### SUMMARY

<table>
<thead>
<tr>
<th>Property Owners:</th>
<th>Property Location:</th>
<th>Amendment Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The St. Joe Company LLC</td>
<td>Between Apalachee Parkway and Old St. Augustine Rd, East of Southwood Plantation Rd.</td>
<td>County Large Scale Map Amendment</td>
</tr>
<tr>
<td><strong>Applicant:</strong> D. R. Horton, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TLCPD Staff:</strong> Mindy Mohrman</td>
<td>Current Future Land Use &amp; Zoning: Future Land Use: Rural (R) &amp; Suburban (SUB) Zoning: Rural (R), CPA, &amp; PUD38</td>
<td>LPA Recommendation:</td>
</tr>
<tr>
<td><strong>Contact Information:</strong> <a href="mailto:melinda.mohrman@talgov.com">melinda.mohrman@talgov.com</a> 850-891-6415</td>
<td>Proposed Future Land Use &amp; Zoning: Future Land Use: Suburban (SUB) Zoning: Single Family Detached, Attached Two Family Residential (R-3)</td>
<td>Staff Recommendation: Approve</td>
</tr>
</tbody>
</table>

**Subject Site**

`+/- 129.80 Acres`

**Date:** 12/15/2021  **Updated:** 01/18/2022
A. REASON FOR REQUESTED CHANGE

The subject site includes is parcel 3102204130000 between Apalachee Parkway and Old St. Augustine Road, accessed by Southwood Plantation Rd. on the west. The applicant, D. R. Horton Inc., stated that they seek this land use change to meet the need for diverse housing supply by developing new communities. The current FLUM designation on the subject site is Rural and Suburban. The Rural category prohibits higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities. Therefore, a change to a different FLUM designation is necessary to accommodate the proposed development. The western portion of the property that is currently designated Suburban will remain as it is currently designated.

The proposed Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

A rezoning application will be processed concurrently with this amendment. A zoning change from Rural (R) and Critical Planning Area (CPA) to Single Family Detached, Attached Two Family Residential (R-3) has been requested to implement the proposed amendment to the Future Land Use Map.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The Subject Area is currently designated Rural and Suburban on the FLUM. The proposed amendment would change the Rural FLUM designation of the area to Suburban.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.
### Current Future Land Use Map Designation

<table>
<thead>
<tr>
<th>Legend</th>
<th>Subject Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future Land Use</td>
<td></td>
</tr>
<tr>
<td>Rural</td>
<td>Residential Preservation</td>
</tr>
<tr>
<td>Planned Development</td>
<td>Suburban</td>
</tr>
</tbody>
</table>

- **Current Designation**
  - Rural (R) & Suburban (SUB)

### Proposed Future Land Use Map Designation

<table>
<thead>
<tr>
<th>Legend</th>
<th>Subject Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future Land Use</td>
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<td>Rural</td>
<td>Residential Preservation</td>
</tr>
<tr>
<td>Planned Development</td>
<td>Suburban</td>
</tr>
</tbody>
</table>

- **Proposed Designation**
  - Suburban (SUB)
C. STAFF 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 recommend ADOPTION of 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 recommend APPROVAL of the proposed rezoning.

D. 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/DENY 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/DENY the proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. Policy 2.2.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is sufficient access and urban services available to the subject site. Therefore, as these lands have urban services planned/in place, they are currently not consistent with Policy 2.2.1 [L].

2. Policy 2.2.1 [L] indicates a special condition that property within the Rural category shall not be converted to a more intense land use category unless the subject area adjoins the Urban Service Area or a designated Rural Community. The west portion of the subject site is currently inside the USA boundary. Therefore, this special condition is satisfied.

3. Policy 2.2.5 [L] indicates that the purpose of the Suburban Land Use Category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance.

4. Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.

The proposed housing units would be located near commercial services and would provide convenient access for residents of the dwelling units. The subject parcel is located south of Apalachee Parkway from parcels designated as Suburban on the FLUM.
5. Section 10-246, R-3 Single and Two-Family Residential District, specifically states that R-3 district is intended to be located in areas designated as Suburban on the Future Land Use Map of the comprehensive plan which contain or are anticipated to contain a wide use range of single-family and two-family housing types.

F. STAFF ANALYSIS

History and Background

This area between Apalachee Parkway and Old St. Augustine Road is characterized by low intensity non-residential and medium density residential development, with undeveloped space currently designated as Planned Development. While the FLUM does identify area south and east of the subject site as Rural, it should be noted that the actual surrounding uses and planned uses are more consistent with the proposed change.

The subject site is comprised of one parcel approximately 129.80 acres in size and is currently vacant. Medium density residential is located north of the site. Directly to the east of the site is the Tallahassee National Cemetery. West of the site are vacant parcels with Planned Development FLU and to the south are parcels designated Rural.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Rural (2.2.1 [L]) and Suburban (2.2.5 [L]) are included as Appendix #1.

Rural (Current)

The subject site is currently designated as Rural and Suburban on the Tallahassee-Leon County Future Land Use Map (FLUM). The intent of the Rural land use category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County’s rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

Suburban (Proposed)

The proposed Suburban land use category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The intent of the suburban land use category is to create an environment for economic investment and reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

To complement the residential aspect of this developmental pattern, recreational opportunities, cultural activities, commercial goods, and services should be located nearby.

The subject site is located directly adjacent to low and medium density residential and multi-family residential, and near employment, shopping and recreational opportunities.
Consistency with 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 requires that, in order to discourage urban sprawl, new development shall be concentrated in the urban services area (USA) as designated on the future land use map. The subject site is currently partially inside the USA boundary. A text amendment was submitted to expand the USA to encompass the parcel in its entirety. This can be seen on the map of the subject site, below:

![Map showing proposed addition to Urban Service Area](image)

Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject site. This fact supports redesignation of the subject site, as Rural lands are not intended to have urban services.

Policy 2.2.1 [L] indicates a special condition that property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural community. The western portion of the subject site is currently in the Urban Service Area. Therefore, this special condition is satisfied.
Policy 2.2.5 [L] states the purpose of the Suburban land use is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance.

Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.

The proposed housing development would be located south of Apalachee Parkway with convenient access to employment, shopping, and recreation.
Zoning

The Land Development Code sections for Rural (Sec. 10-6.612), and PUD 38 zoning are included as Appendix #2.

Rural, Critical Planning Area, and PUD 38 (Current)

The current zoning for the east portion of the subject site, Rural, is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County’s rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents. Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing Rural lands from fragmentation and to promote infill and redevelopment within the Urban Services Area and Rural Communities, urban services are not planned or programmed for this area.

The purpose of Critical Planning Area designation is to establish planning guidelines for large undeveloped areas, greater than 200 acres inside of the Urban Service Area, and whose development could have substantial impacts on the community as a whole. The subject site contains approximately 16.4 acres that are designated CPA. The CPA zoning district precedes the PUD zoning. The CPA serves as a placeholder zoning until a PUD can be completed and adopted.

The portion of the property zoned PUD 38 is approximately 4.8 acres and will remain in this zoning designation.
**Single Family Detached, Attached Two Family Residential (R-3) (Proposed)**

The proposed zoning for the subject parcels, Single Family Detached and Two Family Attached Residential is intended to be located in areas designated 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. Certain community and recreational facilities related to residential uses are also permitted. The western portion of the subject site is currently zoned PUD38 and would remain in that zoning category.

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

<table>
<thead>
<tr>
<th>Current District</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Planned Unit Development PUD 38, Critical Planning Area (CPA) &amp; Rural (R)</td>
</tr>
</tbody>
</table>

Proposed Zoning

<table>
<thead>
<tr>
<th>Proposed District</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Planned Unit Development (PUD 38) &amp; Single Detached, Attached and Two Family Residential (R-3)</td>
</tr>
</tbody>
</table>
Existing Land Uses

Discussion of existing uses surrounding the subject site

The subject site is one parcel approximately 129.80 acres in size and is currently vacant. The subject site is located directly adjacent to low and medium density residential and multi-family residential to the north. Directly to the east of the site is the Tallahassee National Cemetery. To the west of the site are mostly vacant parcels with Planned Development FLU and PUD 38 zoning.

Existing Land Use Map
Infrastructure Analysis

Water/Sewer

City water, sewer, and other services are available to the site.

Schools

The Subject Area is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School.

All attendance zones in which the property is located have capacity for this project. Currently, Conley Elementary has a capacity of 405, with a post development capacity of 195. Currently, Fairview Middle School has a capacity of 440, with a post development capacity of 354. Currently, Rickards High School has a capacity of 476, with a post development capacity of 383.

Roadway Network

The subject site is not within the MMTD. The subject site sits in between Apalachee Parkway (US Highway 27; State Road 20), a Principal Arterial, to the north and Old St. Augustine Road (County Road 2196), a Minor Arterial to the south. Southwood Plantation Road, a Minor Collector, runs adjacent to the west of the subject site connecting Apalachee Parkway to Old St. Augustine Road. The intersection of Apalachee Parkway and Southwood Plantation Road is not signalized. The intersection of Old St. Augustine and Southwood Plantation Road is signalized. Old St. Augustine Road is a designated canopy road.

Site impacts analysis:

<table>
<thead>
<tr>
<th>Buildout Type</th>
<th>Acres</th>
<th>Maximum Buildout Intensity</th>
<th>Maximum Buildout</th>
<th>Trip Generation Rate</th>
<th>% Enter</th>
<th>% Exit</th>
<th>Trips Enter</th>
<th>Trips Exit</th>
<th>Total Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUD-38 Low Density Residential</td>
<td>4.8</td>
<td>3.5 DU/Acre</td>
<td>16.8 DU</td>
<td>0.98</td>
<td>63</td>
<td>37</td>
<td>10.4</td>
<td>6.1</td>
<td>16.5</td>
</tr>
<tr>
<td>R-3 Single and Two-Family Residential</td>
<td>125</td>
<td>8 DU/Acre</td>
<td>1000 DU</td>
<td>0.55</td>
<td>63</td>
<td>37</td>
<td>346.5</td>
<td>203.5</td>
<td>550.0</td>
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<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total 566.5</td>
</tr>
</tbody>
</table>

The table above depicts preliminary calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rate and entering/exiting trip percentages are based on Single-Family Detached Residential (210) and Multifamily Housing Low-Rise (221) as determined by the Institute of Transportation Engineers’ Trip Generation Manual, 10th Edition, to estimate maximum buildout possible for the subject site. Final transportation concurrency calculations will be conducted when a site plan for proposed development is submitted.
Based on maximum residential development allowed under the requested land use category and zoning, this amendment could result in 567 new trips. Note that the total trips calculated in this analysis are substantially higher than will be allowed due to requirements such as stormwater mitigation, open space requirements, and other restrictions. The actual traffic impacts and concurrency will be calculated at the time of site plan review.

*Pedestrian and Bicycle Network*

The site is not accessible via sidewalks, trails, or bike lanes. Southwood Plantation Road is designated as East Town Bike Tallahassee Route which connects the Woodville community to northeast Tallahassee.

*Transit Network*

The site is not serviced by transit

*Environmental Analysis*

The subject site is somewhat constrained by environmental features. A portion of the subject site is within the Urban Services Area. The parcel constrained by a water body and wetland on the eastern side, and is in FEMA Flood Zone A. There are potential karst features associated with the eastern water body and wetland, as well as smaller potential features on the western side of the property. The subject site has approximately 22.8 acres constrained by environmental features and this is about 17.5% of the subject site.
F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to [enter number of notices] property owners within 1,000 feet of Subject Site.

<table>
<thead>
<tr>
<th>Public Outreach</th>
<th>Date Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notices Mailed to Property Owners within 1000 feet</td>
<td>12/29/2021</td>
</tr>
<tr>
<td>Signs providing details of proposed land use posted on subject site</td>
<td>12/20/2021</td>
</tr>
<tr>
<td>Public Open House</td>
<td>01/11/2022</td>
</tr>
<tr>
<td>Staff Reports Available Online</td>
<td></td>
</tr>
<tr>
<td>Email Subscription Notice sent to all users of service</td>
<td></td>
</tr>
</tbody>
</table>

Public Open House – The Public Open House was held on January 11, 2022 at the Renaissance Building. There were 2 people in attendance. Staff provided overview of the application received and the amendment (and concurrent rezoning) being requested. Citizens commented about the water body on the subject site and asked questions about the impacts of the amendment on the community. Staff explained that the applicant would be required to go through the site plan process through the Development Support and Environmental Management if the amendment is approved. Staff further explained that the site plan process will involve transportation analysis, Natural Features Inventory process and Environmental Management Permit process.

G. 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:

<table>
<thead>
<tr>
<th>Cycle Meetings</th>
<th>Date Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Planning Agency Workshop</td>
<td>01/04/2022</td>
</tr>
<tr>
<td>Local Planning Agency Public Hearing</td>
<td></td>
</tr>
<tr>
<td>Joint City-County Commission Workshop</td>
<td></td>
</tr>
</tbody>
</table>
Transmittal Public Hearing [If Applicable]

Adoption Public Hearing

Local Planning Agency Public Hearing –

H. APPENDICES

Appendix #1: Comprehensive Plan Policies for Rural (2.2.1 [L]) and Suburban (2.2.5 [L]) Land Use Categories

Appendix #2: Rural (Sec. 10-6.612), PUD 38 (Sec. 10-6.696) and Single and Two Family Residential (Sec 10-6.637) Zoning Codes

Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site
APPENDIX 1

Policy 2.2.1: [L] RURAL/AGRICULTURE
(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 12/24/10; REV. EFF. 7/6/15; REV. EFF. 1/19/20)

INTENT
Leon County’s agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations.

The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County’s rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential
The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

2. Non-residential
Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

Consistent with Florida’s Right to Farm Act, bona-fide agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a non-residential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional standards and limitations shall be included in the land development code.

3. Community and Recreational Facilities
Community services and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.
Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional design standards and limitations shall be included in the land development code.

SPECIAL CONDITIONS
The following special conditions shall apply to the Rural future land use category:

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.

2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.

3. Non-residential and light infrastructure development shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.

4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

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, 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 Policy 2.2.5: [L] SUBURBAN
(EFF. 3/14/07)
The primary intent of the Suburban land use category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern. To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers,
larger scale commercial development should be buffered from adjacent residential neighborhoods. Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines  
(EFF. 3/14/07; REV. EFF. 7/14/14; REV. EFF. 5/31/18)  
Table 4: Suburban Intensity Guidelines

<table>
<thead>
<tr>
<th>Development Patterns</th>
<th>Allowed Land Uses</th>
<th>Gross Residential Density</th>
<th>Non-Res Intensity</th>
<th>Percentage Mix of Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>Residential, Recreation, Light Infrastructure &amp; Community Service</td>
<td>0 to 8 UNITS/ACRE (4)</td>
<td>10,000 SQ FT/ACRE</td>
<td>65-80%</td>
</tr>
<tr>
<td>Low Density Residential Office</td>
<td>Residential, Office, Recreation, Light Infrastructure &amp; Community Service</td>
<td>0 to 8 UNITS/ACRE (4)</td>
<td>10,000 SQ FT/ACRE (5)</td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>Residential, Recreation, Light Infrastructure &amp; Community Service</td>
<td>8 to 16 UNITS/ACRE</td>
<td>20,000 SQ FT/ACRE</td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential Office</td>
<td>Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service &amp; Post-Secondary Schools</td>
<td>8 to 20 UNITS/ACRE</td>
<td>20,000 SQ FT/ACRE (6)</td>
<td></td>
</tr>
<tr>
<td>Village Center</td>
<td>Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¾ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.</td>
<td>8 to 16 UNITS/ACRE</td>
<td>12,500 SQ FT/ACRE per parcel for center 20 acres or less (7)</td>
<td></td>
</tr>
<tr>
<td>Urban Pedestrian Center</td>
<td>Residential, Office, Commercial, Recreation, Light Infrastructure &amp; Community Service</td>
<td>6 to 16 UNITS/ACRE (3)</td>
<td>Up to 20,000 SQ FT/ACRE (9)</td>
<td>35-50%</td>
</tr>
<tr>
<td>Suburban Corridor</td>
<td>Residential, Office, Commercial, Recreation, Light &amp; Heavy Infrastructure &amp; Community Service</td>
<td>Up to 16 UNITS/ACRE</td>
<td>Up to 25,000 SQ FT/ACRE (8)</td>
<td></td>
</tr>
</tbody>
</table>
Notes:
1. 8 units/acre minimum for exclusively residential;
2. Hospitals up to 176,000 sq ft/acre;
3. 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
4. Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
5. The maximum square footage is increased to 12,500 SF if the project is a mixed use development.
6. The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C.
7. 250,000 SF of total development permitted on 20 to 30 acre centers.
8. Storage areas may be 50,000 SF per acre. Office and Retail is allowed.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change

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 densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.
APPENDIX 2

Land Development Code sections
### Sec. 10-6.612 Rural Zoning District

<table>
<thead>
<tr>
<th>1. District Intent</th>
<th>2. Allowable District Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>The intent of the rural zoning district is to maintain and promote agriculture, silviculture and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify the county’s rural areas.</td>
<td>The district may only be located within areas designated rural on the future land use map.</td>
</tr>
</tbody>
</table>

Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities, and some forms of active recreation as a restricted use.

Non-residential uses, with the exception of community and passive recreational facilities that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents.

Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing rural lands from fragmentation and to promote infill and redevelopment within the urban services area and rural communities, urban services are not planned or programmed for this area.

Design standards and development standards for non-residential development and restricted uses, as noted herein, shall be required to prevent encroachment and fragmentation of agricultural uses as well as to ensure compatibility with adjacent uses.
<table>
<thead>
<tr>
<th>Permitted, Prohibited, and Restricted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3. Principal Uses</strong></td>
</tr>
<tr>
<td>(1) Agricultural.</td>
</tr>
<tr>
<td>(2) Silviculture.</td>
</tr>
<tr>
<td>(3) Wholesale trade: Farm-product raw materials.</td>
</tr>
<tr>
<td>(6) Community services.</td>
</tr>
<tr>
<td>(9) Light infrastructure.</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
### 7. Development Standards

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot area (acres)</th>
<th>b. Minimum lot frontage</th>
<th>c. Front yard setback</th>
<th>d. Corner yard setback</th>
<th>e. Side yard setback</th>
<th>f. Rear Yard setback</th>
<th>g. Maximum height at building envelope perimeter</th>
<th>h. Maximum height per additional setback</th>
<th>i. Total maximum height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low density residential</td>
<td>10 acres minimum</td>
<td>15 feet</td>
<td>30 feet</td>
<td>30 feet</td>
<td>20 feet</td>
<td>50 feet</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Rural commercial</td>
<td>3.0 acres minimum, 5.0 acres maximum *</td>
<td>40 feet</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>45 feet</td>
</tr>
<tr>
<td>Community services</td>
<td>See Development Standards for Community Services in Section 8</td>
<td>40 feet</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>50 feet building, 50 feet parking</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>45 feet</td>
</tr>
<tr>
<td>Restricted uses; passive recreation facilities</td>
<td>3.0 acres minimum</td>
<td>Not applicable</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section</td>
<td>35 feet</td>
<td>1′/1′</td>
<td>45 feet</td>
</tr>
</tbody>
</table>
8. Development Standards for Community Service Uses:
(1) The maximum single structure size and site area shall be limited by the overall acreage of the parcel to preserve the rural character through proper scale and massing. Community service uses shall also be subject to the site design criteria of subsection 11 of this section.

<table>
<thead>
<tr>
<th>Parcel size</th>
<th>Less than or equal to 10 acres</th>
<th>&gt;10 to 49 acres</th>
<th>50 acres +</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum single structure size (gross building floor area)</td>
<td>5,000 square feet</td>
<td>10,000 square feet</td>
<td>15,000 square feet</td>
</tr>
<tr>
<td>Site area</td>
<td>Min: 3 ac</td>
<td>Min: 3 ac</td>
<td>Min: 3 ac</td>
</tr>
<tr>
<td></td>
<td>Max: 5 ac</td>
<td>Max: 10 ac</td>
<td>Max: 15 ac</td>
</tr>
</tbody>
</table>

Existing, lawfully established non-conforming community services uses will be afforded flexibility with the required development standards, to the extent practical, when improvements are necessary to meet minimum health and safety standards according to the Florida Building Code (FBC), including, but not limited to ADA accessibility requirements.

9. Rural Commercial Intersection Location Standards: The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.
(1) Major function: Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.
(2) Location: On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.
(3) Site area: 3.0 acres minimum with a maximum of 5.0 acres per quadrant.
(4) Allowable building square footage: Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.
10. Development Standards for Restricted Uses: All proposed restricted uses shall meet the applicable provisions of section 10-6.611; the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:

(1) Mining activities.
a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.
b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner prior to site plan approval or if the adjacent property is also used as a mining activity.
2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.
3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the County Administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters. "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(2) Camps and recreational vehicle parks (NAICS 721211 and 721214).
a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the
Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. Sanitary facilities shall be provided.
2. Not more than 5 campsites per gross acre shall be provided.
3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(3) Airports, flying fields and services.
a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

(4) Outdoor sport shooting ranges.
  a. This subsection shall not apply to personal firearm use on private property or to businesses that operate an outdoor sport shooting range as an ancillary use to a legal, principal use, such as, but not limited to, a hunting plantation, timber plantation, or special event venue.
  b. All outdoor sport shooting ranges must meet the specific development standards as noted in this section, and shall require a Type C review and approval by the Board of County Commissioners following a duly noticed public hearing.
  c. All outdoor sport shooting ranges must demonstrate protection of adjacent properties and the public interest which shall include, but not limited to the following:

1. An outdoor sport shooting range shall not be located within an unrecorded or recorded subdivision or in the residential preservation overlay district.
2. No outdoor sport shooting range shall be permitted within 500 feet of the property line.
3. The firing lines shall be oriented to minimize off-site impacts, including, but not limited to, noise and safety of existing structures and roadways.
4. Access to Canopy Road shall be subject to division 7, article VI of this chapter.
5. A minimum of a Type D buffer and a 15-foot high berm behind the line of fire/targets shall be constructed.
6. The county encourages the use of the National Rifle Association's Range Source Book for best practices.
7. The county encourages compliance with the state department of environmental protection's best management practices for environmental stewardship of state shooting ranges.
8. The county encourages outdoor sport shooting ranges to have range safety officers on the premises during the hours of operation.
9. To ensure compatibility with the surrounding area, additional site specific conditions may be imposed, such as, but not limited to, conditions related to noise reduction and safety.

11. **Site Design Criteria:** Rural commercial uses, community service uses and restricted uses shall be subject to the locational and design standards as noted herein. A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in article VII of this chapter that demonstrates compliance, as applicable, with the following:

1. **Signs:** Freestanding on-site signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary on-site building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, on-site ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

2. **Building and Site Design Standards:** All primary buildings and accessory structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.

3. **Lighting:** On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. Security lighting is permitted; however, wall or roof mounted flood or spot lights used as general grounds lighting are prohibited. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 footcandles. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.

4. **Perimeter Buffering and Fencing:** If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on-site limitations or constraints.

5. **Fencing and Screening of Outdoor Service Areas and Equipment:**
   - a. Refuse collection areas shall be located in the side or rear yard and shall be fenced with a material and design treatment consistent with the building facade of the principal building and screened with vegetation.
   - b. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary on-site building.

6. **Hours of Operation:** The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. Community service uses shall not be limited in hours of operation; however, typical hours of operation for the facility shall be identified on final development plans.

*If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.*
General notes:

(1) If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Non-residential development and community service facilities located within the USA are limited to a maximum of 900 gallons of wastewater flow per day. Refer to Sanitary Sewer Policy 2.1.2 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, schools, parks, etc.)
Sec. 10-6.696. Planned Unit Developments.

(a) Specific uses required by the Comprehensive Plan to be developed as planned developments or planned unit developments.

(1) **Purpose and intent.** The purpose and intent of this section is to provide for the required review of the uses specifically identified in the Comprehensive Plan as uses to be developed as planned developments or planned unit developments. These uses are ones which may have a potential adverse impact and therefore should be subject to additional review.

(2) **Allowable land uses.** Those uses specifically identified in the goals, objectives, and policies, the land use categories and the land development use matrix shall be allowed.

(3) **Development standards.** These uses shall be subject to review and approval by the Board of County Commissioners and any specific standards as shown in the Comprehensive Plan, these regulations, and other applicable codes or ordinances.

(b) Planned unit development (PUD) zoning district requirements and procedures.

(1) **Purpose and intent of district.**

   a. The PUD zoning district and associated concept plan may be used to establish types of development and arrangements of land uses that are consistent with the Comprehensive Plan, but which are not otherwise provided for or allowed in the zoning districts set out in this chapter. The range of uses and development intensities allowed within a particular PUD district, along with any corresponding development and design standards are established by an associated PUD concept plan. Subsequent development within the PUD district is implemented by the approval of one or more site and development plans, known as PUD final plans.

   b. The standards for creating a new PUD district and its associated concept plan set out herein are intended to promote flexibility of design and permit planned diversification and integration of uses and structures. The process set out herein allows the Board of County Commissioners to evaluate applications to establish new PUD districts and their associated concept plans, to make modifications to adopted concept plans, and to render final determination as to whether applications should be approved, approved with conditions, or denied. In addition, the Board of County Commissioners, may through approval with conditions, establish such additional limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. Specifically, the PUD district is intended to:

      1. Promote more efficient and economic uses of land.
      2. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences.
      3. Encourage uses of land which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible.
      4. Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities.
      5. Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under a conventional zoning district.
      6. Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.
7. Permit the combining and coordinating of land uses, building types, and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district.

(2) Planned unit development in residential preservation land use category. In addition to the provisions of this section, planned unit developments proposed for lots in a recorded or unrecorded residential subdivision zoned residential preservation and which directly abut an arterial or a major collector roadway shall be consistent with the provisions cited in section 10-6.617(a)(4). Planned unit developments proposed for interior lots in a recorded or unrecorded subdivision zoned residential preservation shall be consistent with the density of the existing residential development in the recorded or unrecorded subdivision as provided for in section 10-6.617(a)(2). For the purpose of this section, interior lots mean those lots within a recorded or unrecorded subdivision in the residential preservation zoning district having sole legal access via the roadway network internal to the subdivision and said roadway network was specifically constructed as part of the subdivision roadway network.

(3) Establishment of a new PUD district and adoption of an associated concept plan.

a. Eligibility for application. Applications for establishment of a new PUD zoning district shall demonstrate compliance with the following minimum eligibility criteria:

1. Minimum area for a PUD zoning district. The minimum area required for an application to a PUD district shall be five acres, except where the proposed use is required to be approved as a planned unit development by the Comprehensive Plan wherein, there shall be no minimum area required.

2. Configuration of the PUD zoning district. The PUD zoning district shall consist of a single discrete area of land of sufficient width and depth to accommodate the proposed use.

3. Unified control/ownership. All properties included for the purpose of application to amend the official zoning map to create a PUD district shall be under the ownership or control of the applicant.

b. Review process. The approval of a PUD zoning map amendment and associated concept plan application rests with the Board of County Commissioners. An application for a PUD zoning district shall include a PUD concept plan; a PUD zoning district shall not be established unless and until an associated implementing PUD concept plan is approved by the Board of County Commissioners. Review of an application for a PUD zoning map amendment and associated concept plan shall undergo the following sequence:

1. Pre-application conference. An application for a pre-application conference shall be submitted in accordance with established policies and procedures.

2. PUD concept plan application. A PUD concept plan application shall be submitted in accordance with the submittal requirements set forth in subsection (b)(3) of this section.

3. Public notification. Public notice of the PUD concept plan shall be provided by publication in a newspaper of regular and general circulation. In addition, written notice shall be mailed to the current address of each owner of property located within 1,000 feet of the properties included in the application based upon the records of the county property appraiser’s office, and to registered neighborhood associations.

4. DRC meeting and recommendation. The development review committee shall review the PUD concept plan application to evaluate consistency with the Comprehensive Plan and compliance with applicable land development regulations adopted by the county. The DRC shall prepare an itemized list of written findings of fact that support a recommendation of
approval, approval with conditions, or denial of the PUD concept plan. The written findings of the DRC shall be forwarded to the planning commission.

5. **Planning commission public hearing and recommendation.** The planning commission shall conduct a public hearing on the PUD zoning map amendment and concept plan application and formulate findings supporting a recommendation to the Board of County Commissioners to approve, approve with conditions, or deny the application. The planning commission’s recommendation shall be based upon the recommendation of the DRC, public testimony and findings made on the record at the public hearing. Quasi-judicial proceedings may be invoked pursuant to the provisions of division 9, article XI of this chapter.

6. **Board of County Commissioners public hearing and disposition.** The Board of County Commissioners shall conduct a public hearing on the PUD zoning map amendment and concept plan application. The Board’s final action approve, approve with conditions, or deny the application shall be based upon the recommendations of the planning commission and the DRC, public testimony, and findings made on the record at the public hearing. The decision of the Board of County Commissioners shall be supported by written findings. The decision of the Board of County Commissioners shall be final.

c. **Application content and submittal requirements.**

1. **PUD concept plan.** A PUD concept plan is a generalized plan that establishes the allowable land uses and the allowable development density or intensity ranges as well as any corresponding development and design standards for all lands within the PUD zoning district. A PUD concept plan may further establish separate subdistricts. The PUD concept plan may, for each subdistrict, establish a separate list of allowable uses and applicable standards, so long as those uses and standards are consistent with those established for the PUD district.

A PUD concept plan shall consist of the graphic and/or textual information itemized in subsections (b)(3)(c.1.(i) through (iv) of this section. Adjustments to this information can be made at the pre-application conference.

   (i) A general plan for the use of all lands within the proposed PUD. Such plans shall indicate the general location of residential areas (including density and unit types), open space, parks, passive or scenic areas, and non-residential areas (including maximum building square footage and maximum height).

   (ii) A plan of vehicular and pedestrian circulation showing the general locations and right-of-way widths of roads, sidewalks, the capacity of the system and access points to the external and internal thoroughfare network. The conceptual vehicular plan for a PUD utilizing the provisions of section 10-6.617(a)(4) shall identify the functional classification of the roadway that will provide access to the proposed development.

   (iii) A summary of allowable development. The summary shall provide:

   A. The total acreage of the PUD district, and each subdistrict, as may be proposed;

   B. The acreage of areas proposed for specific land uses proposed to be allowed within the PUD district and PUD sub-districts proposed in the concept plan, as may be applicable;
C. The acreage of open space or conservation areas not to be developed within the PUD district and PUD sub-districts proposed in the concept plan;

D. The minimum and maximum allowable quantity of residential units to be allowed within the PUD district, and PUD sub-districts proposed in the concept plan, measured in residential dwelling units per acre;

E. The minimum and maximum allowable residential density to be allowed within the PUD district, and PUD sub-districts proposed in the concept plan, measured in residential dwelling units per acre;

F. The minimum and maximum allowable non-residential development intensity to be allowed within the PUD district, measured in gross building square footage; and,

G. The minimum and maximum allowable non-residential development intensity to be allowed within the PUD district, measured in floor area ratio.

(iv) Regulations and development standards for the PUD district and for each sub-district, including:

A. An itemized list of uses proposed to be allowed in each the PUD district, or sub-districts, if any.

B. The minimum and maximum residential densities for the PUD district and for any sub-districts.

C. The minimum and maximum non-residential gross square footage and floor area ratios for the PUD district and for any sub-districts.

D. Development and design standards governing the development of the PUD district and any sub-districts which shall, at a minimum, address: lot dimensions and size; building setbacks; building heights; dimensions of internal streets, sidewalks, and other transportation facilities (such standards may be conveyed through annotated diagrams); open space provision, off-street parking, buffering, and landscaping.

E. The PUD concept plan may establish, for the PUD district or any sub-district therein, additional development and design standards for other development and design characteristics and elements, etc., so long as these standards are consistent with the Comprehensive Plan. The PUD concept plan may establish proprietary standards to regulate a particular development or design characteristic or element. In those instances where development or design standards are not specifically provided in the PUD concept plan, the standards set out in the land development code shall remain in force.

2. A site conditions map that includes:

   (i) A legal description of the properties included in the application with an associated boundary survey signed and sealed by a registered state land surveyor.
(ii) Name of the PUD; the owners of all properties included in the PUD district; the agent for the PUD application, and address and phone number of the agent; and date of drawing and of any subsequent revision.

(iii) Scale, north arrow, and general location map showing relationship of the site to external uses, structures, and features.

3. A natural features inventory approved by the department of development support and environmental management.

4. A preliminary certificate of concurrency or appropriate documentation issued by the county department of development support and environmental management.

d. **Review criteria.** In order to be approved, a proposed PUD zoning map amendment and concept plan application shall demonstrate satisfaction of the following criteria:

1. **Consistency with the Comprehensive Plan.** The proposed PUD district shall be consistent with the Comprehensive Plan.

2. **Consistency with other ordinances.** The proposed PUD district shall be consistent with all other ordinances adopted by the county, including, but not limited to, the applicable environmental and concurrency management ordinances.

3. **Consistency with purpose and intent of PUD district.** An application for a PUD district shall include a narrative indicating how the proposed PUD district meets the purpose and intent of the PUD district, as set forth in subsection (a) of this section. The narrative shall specifically address the seven statements itemized in subsection (a) of this section.

(4) **Previously approved PUD districts and concept plans.**

a. **Status of previously approved PUDs.** Any PUD district approved prior to the effective date of the ordinance from which this subdivision is derived shall continue to be governed by the approved PUD plan and any agreements, terms, and conditions to which the approval may be subject and shall be designated PUD on the official zoning map.

b. **Amendments to a PUD concept plan or PUD zoning districts.** Whenever any application is made to substantially modify an approved PUD, or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PUD district set forth herein. Notwithstanding this provision, the County Administrator or designee may approve amendments to the PUD concept plan during the review of a PUD final development plan if said amendments are substantially minor in nature and do not affect the overall character of the PUD concept plan. The criteria that the County Administrator or designee shall use to determine if the proposed changes are not substantially minor in nature and effect the overall character of the PUD include, but are not limited to: a change in the overall number of residential dwelling units of ten percent or greater; a change in density of 15 percent or more; an increase of non-residential building square footage; a substantial decrease in the amount of acres devoted to common open space and/or natural area; a substantial change in the general location of the proposed land uses, including the common open space and/or natural areas; a substantial change in the location, design, or function of associated transportation facilities; and a substantial change in the location, design, type, or function of associated infrastructures.

c. **Eligibility for application for modification of a PUD concept plan or district.**

1. **Minimum area for modification to an existing PUD zoning district or concept plan amendment:** The minimum area required to be included in an application for amendment to a PUD district shall be the entire PUD zoning district; however, the County Administrator or designee, may allow an amendment of the official zoning map or the concept plan that
affects or applies to only a portion of the land area included in the PUD district upon a finding that such amendment would not adversely impact the remainder of the district.

2. **Control/ownership.**

   (i) All properties included for the purpose of application for modification to an existing PUD zoning district or concept plan amendment shall be under the ownership or control of the applicant; or

   (ii) An application may be made by the Board of County Commissioners.

(5) **PUD final plan.** The PUD final plan is a site and development plan consistent with and intended to implement a PUD concept plan. The final plan may pertain to an entire PUD district or some portion of the land area included within that district. The appropriate level of site and development plan review for the PUD final plan, applicable submittal requirements, and procedural standards, including level of review, are those set forth in the site plan procedures of division 4, article VII of this chapter. In addition, the final vehicular plan for a PUD utilizing the provisions of section 10-6.617(a)(4) shall show consistency with the access provisions of section 10-6.617(a)(4) and subsection (b) of this section.

(6) **Joint concept and final PUD plan application.** At the option of the applicant, a PUD concept plan may be reviewed simultaneously with a PUD final development plan. The submittal requirements of such a review shall be determined at the pre-application conference.

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

<table>
<thead>
<tr>
<th>1. District Intent</th>
<th>2. Principal Uses</th>
<th>PERMITTED USES</th>
<th>3. Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>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 and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.</td>
<td>(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.</td>
<td>(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.</td>
<td>(2) Golf courses.</td>
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### DEVELOPMENT STANDARDS

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<tbody>
<tr>
<td>Single-Family Detached Dwellings</td>
<td>a. Lot or Site Area: 5,000 square feet</td>
<td>b. Lot Width: 50 feet</td>
<td>c. Lot Depth: 100 feet</td>
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<tr>
<td>Single-Family Attached Dwellings</td>
<td>a. Lot or Site Area: 3,750 square feet end unit; 2,400 square feet interior lot</td>
<td>b. Lot Width: 37.5 feet end unit; 25 feet interior lot</td>
<td>c. Lot Depth: 80 feet</td>
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<tr>
<td>Zero-Lot Line Single-Family Detached Dwellings</td>
<td>a. Lot or Site Area: 3,750 square feet</td>
<td>b. Lot Width: 30 feet interior lot; 40 feet corner lot</td>
<td>c. Lot Depth: 100 feet</td>
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<tr>
<td>Two-Family Dwellings</td>
<td>a. Lot or Site Area: 8,000 square feet</td>
<td>b. Lot Width: 60 feet</td>
<td>c. Lot Depth: 100 feet</td>
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<tr>
<td>Any Permitted Principal Non-Residential Use</td>
<td>a. Lot or Site Area: 12,000 square feet</td>
<td>b. Lot Width: 60 feet</td>
<td>c. Lot Depth: 100 feet</td>
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<td></td>
<td>a. Building Size (excluding gross building floor area used for parking): 25 feet</td>
<td>b. Building Height (excluding stories used for parking): 10,000 square feet of gross building floor area per acre</td>
<td>c. Side-Corner Lot: 15 feet</td>
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</table>

**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.).
APPENDIX 3

Photos of public notice signage