

Objective A.1.9
Mixed-Use Development

The County shall provide a mixture of land uses within designated Mixed Use Districts to encourage large concentrated areas of commercial, office, light industrial, residential, recreation and cultural facilities at a scale which is capable of serving large segments of the County and region.

Policies

A.1.9.1 All land uses, as provided for in the County Comprehensive Plan and County land development regulations, may be included within Mixed Use Districts as designated on the Future Land Use Map, except as provided in Policy A.1.9.8. The Mixed Use Districts are intended to provide for areas that have a mixture of land uses, including commercial, light industrial, office, and low, medium and high density residential development, and supported by urban services (e.g. central water and sewer).

Residential densities within Mixed Use Districts shall be consistent with adjacent land uses and may transition from low to high density.

Mixed Use Districts may be permitted up to thirteen (13) units per net acre plus any applicable optional, wetland or affordable housing density bonuses. Densities shall be determined on a site specific basis considering design, compatibility, infrastructure, site characteristics and other similar considerations, which may limit density appropriate to the site.

Intensity of non-residential uses shall be limited to 75% Impervious Surface Ratio (ISR) and 70% Floor Area Ratio (FAR) as further governed by Policy A.1.11.3.

A.1.9.2 Mixed Use Districts are not intended to provide for linear strip commercial development, but rather to incorporate commercial, light industrial, office, and residential uses in a manner that promotes a diversity of residential and non-residential activities in a concentrated area. It is intended that the highest land use intensities occur at the center of the Mixed Use Districts with decreasing intensity of uses proceeding outward toward the adjacent land use designations. When not appropriate, development of the Mixed Use District shall ensure compatibility with the adjacent properties. Adequate buffering can be shown to alleviate incompatibilities and protect existing community character.

A.1.9.3 To encourage a mixture of land uses, development parcels within Mixed Use Districts equal to or greater than forty (40) acres in size shall be required to have at least 10% Open Space and at least two uses chosen from Commercial, Office, Industrial or Residential; uses should fall within 10% to 90% of the remaining land within the project. When residential uses are provided, the project shall include parks, recreation and open space. Residential uses may not be appropriate

in all mixed use projects.

While the County requires a mixture of uses on 40 acres or greater, the County recognizes not all development sites and projects may be appropriate for mixed use development, in such cases, the County may consider a single use project on 40 acres or greater. In such cases, the applicant must justify the single use project. Such justification may include but is not limited to, the existing surrounding area is comprised of an adequate mix of uses, the proposed project is designed to achieve economic development, minimum trip generation, street interconnectivity within and outside the project site, or the single use project enhances an existing streetscape or creates a vibrant individual streetscape.

- A.1.9.4 All new development within Mixed Use Districts on parcels equal to or greater than ten (10) acres in size shall be required to apply for development approval under the provisions of the Planned Development land development regulations.
- A.1.9.5 Applicants for new development within Mixed Use Districts on parcels equal to or greater than ten (10) acres shall demonstrate through a Master Development Plan how the development will achieve a well-balanced mixture of uses with pedestrian, bicycle and vehicular systems providing interconnectivity and ensuring accessibility within and between uses. The Master Development Plan shall provide for compatibility of uses both within the development and with adjacent land parcels, and shall provide a land use program with the highest intensity uses in the center of the Mixed Use District with decreasing intensity of uses proceeding outward toward the adjacent land use designations, where compatible and applicable.
- A.1.9.6 All new development within Mixed Use Districts shall be required to be served by central water and sewer services, except for residential development that is projected to generate less than four (4) Equivalent Residential Connections, or non-residential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service. For the purposes of this policy, central water and sewer services shall mean water and wastewater treatment provided by public or private franchised utility systems. Developments not served by central water and sewer service shall connect to central utility service when it becomes available.
- A.1.9.7 Enhanced buffers may be required at the periphery of developments within Mixed Use Districts to provide for compatibility with adjacent uses and shall be determined during the review of proposed developments.
- A.1.9.8 Within Mixed Use Districts, heavy industrial uses shall be discouraged except within established industrial parks zoned to allow heavy industrial, and shall include enhanced buffering and screening to minimize adverse impacts to surrounding land uses.