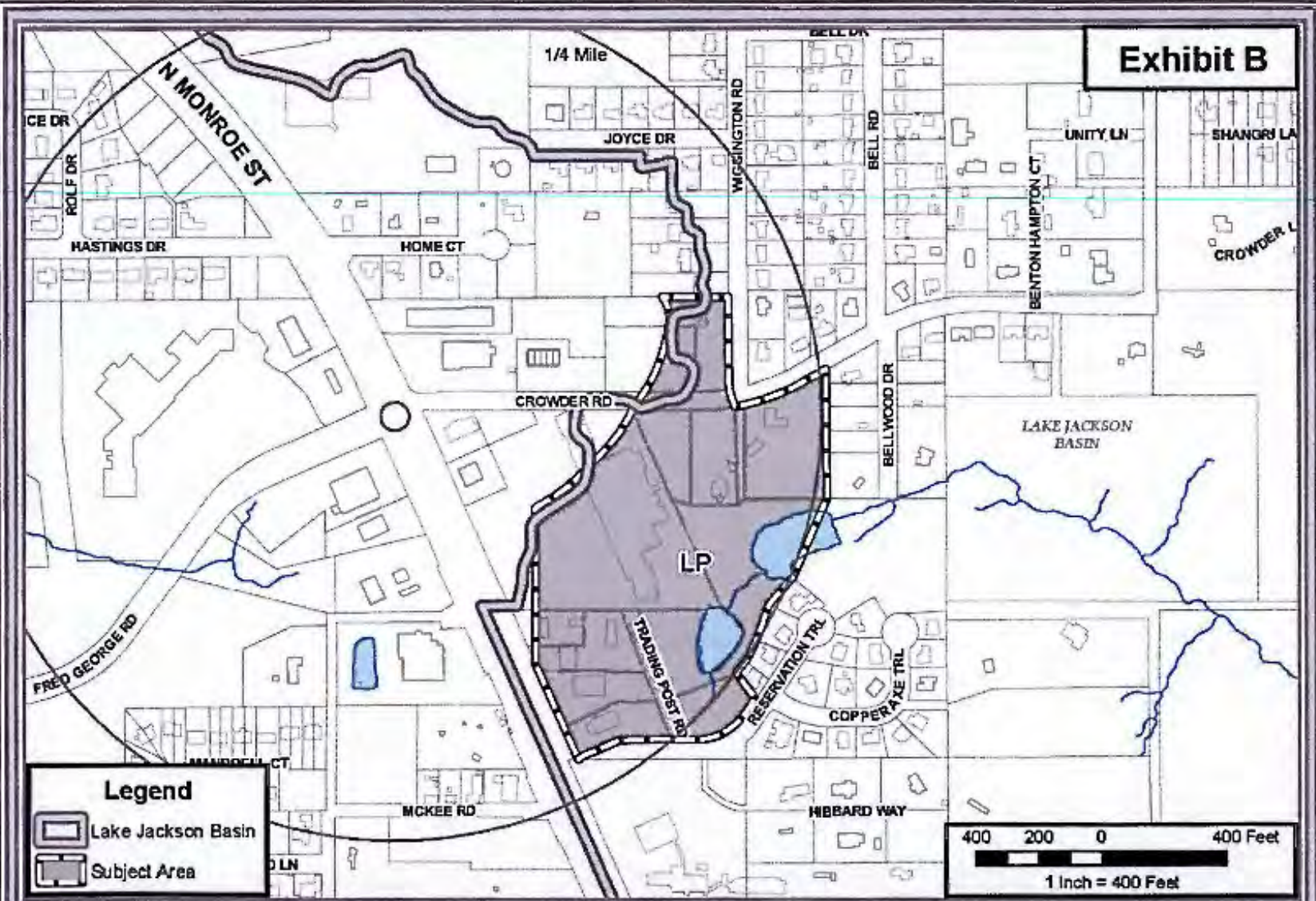
Legend

- Lake Jackson Basin
- Subject Area



U.S. 27 & Sessions Road Node

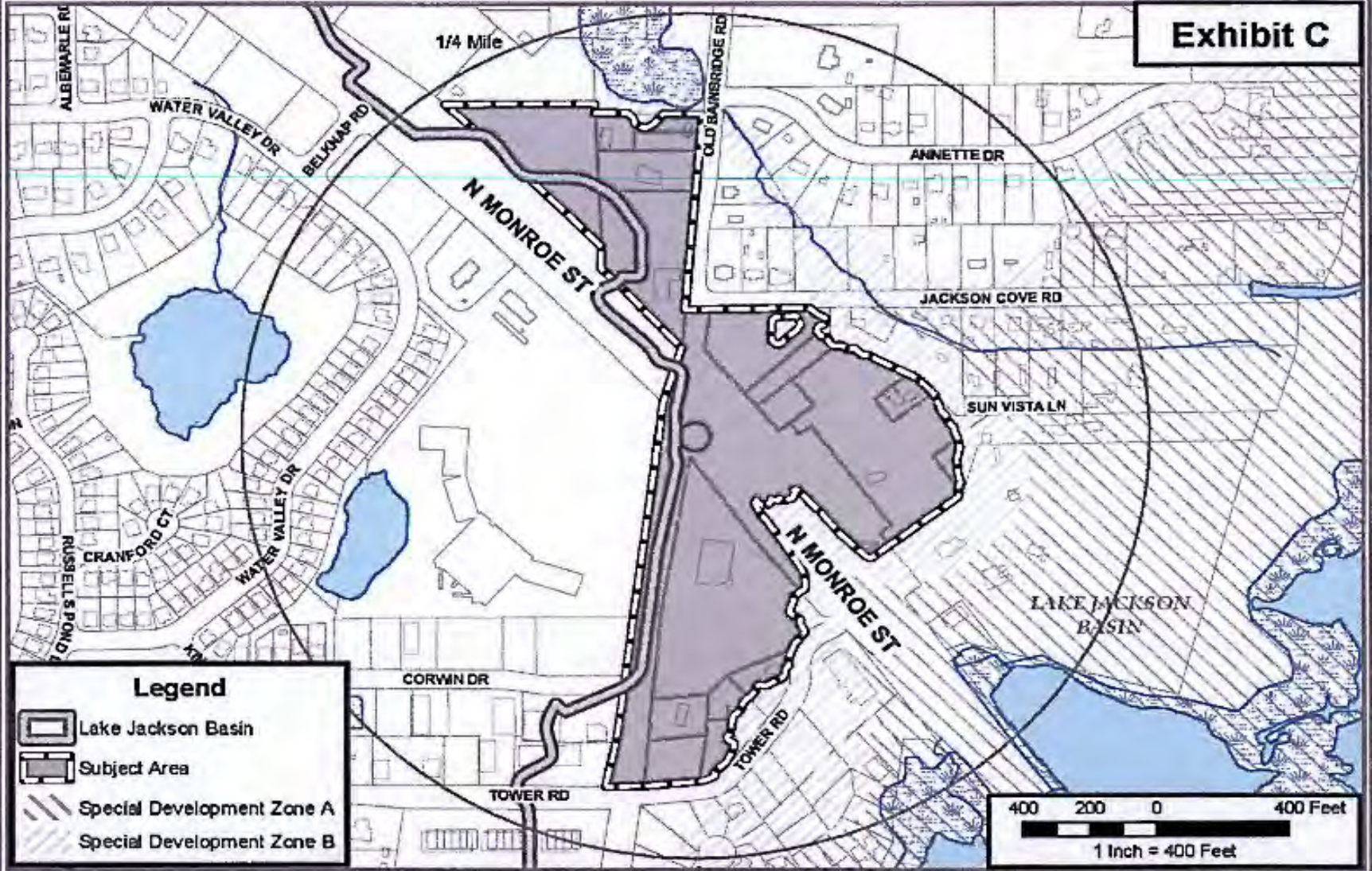
Exhibit B



U.S. 27 & Fred George Road Node

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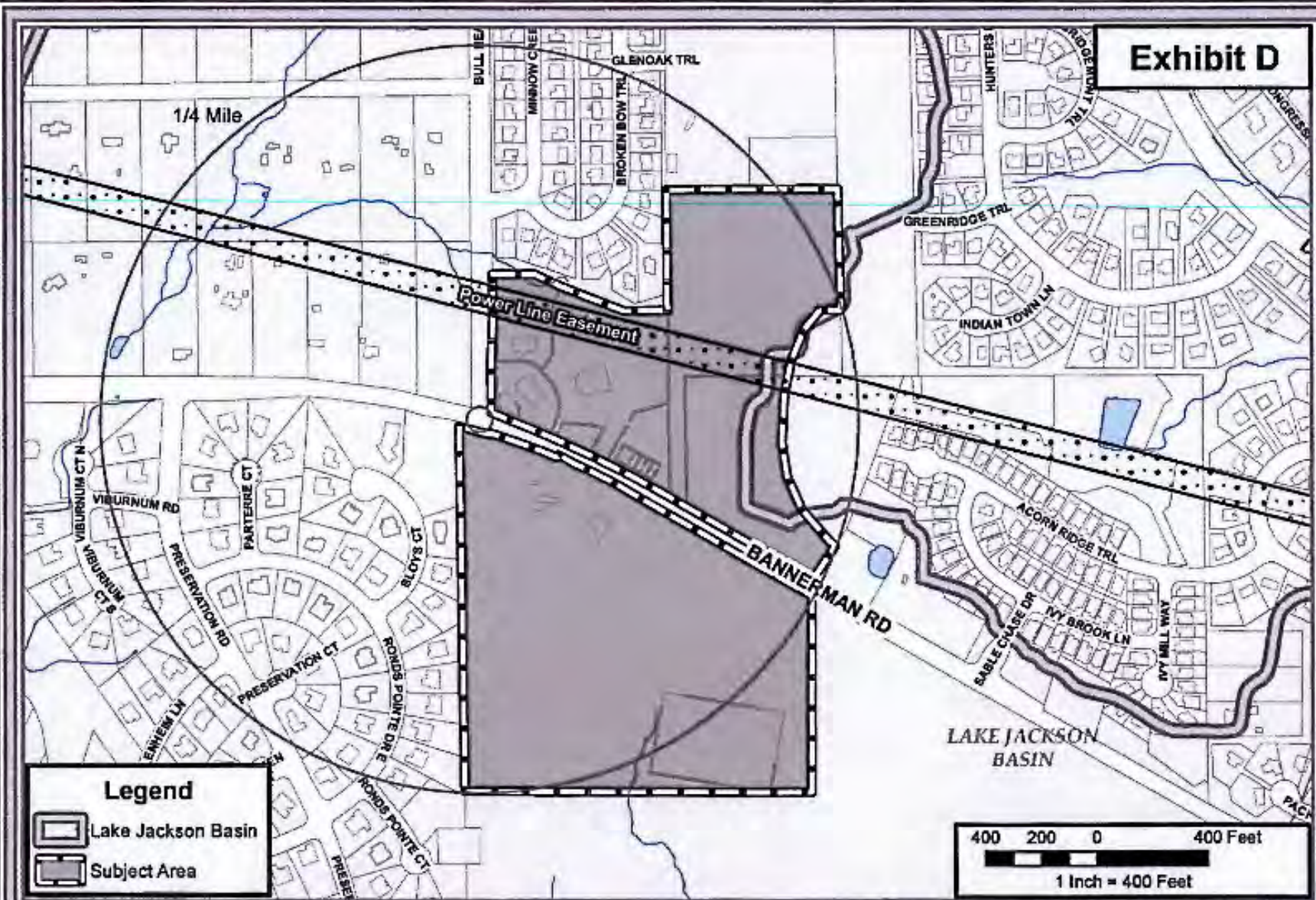
Exhibit C



U.S. 27 & Old Bainbridge Road Node

PREPARED ON July 22, 2010

Exhibit D



Bannerman and Bull Headley Road Node

