

Section 10-1242 MRC Mahan Residential Corridor District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Mahan Residential Corridor (MRC) district is intended to be located in areas designated as Residential Corridor on the Future Land Use Map of the Comprehensive Plan and shall apply only to areas located within the Mahan Drive Corridor Study area. This district is intended to be located on the edges of existing or planned single-family attached, two-family and detached residential neighborhoods and along Mahan Drive. The Mahan Residential Corridor (MRC) district is intended to provide for higher residential densities within the Urban Services Area (USA) boundary in order to better provide for the efficient use of infrastructure including transit. Additional landscape standards are also included in order to promote compatibility with adjacent neighborhoods and the preservation or perpetuation of trees along the Mahan Drive Corridor to the greatest extent possible. The MRC district is intended to provide for residential land uses while providing a transition between lower density residential development and more intensive non-residential or medium density development. This zoning district shall not be applied to the interior of an existing single-family detached dwelling neighborhood. The provisions of this district are intended to allow higher density residential development that is compatible in scale and design with adjoining low-density residential neighborhoods. The MRC district is not intended to accommodate large- scale multiple-family development. Small scale mixed use developments combining the Mahan Residential Corridor (MRC) and Mahan Residential Corridor Node (MRCN) zoning districts are encouraged. The maximum gross density allowed for new residential development in the MRC district is six (6) dwelling units per acre. Residential land uses may also be developed at a maximum density of eight (8) dwelling units per acre when innovative design is utilized including but not limited to mixed use developments incorporating the Mahan Residential Node District, centralized stormwater facilities, or condominium developments that adhere to the design standards in this Section.</p> <p>Increases in land zoned MRC shall demonstrate the need for additional residential densities within the Mahan Drive Corridor Study area. Expansions of the MRC zoning district are prohibited into existing viable single- family residential subdivisions.</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; and 5. Community facilities and services related to residential uses including religious facilities, police/fire stations, elementary and middle schools. Libraries, vocational schools and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. 	<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 and which comprises no more that 33 percent of the floor area or cubic volume of the principle 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.

General Notes:

1. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation conservation features), stormwater management requirements, etc.
2. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks (Note 5)				6. 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. Maximum Building Size (excluding gross building floor area used for parking)	b. Maximum Building Height (including stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 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	2 Stories and 35 feet
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	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise none	50 feet when adjoining property zoned RP; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 25 feet	maximum length: a block of 4 residential units with a 10 foot minimum spacing between unit blocks.	2 and 35 feet
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 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	50 feet when adjoining property zoned RP; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 25 feet	A) Two-Family Dwelling structures adjacent to existing single-family detached dwellings structures may not be less than 50% smaller than the smallest adjacent principal single-family detached dwelling structure; and B) All other two-family residential has no size limitations.	2 and 35 feet
Any Permitted Non-Residential Use	12,000 square feet	60 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise 15 feet on each side	50 feet when adjoining property zoned RP; otherwise 25 feet	50 feet when adjoining property zoned RP; otherwise 10 feet	15,000 square feet of gross building floor area per acre	2 and 35 feet

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<p>7. Fencing, Buffering and Screening Requirements:</p> <ul style="list-style-type: none"> a. Chain link fencing is prohibited. b. Buffering shall be in accordance with the provisions of section 10-923 except where the proposed MRC use is a attached single-family dwelling, two-family dwelling or any permitted non-residential use and such proposed use abuts property zoned Residential Preservation. In these cases a Type D buffer is required at a minimum. Notwithstanding any existing trees and vegetation that are required to remain in place and must be used to either fully or partially satisfy the buffering requirements of section 10-923 or this section. In instances where existing trees and vegetation are not present or are not sufficient to satisfy the buffering requirements of section 10-923, then new plantings shall be required. c. The off-site visual impacts associated with outdoor service functions including but not limited to loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary façade of the primary building and/or evergreen landscape plant material and shall comply with the requirements for accessory structures found within section 10-1102. d. Notwithstanding section 8 below, on site parking adjoining roadways other than Mahan Drive shall be screened from view from public roadways by a planted landscape hedge with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway. e. Landscaping should be used to define onsite pedestrian corridors, building design elements, public areas, and viewscales.
<p>8. Landscape Standards: Development within the MRC district shall be subject to the landscape requirements of this Section in addition to those requirements set out in Article VII, Section 10-923 of the Land Development Code. Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes. All properties fronting Mahan Drive shall provide and maintain a fifty (50) foot wide landscape area immediately adjoining the roadway. All vegetation within the fifty (50) foot wide landscaped area of good condition four (4) inches in height or larger shall be preserved. This landscape area shall be planted with canopy trees with at least one (1) tree for each 100 square feet of landscaped area. Creative design and spacing is encouraged. The landscaped area may be crossed with permitted driveways but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscaped area. Sidewalks may be permitted within the landscaped area for connections to the public sidewalk fronting Mahan Drive, if applicable. Existing healthy trees within the landscaped area may be counted as prescribed in Section 10-266 toward meeting the tree planting requirements. Management of the existing trees within the landscaped area shall include pruning of dead and hazardous tree limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.</p>
<p>9. Solid Waste Restrictions: New development and redevelopment may not place solid waste containers within 30 feet of an adjoining residential property. Such containers shall be screened with a material consistent with the principle structure. The use of solid waste containers greater than 90 gallons is prohibited within in the MRC district.</p>
<p>10. Conditional Uses: 1) Recreational Vehicle Parks are allowed within the MRC zoning district provided that the following conditions are met: (a) The recreational vehicle park was operational on or before [XXXX, 2005] or is an expansion of an existing recreational vehicle park that was operational on or before [XXXX, 2005]; (b) A landscape standard Type D buffer as defined in Section 10-923 shall be required where the recreational vehicle park abuts or is adjacent to properties zoned Mahan Residential Preservation or Mahan Residential Corridor. 2) Retail Nurseries are allowed within the MRC zoning district provided that the following conditions are met: (a) All buildings and storage areas are set back a minimum of 100 feet from any adjoining property that is zoned Mahan Residential Preservation or Mahan Residential Corridor; (b) A landscape standard Type D buffer as defined in Section 10-923 shall be required where the recreational vehicle park abuts or is adjacent to properties zoned Mahan Residential Preservation or Mahan Residential Corridor; and (c) No more than two automotive vehicles such as trucks are parked or stored on-site.</p>

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