

MIXED-USE DEVELOPMENT/TRADITIONAL NEIGHBORHOOD DEVELOPMENT (MXD/TND) DISTRICT

Purpose and Intent

The Mixed-Use Development/Traditional Neighborhood Development (MXD/TND) district, which is intended for master planned developments, shall provide a functional mix of land uses developed in a livable and sustainable community, which protects natural resources and has minimal impacts on surrounding lands. The MXD/TND future land use designation is also intended to foster infill and redevelopment efforts, deter urban sprawl, encourage a mix of housing options, and lessen the amount of vehicular trips through the internalization of trips within a neighborhood or project.

It is the purpose of the MXD/TND district to encourage mixed-use, compact development which is sensitive to environmental characteristics of the land, and which facilitates efficient use of services within the County. The MXD/TND provides an opportunity for diversification and integration of land uses including residential, retail, office, recreation, civic, etc., within close proximity to each other, providing for the daily recreation and shopping needs of the residents.

The MXD/TND shall provide for innovative and alternative development patterns, provide for employment centers, and allow the integration of residential uses with:

1. Community serving Workplace activities including commercial and office uses;
2. Recreation and Open Space systems;
3. Institutional, Civic and Public Facility uses; and
4. Well coordinated vehicular and pedestrian circulations systems.

Mixed-use and Traditional Neighborhood Developments are allowed and encouraged within the proposed and adopted joint planning areas, provided they are not designated GSACSC or WRPA, except within the Mt. Plymouth-Sorrento Overlay District, and where designated as MXD/TND on the Future Land Use Map. The maximum residential density of a MXD/TND district shall be defined by the individual district, with a minimum of four (4) dwelling units per net buildable acre not to exceed twelve (12) dwelling units per net buildable acre.

General Standards

All commercial development and a minimum of 50% of the residential development within MXD/TND projects over 1,000 acres shall comply with the traditional neighborhood land use and design standards established in this section, and with TND standards adopted as a part of the County's LDRs. Prior to the adoption of TND standards in the LDRs, standards shall be established based on these policies and implemented through the PUD process and zoning district. Where traditional neighborhood design standards are not used, supplemental standards for these areas will be adopted at the time of the Development Order approval.

If a project within the MXD/TND district is to be built in phases, each phase shall include a balanced share of the proposed residential, recreational, open space, commercial, and other sites and building amenities of the entire development. Those phases which include components that are not part of the individual neighborhoods, such as employment, recreation,

and education centers, should be timed and built in a sequence that would contribute to the completion of the MXD/TND project as a whole.

Open space shall be provided consistent with zoning requirements and shall be designed to enhance community aesthetics, common recreational areas, and in a manner to promote compatibility of uses by promoting community trails and pedestrian connections.

In order to encourage internal trip capture, all projects within the MXD/TND district shall achieve a minimum 20% internal trip capture rate for transportation.

Each MXD/TND project shall have its own master plan based upon the criteria adopted for Lake County as part of the County's LDRs. The LDRs for MXD/TNDs shall address, at a minimum, the regulations and requirements for each element of a MXD/TND project as outline below.

Land Use Allocations

The following are the minimum criteria to be used for development of sites designated as MXD/TND:

Requirements/Thresholds	
Minimum Size	50 acres
Net Buildable Density	4 du/ac – 12 du/ac
Minimum # of Land Uses*	3

* e.g. Residential, Workplace (Commercial, Office, & Industrial) Institutional, Recreation, Civic, etc.

Land Use Allocations			
Land Use Element	Density/ Intensity	Minimum	Maximum
Residential	4 du/ac – 12 du/ac	50%	80%
Workplace	1.0 FAR	10%	30%
Civic	1.0 FAR	2%	-
Recreation	-	4 acres / 1,000 population	-
Open Space/Environmental	-	25%	-

Specific Standards

The MXD/TND district shall provide for a community plan, which is guided by the sensible and desirable attributes of "traditional neighborhoods." The following apply to all MXD/TND projects:

Residential

The Residential elements shall:

- contain a minimum of three (3) different housing types (eg. Single-family, zero lot line, townhouse, multifamily, apartment, etc.). Each housing type shall be a minimum of 10% of the total number of units;
- contain neighborhoods which are pedestrian oriented, physically recognizable, developed at a human scale, limited in size (allowing residents to walk to the neighborhood center within approximately five minutes), and efficiently organized to provide for the daily needs of the residents;
- allow for the provision of alleys;
- allow for the provision of on-street parking to buffer walkways from the road and increase overall pedestrian safety;
- allow multi-family residential buildings to have limited office and retail use, cafes, limited lodging, and artisan uses;
- provide minimum and maximum lot sizes;
- provide setbacks, build-to-lines and lot coverage; and
- provide landscape and architectural controls.

Workplace

The Workplace elements shall:

- allow buildings for uses such as offices, artisan, custom fabrication of home furnishings, clothing and clothing accessory manufacture, assembly of small household and business equipment, repair and service of household goods and small business equipment, office/warehousing and household and business services. Such uses shall only be allowed if they are of a neighborhood scale and neighborhood character. Such uses shall create no offsite impacts with regard to noise, particulate matter, vibration, odor, fumes, glare and fire hazard. There shall be no outdoor storage, bulk storage, or storage of hazardous materials allowed;
- provide entertainment and recreational uses such as sports clubs, fitness centers, dance schools, small theaters, small taverns and similar uses, but with no outdoor broadcasting or music;
- have commercial uses supportive of the residential development;
- provide setbacks, build-to-lines and lot coverage;
- provide landscape and architectural controls; and
- where located within the Green Mountain Scenic Byway or other Scenic Corridor shall adhere to the Scenic Guidelines.

Civic

The Civic elements shall:

- include community uses such as: meeting halls, libraries, post offices, schools, child care centers, clubhouses, religious buildings, recreational facilities, higher education, museums, cultural societies, visual and performance arts buildings, hospitals, and municipal buildings;
- where possible be located within or adjacent to squares and parks or on lots terminating in a street vista to allow for the civic uses to become symbols of community identity;
- have physically defined and linked squares and parks within neighborhoods which provide places for social activity and active/passive recreation. The linking of these

places through the use of greenways increases accessibility to the recreational facilities; and

- located where possible to include mass transit (including land for bus stops) and accessibility to existing mass transit, where available, and provide alternative modes of transportation, such as bikeways and pedestrian paths.

Streets and Circulation

The Streets and Circulation elements shall:

- provide off-street parking to the side or rear of the building where possible and encourage shared parking with other adjacent uses;
- permit shared parking as defined in the LDRs;
- promote front streets with parallel parking and sidewalks;
- allow alleys to be provided to allow access to garages and lots from behind buildings;
- include standards for parking, which acknowledge the pedestrian nature of the community;
- where possible allow pervious surface parking;
- provide internal roadway network and connections;
- permit necessary connections to public transit;
- provide adequate street widths and block sizes;
- have a hierarchy of streets to serve the needs of the pedestrian and the motorist; and
- include pedestrian-oriented design and through the development of pedestrian and bikeway circulation systems which serve to functionally and physically integrate the various land use activities.

Utilities

The Utilities elements shall:

- include central water and sewer;
- provide shared stormwater systems among other elements;
- meet all adopted levels of service, as specified in the Comprehensive Plan, and all urban services shall be available concurrent with the impacts of development; and
- where feasible, encourage the use of LEED (Leadership in Energy and Environmental Design) and Energy Star building and design standards.

Open Space/Environmental

The Open Space/Environmental elements shall:

- wherever feasible, connected to the larger Countywide open space system;
- permit flexibility in design of landscaping and buffers to maximize compatibility between existing and proposed land uses based on the intensity of proposed uses;
- protect and connect existing environmental upland and wetland areas; and
- respect the existing topography.