

Section 10-1243 MRCN Mahan Residential Corridor Node District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Mahan Residential Corridor Node (MRCN) district is intended to be located in areas designated as Residential Corridor Node on the Future Land Use Map of the Comprehensive Plan and shall apply only to areas located within the Mahan Drive Corridor Study area. The Mahan Residential Corridor Node (MRCN) district is intended to provide medium density residential, minor commercial and minor office development within the Urban Services Area (USA) boundary in order to better provide for the efficient use of infrastructure including transit. The interconnection standards set forth in the MRCN are intended to minimize the use of the arterial roadway for short vehicular trips and to promote smooth and safe traffic flow of the general traveling public. Additional landscape and building design 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 MRCN district is not intended to accommodate large-scale apartment development as a single use. Small scale mixed use developments within the MRCN district or combining the Mahan Residential Corridor (MRC) and Residential Corridor Node (MRCN) zoning districts are encouraged. The maximum gross density allowed for new residential development in the MRCN district is sixteen (16) dwelling units per acre.</p> <p>Increases in land zoned MRCN shall demonstrate the need for greater residential densities within the Mahan Drive Corridor Study area. Expansion of the MRCN zoning district is prohibited in existing viable single-family residential subdivisions. The MRCN zoning district shall be located in a nodal fashion along the Mahan Drive corridor consistent with the recommendations of the Mahan Drive Corridor Study. Expansion of the zoning district in a strip or linear fashion shall be inconsistent with the Tallahassee-Leon County Comprehensive Plan and is therefore prohibited.</p>	<ol style="list-style-type: none"> <li>1. Single family – detached dwellings;</li> <li>2. Single family-attached dwellings;</li> <li>3. Two-family dwellings.</li> <li>4. 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;</li> <li>5. Nursing homes and residential care facilities;</li> <li>6. Daycare centers;</li> <li>7. Medical and dental offices and services, laboratories and clinics;</li> <li>8. Non-medical offices and services, including business and government offices and services;</li> <li>9. Banks and other financial institutions;</li> <li>10. Restaurants without drive-in facilities;</li> <li>11. Retail bakeries;</li> <li>12. Retail candy, nut and confectionery stores;</li> <li>13. Meat and fish markets;</li> <li>14. Fruit and vegetable markets</li> <li>15. Retail drugstores;</li> <li>16. Retail florists;</li> <li>17. Retail food and grocery;</li> <li>18. Retail home / garden supply, hardware and nurseries without outside storage or display;</li> <li>19. Retail newsstand, books, greeting cards;</li> <li>20. Retail department, apparel and accessory stores;</li> </ol>	<ol style="list-style-type: none"> <li>21. Retail picture framing;</li> <li>22. Retail sporting goods, bicycle shops and bicycle parts dealer, except motorized;</li> <li>23. Retail jewelry stores;</li> <li>24. Retail hobby, toy and game shops</li> <li>25. Camera and photographic supply stores;</li> <li>26. Retail sewing, needlework and piece goods stores;</li> <li>27. Optical goods stores;</li> <li>28. Coin operated laundries and dry cleaning;</li> <li>29. Museums and art galleries;</li> <li>30. Retail computer, video, record and other electronics;</li> <li>31. Personal services excluding tattoo and massage parlors;</li> <li>32. Bed and breakfast inns up to a maximum of five rooms;</li> <li>33. Antique shops;</li> <li>34. Mailing services;</li> <li>35. Gift, novelty and souvenir stores;</li> <li>36. Photocopying and duplicating services;</li> <li>37. Studios for photography, art, drama, music and video;</li> <li>38. Tailoring;</li> <li>39. Veterinary services including animal hospitals without outside kennel services; and</li> <li>40. 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.</li> </ol> <p>(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 principle use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

**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				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. 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 Developed as a Single Use	1,600 s.f. min; avg of 2,000 s.f.	16 feet	none	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet when adjoining property zoned RP; otherwise none	50 feet on any side 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 Stories and 35 feet
Two-Family Dwellings Developed as a Single Use	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 or 50 feet when adjoining property zoned RP.	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 Stories and 35 feet
Multiple Family Dwellings Developed as a Single Use	10,000 square feet	80 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet on any side adjoining property zoned RP; otherwise 15 feet on each side	50 feet on any side adjoining property zoned RP; otherwise 25 feet on each side	50 feet when adjoining property zoned RP; otherwise 10 feet	none	2 Stories and 35 feet

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**DEVELOPMENT STANDARDS**

	<b>4. Minimum Lot or Site Size</b>			<b>5. Minimum Building Setbacks</b>				<b>6. Building Restrictions</b>	
Any Permitted Non-Residential Principal Use Developed as a Single Use	10,000 square feet	80 feet	100 feet	50 feet when abutting Mahan Drive; otherwise 15 feet	50 feet on any side adjoining property zoned RP; otherwise 15 feet on each side	50 feet on any side adjoining property zoned RP; otherwise 25 feet on each side	50 feet when adjoining property zoned RP; otherwise 10 feet	A) Non-residential structures adjacent to existing residential single-family detached structures may not exceed 2 times that of the largest adjacent principal residential structure: and B) All other non-residential structures shall not exceed 4,000 square feet of non-residential gross building floor area per parcel and 8,500 square feet per acre.	2 stories and 35 feet
Any Permitted Non-Residential Principal Use Developed as Part of a Mixed-use Development Under Common Plan of Development	none	none	none	50 feet when abutting Mahan Drive; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet when adjoining property zoned RP; otherwise none	All non-residential structures shall not exceed 10,000 square feet of non-residential gross building floor area per parcel and 20,000 square feet per acre except when located on the ground floor of a structure also containing residential uses in which case there is no size limitation on non-residential uses.	3 stories and 50 feet
Multiple-Family Dwellings Developed as Part of a Mixed-use Development Under Common Plan of Development	none	none	none	50 feet when abutting Mahan Drive; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet on any side adjoining property zoned RP; otherwise none	50 feet when adjoining property zoned RP; otherwise none	none	3 stories and 50 feet or 2 stories and 35 feet when located within 100 feet of property zoned RP

**8. Lighting Criteria for Non-Residential Uses:**

- a. For natural quality, lighting elements shall provide full spectrum light to prevent color distortion.
- b. Light overspill onto adjacent properties shall be minimized by a combination of placement of light fixtures, mounting height, natural or artificial barriers on the fixture owner's property, shielding of the light source to direct light onto the surface to receive illumination, and other fixture design features.
- c. All exterior lighting fixtures shall be total cutoff type with metal halide lamps or incandescent lamps.
- d. Motion detector activated lights are permitted and are required to cycle off after five (5) minutes.
- e. The light source of any fixture shall not be visible from adjacent properties.
- f. All nighttime lighting including wall mounted security lighting, shall not exceed zero point five (0.5) vertical surface foot-candle measured at the property line six (6) feet above grade.
- g. Light fixtures in parking lots shall not exceed 10 feet in height and shall have recessed bulbs and filters which conceal the source of illumination.
- h. No wall- or roof-mounted flood or spotlights used as general grounds lighting are permitted. Wall mounted security lighting is permitted.
- i. The use of search lights, laser lighting, or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited.

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**9. Landscape Standards:** Development within the MRCN 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.

**10. Fencing, Buffering and Screening Requirements:**

- a. Chain link fencing is prohibited.
- b. Buffering shall be in accordance with the provisions of section 10-923 except where the proposed MRCN use is a multiple family dwelling, 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, new plantings shall be required.
- c. The off-site visual impacts associated with outdoor service functions or areas 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 9 above, 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 viewscapes.

**11. Signs:**

All on site signs within the MRCN district shall be designed in accordance with the Section 10-1811. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the MRCN district shall conform to the following minimum guidelines:

- a. One wall-mounted sign per building fronting each collector and arterial street frontage is permitted. A wall-mounted sign shall not exceed 10 % of the area of the building wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Only one wall sign for multiple tenant office land uses shall be allowed.
- b. No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.
- c. Freestanding signs shall be setback a minimum of 10 feet from the right-of-way line.
- e. Free-standing signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principal building.
- f. One free standing sign per driveway access fronting each collector and arterial street is permitted and shall be internally illuminated with an opaque field to control glare. The Maximum sign area permitted is 36 square feet per sign with a maximum height of 10 feet.

**12. Noise Source Restrictions:** In the event that a property zoned MRCN abuts property zoned Residential Preservation, the noise source on the MRCN zoned property shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 A.M. to 7:00 P.M.) and an L10 noise level of 50 dBA in the night time (7 P.M. to 7:00 A.M.) as measured on the property line abutting the source.

**13. Solid Waste Restrictions:** New development and redevelopment shall not place solid waste facilities within 30 feet of an adjoining residential property. Such facilities shall be screened with a material consistent with the principle structure. The use of solid waste containers greater than 90 gallons is discouraged within in the MRCN district.

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**14. Additional Criteria for the Construction of all New Non-Residential Buildings and Additions:** The overall goals of this district are to provide a unified sense of place or common plan of development, a pedestrian scale, and design that reflects the general character and scale of typical residential structures in adjacent neighborhoods. No particular architectural style or materials are mandated. Variety within these design criteria is encouraged. However, buildings shall be designed to reduce the mass, scale, and monolithic appearance of large structures. Flat roofs are prohibited. Roofs shall be designed with a minimum pitch of 4 in 12 (four feet of rise per twelve feet of run). The horizontal footprint of a single roof plane may not exceed one thousand (1,000) square feet. Doors and windows shall be placed to reflect the predominant character and scale of adjacent residential structures, and to provide natural surveillance opportunities to discourage criminal activities. Exterior walls shall be designed with doors or windows spaced horizontally no more than fourteen (14) feet from each other. For purposes of this requirement, doors and windows shall be defined as having a horizontal dimension of no less than three (3) feet and no more than ten (10) feet. Development and redevelopment applications shall provide sufficient documentation including, but not limited to, architectural elevations demonstrating that the proposed development is consistent with the following features of the adjoining neighborhood:

- a. Building facades including building material, architectural style, and colors.
- b. Roof forms

**15. Physical Separation Between MRCN Zoning District Nodes:** MRCN zoning district nodes shall be spaced a minimum of 3,000 linear feet away from each other when located on the same side of the Mahan Drive corridor, measuring along the Mahan Drive right-of-way line.

**16. Interconnection Requirement:** All non-residential development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

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