

Sec. 10-6.654.2 MCR Mahan Corridor Ring District

ALLOWABLE USES		
1. District Intent	2. Principal Uses	4. Accessory Uses
<p>The Mahan Corridor Ring (MCR) zoning district is intended to be located in areas designated Mahan Gateway Node on the Future Land Use Map (FLUM) of the Comprehensive Plan. The purpose of the MCR district is to facilitate compact residential development and community facilities immediately surrounding the Mahan Corridor Node district. The MCR district is anticipated to provide convenient access to goods and services, opportunities for increased choice of transportation modes, and a safe, convenient, and comfortable pedestrian environment. In addition, the MCR district, when located adjacent to RP FLUM areas, is intended to serve as a transition area between the higher intensity/density uses of the Mahan Corridor Node zoning district. Development standards are included which are intended to facilitate compatible scale and design with adjoining RP FLUM areas. The MCR district is anticipated to contain a wide range of housing types and community facilities related to residential uses. Residential development in the MCR district is permissible in the range of four (4) to ten (10) dwelling units per acre.</p>	<p>(1) Single-family detached dwellings; (2) Zero-lot line, single-family detached dwellings (3) Single-family attached dwellings; (4) Two-Family dwellings; (5) Multi-family dwellings; and (6) Passive Recreation</p>	<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. (2) Light infrastructure and/or utility services and facilities necessary to serve allowable uses, as determined by the County Administrator or designee.</p>
	<p>3. Conditional Uses and Applicable Conditions</p> <p>(1) Community facilities and services related to residential uses including: religious facilities, police/fire stations, day care centers, nursing homes, residential care facilities, and elementary and middle schools. a. Community facility uses immediately adjacent to RP Future Land Use areas shall provide adequate buffers as per Section 10-7.522. b. Community facility uses shall comply with the applicable provisions of Section 10-6.806.</p>	

DEVELOPMENT STANDARDS									
Use Category	5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
	a. Lot Area	b. Lot Width	c. Lot Depth	a. Front	c. Side-Interior Lot	d. Side-Corner Lot	e. Rear (Alley Setback)	a. Building Size	b. Building Height (See # 8)
Single-Family Detached Dwellings	NA	40 feet	70 feet	15 feet	5 feet	15 feet	20 feet (5 feet from alley)	N/A	35 feet
Zero-Lot Line, Single-Family Detached Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	30 feet interior lot; 40 feet corner lot	70 feet	15 feet	0 feet one side; 6 feet other side	15 feet	20 feet (5 feet from alley)	N/A	35 feet
Single-Family Attached Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	20 feet	70 feet	15 feet	N/A	15 feet	20 feet (5 feet from alley)	Maximum length: 8 units	35 feet
Two-Family Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	40 feet	70 feet	15 feet	5 feet	15 feet	20 feet (5 feet from alley)	N/A	35 feet
Multi-family Dwellings (not allowed when adjoining RP Future Land Use areas)	NA	50 feet	80 feet	15 feet	15 feet	15 feet	25 feet	Maximum 12,000 square ft building footprint	35 feet
Community Facilities and Service Uses	NA	50 feet	80 feet	N/A	15 feet	15 feet	50 feet (25 feet from alley)	8,500 square feet of gross building floor area per acre	35 feet

- 8. Building Height:** When located immediately adjacent to RP Future Land Use areas, the maximum building height shall be 25 feet.
- 9. Roof Types:**
- All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for non-residential buildings.
 - Flat roofs shall provide horizontal articulation with a building cap at the top of the building base and/or incorporate the use of parapets.
- 10. Encroachments:** Porches, balconies, patios, pedestrian weather protection features and other like architectural features may encroach into 50% of the front setbacks. Encroachments – permanent and temporary – shall not result in a constrained pedestrian passageway of less than five feet in width.
- 11. Access Management:**
- Direct access to Mahan Drive shall be limited and provided via public right-of-way.
 - There shall be no more than one public right-of-way connection to Mahan Drive and to each adjacent collector street per each nodal quadrant; until such time as a street system is created to provide access to all parcels adjoining Mahan Drive and the adjacent collector street, individual properties may obtain access, if needed, on a temporary basis.
 - Applicants for development shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.

<p>12. Blocks, Frontage, & Sidewalks: Street design and layout shall support an interconnected street network and pattern of a scale conducive to pedestrian and bicycle use.</p> <ul style="list-style-type: none"> a. Block Length: Long side: 600 feet maximum, except where divided by a mid-block pedestrian crossing or alley, in which case, maximum block length may be 850 feet. Short side: Distance may vary between 200 and 400 feet to accommodate environmental and physiographic limitations. b. Mid-block Pedestrian Crossings: A publicly accessible pedestrian crossing shall be provided for blocks with a length greater than 600 feet on one or more sides. c. Sidewalk width and placement: All sidewalks shall be no less than five feet in width.
<p>13. Off-Street Parking:</p> <ul style="list-style-type: none"> a. All off-street residential parking shall be either side-entry, rear-loaded (accessed by alley) or recessed as noted in b). b. Recessed garages shall be setback, at minimum, an additional ten (10) feet from the street than the front façade of the principal structure. c. All off-street parking associated with community facilities shall be located to the side or rear of the principal structure and shall meet the screening requirements set forth in Section 14, below. d. The use of shared driveways is encouraged, where there is the ability to reduce impervious surface area and stormwater runoff.
<p>14. Buffering, Fencing, and Screening:</p> <ul style="list-style-type: none"> a. Buffer Zone Standards: Buffering is not required between uses within the MCR zoning district. Where development abuts a <i>residential zoning district</i>, the landscape buffer standards of Section 10-7.522 shall apply. b. Fencing: Chain link fencing visible from public right-of-way or public property is prohibited. <p><i>The following provisions (c. – e.) apply only to community facilities or non-residential uses:</i></p> <ul style="list-style-type: none"> c. Screening of Service Connections and Facilities: Outdoor service areas – loading docks, trash collection, outdoor storage, mechanical equipment – shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material. <ul style="list-style-type: none"> i. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade. ii. The service areas shall not be within 50 feet of any adjoining residential property. iii. The service areas shall be screened with vegetation and fences/ masonry walls that are of sufficient height (min. 6’) and opacity (min. 50%) to screen from nearby streets and residential areas. Fences or masonry walls shall be constructed with materials that are incorporated in the design of the principal building. iv. Service area gates to any enclosure shall be solid wood or metal doors. v. Above-ground utility boxes visible from the street shall be screened with landscaping on at least two sides, thereby preserving access for the utility provider. d. Off-Street Parking–Landscaping: A minimum 10-foot wide landscaping strip shall line the perimeter of surface parking lots, and shall be landscaped with one canopy tree per 20 linear feet of frontage and a continuous row of shrubbery not to exceed three feet at maturity. e. Required Landscaping–Alternative Compliance Methods. Development is encouraged to utilize the site design alternatives set out in Section 10-4.346 and 10-4.350.
<p>15. Street Trees: All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.</p> <ul style="list-style-type: none"> a. Street trees shall be planted between 20–40 feet on center, except when a greater distance may be required to avoid conflict with driveways, street lamps, other utilities, or visibility or safety issues would be compromised with the required location. b. A minimum planting strip of six (6) feet shall be provided between the back of curb and sidewalk, except where on-street parking is provided and tree wells or planters are more appropriate. c. Tree selection and location shall be approved by the local utility provider and shall be no higher than 20 feet at maturity when located beneath power lines.
<p>16. Stormwater Management Facilities:</p> <ul style="list-style-type: none"> a. Whenever possible, Low Impact Development (LID) techniques such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged. b. Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing. c. Landscape plants should be native. A minimum of four different species of trees and shrubs shall be utilized. Stormwater management facilities shall incorporate appropriate tree and plant species that take into account the soil, hydrologic, and other site and facility conditions. Existing vegetation should be incorporated into the facility design where possible. d. Landscaping shall be situated to visually integrate the stormwater system into the overall landscape design.

17. Lighting for Community Facilities and Non-Residential Uses:

- a. **Intensity Limits:** Lighting levels at the property line, as measured at 6 ft above ground level, shall not exceed 0.5 footcandles. The footcandle average in on-site parking lots should not exceed 2.0 footcandles. The recommended maximum uniformity ratio (average: minimum light level) is 4:1.
- b. **Light Fixture Types and Location:**
 - i. “Shoebox” and “Cobrahead” lights are prohibited. Flood or spotlights used as general grounds lighting are prohibited.
 - ii. All light fixtures shall be full cut-off type fixtures and shall direct light internal to the site.
 - iii. Individual light poles and wall mounted light fixtures shall be no taller than 20 feet above grade. Wall mounted light fixtures shall be placed no closer than every 25 feet along the façade. Lighted bollards are encouraged along pedestrian routes.
 - iv. Exterior lighting shall not exceed 0.5 foot-candles, as measured at the property line and 6 feet above grade

18. Signage for Community Facilities and Non-Residential Uses: All signs within this district shall meet the sign standards set forth in this section in addition to current locally adopted sign code regulations. A uniform sign design for the parcels included within the district shall conform to the following standards:

- a. **Wall-mounted Signs:** One wall-mounted sign is allowed per tenant per street frontage. In no case shall any wall mounted sign exceed an area of 24 square feet.
- b. **Prohibited Signs:** Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district.
- c. **Ground Signs:** One ground sign is allowed per street frontage. Ground signs shall be shared when a building contains multiple tenants or when there are multiple tenants located on the premise. The maximum surface area or display area for a ground sign within this district is 35 square feet per side with no more than two sides. Ground signs, including the sign structure itself, are limited to a maximum height of six feet from grade. Ground signs shall be constructed with a base full width to the sign face or pedestal-mounted with materials that are consistent and compatible with those utilized on the principal building(s).
- d. **Sign Illumination:**
 - i. Prohibited lighting: Flashing, rotating, pulsing, search, laser, or lights moving in any manner.
 - ii. Ground sign lighting: Ground signs are encouraged to be illuminated with an opaque field and letters of a lighter tone to control glare.
 - iii. Wall sign lighting: Wall mounted signs shall internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.

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, schools, parks, etc.).