

Section 401.03 North US 27 Selected Area Plan

A. *Purpose and Intent*

This Selected Area Plan (SAP) was adopted in the Polk County Comprehensive Plan to recognize the anticipated high level of urbanization during the next twenty years. The districts and performance standards that follow implement the public/private initiatives outlined in the Plan. In order to achieve an efficient and highly desirable urban growth pattern, a balance of residential and non-residential uses is required, as well as a range of housing opportunities and short trips between housing, employment, and shopping. The approach utilized in the SAP districts includes the creation of traditional neighborhood villages and a town center while preserving sensitive environmental resources.

B. *Applicability*

This Section applies to development within the North US 27 SAP, the boundaries of which are shown on the FLUMS.

C. *Use Table*

The land use categories and uses allowable in this district are shown in Table 4.8. Land use categories and uses not shown are prohibited. Land uses shown with a C1, C2, C3 or C4 shall comply with applicable Criteria for Conditional Uses in Chapter 3.

D. *Density and Dimensional Regulations (Revised 2/11/02 - Ord. 02-05)*

The allowable densities for this SAP are shown in Table 4.9. Density bonuses are shown in Table 4.10. Excess density credit, earned above the actual constructed density¹, may be transferred off-site throughout the SAP so long as the gross density of the receiving area does not exceed the maximum permitted density within the district. To receive density transfers, a minimum of 30 bonus points is required of the receiving development. Town Center (TC) is a mixed-use district that has both a density by right as well as a floor-area-ratio.

For the entire SAP, height and setbacks are based upon compatibility with adjacent uses and not limited by table 2.2. This SAP also has a minimum gross density per district. To develop below the minimum gross density, bonus points must also be achieved (see Table 4.11).

¹Actual constructed density must be above the density permitted by right to qualify for TDRs.

E. Performance Standards (Revised 4/4/02 - Ord. 02-18; 2/11/02 - Ord. 02-05)

In addition to all other applicable provisions in this Code, the following conditions and performance standards are imposed for all development within this SAP. Additional standards for the Town Center are outlined in Subsection H.

1. Linked recreation and open space system shall be provided in compliance with Section 401.C.
2. Buffers shall be utilized to create reforestation opportunities and to reduce visual and noise impacts on residential uses. A landscaped buffer 25 feet in width shall be required, according to Buffer Type C in Section 720, along all collector and arterial roads.
3. Special landscaping standards shall apply to all public rights-of-way and private lands used for parking and located along rights-of-way in compliance with Section 401.02.E.3. Xeriscape design is encouraged.
4. Billboards and other off-site signs are prohibited except as outlined below.
 - a. Entrance features may incorporate signs for off-site uses within the SAP.
 - b. Temporary signs for real estate sales and special events are permitted as per Section 760.
5. Transportation improvements shall comply with the following:
 - a. Arterial and collector roadways shall adhere to the adopted road plan for US 27.
 - b. Arterial roads shall be considered controlled direct access roads and access points shall be at least 300 feet apart.
 - c. Rights-of-way shall be dedicated for roads designated on the FLUMS and shall comply with the widths required in Section 823.
 - d. Curb cut criteria shall be:

US 27

Median opening (full access)	2640 feet on center
Median opening (directional)	1320 feet on center
Curb cuts right in/right out	660 feet on center

Arterial roadways

Median opening	600 feet on center
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Curb cuts 300 feet on center

Collector roadways

Curb cuts 200 feet on center

6. In order to provide safe and efficient local traffic movement, the County may designate cross-access corridors along certain roadways. Said corridors shall be designed to provide unified access and circulation among parcels on each block of the thoroughfare. Each corridor shall include the following elements:

Section 401.01 Use Table for U.S. 27 Selected Area Plan

Table 4.8 Use Table for U.S. 27 Selected Area Plan Land Use District (For revision history, please see last row of table.)

Green Swamp ACSC Districts Outlined in Heavy Border	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	L/RX
RESIDENTIAL USES																						
Duplex, Two-Family Attached						C2	C3	C3	C3	C3							C2	C3	C3	C3	C3	C3
Group Home, Small (6 or less residents)					C1	C1	C1	C1	C1	C1						C1	C1	C1	C1	C1	C1	
Group Home, Large (7-14 residents)					C1	C1					C1					C1	C1					
Group Living Facility (15 or more residents)			C2		C2	C3	C3	C3	C3	C3	C2			C2		C2	C3	C3	C3	C3	C3	
Mobile Home Park & Subdivision						C3	C3	C3	C3	C3							C3	C3	C3	C3	C3	C3
Mobile Homes-Individual						C1	C1	C1	C1	C1							C1	C1	C1	C1	C1	
Multi-Family	C3	C3	C2	C2	P	P	C3	C3	C3	C3		C3	C3	C2		P	P	C3	C3	C3	C3	C3
Residential Infill Development							C2	C2	C2	C2								C2	C2	C2	C2	
Short-Term Rental Unit			C2		P	P	C3	C3	C3	C3				C2		P	C3	C3	C3	C3	C3	P
Single-Family Detached Home & Subdivision						P	P	P	P	P							P	P	P	P	P	
MIXED USES																						
Planned Development	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3
Residentially Based Mixed Development					C3	C3	C3	C3	C3	C3						C3	C3	C3	C3	C3	C3	
Residentially Based Mixed Use Structure	C1	C2			C2	C2	C3	C3	C3	C3		C1	C2			C2	C2	C3	C3	C3	C3	
Transitional Area Development		C3												C3			C3	C3	C3	C3	C3	
ALL OTHER USES																						
Adult Day Care Center (7 or more clients)			C2		C2	C3	C3	C3	C3	C3	C2			C2		C2	C3	C3	C3	C3	C3	
Agricultural Support, On-Site	P	P				P	P	P	P	P	P	P	P				P	P	P			P
Alcohol Package Sales	C1	C1	C1									C1	C1	C1	C1							C1
Bars, Lounges, and Taverns	C3											C3	C1		C2							C1
Bed & Breakfast	P				C3	P	C3	C3	C3	C3		P				C3	C3	C3	C3	C3	C3	P
Car Wash, Incidental	C2	C2										C2	C2		C2							
Cemeteries		C2									P		C2									

Green Swamp ACSC Districts Outlined in Heavy Border	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	L/RX	
Childcare Center	P	P	C2	C3	P	C3	C3	C3	C3	C3	P	P	P	C2	P	P	C3	C3	C3	C3	C3	C3	
Clinics and Medical Offices	P	P	P	P							P	P	P	P	C2								
Commercial Vehicle Parking													C2										
Communication Towers, Guyed and Lattice		C3									C2		C3										
Communication Towers, Monopole	C3	C3	C3								C2	C3	C3	C3								C3	
Community Center	P	P		C2	P	C2	C2	C2	C2	C2	C2	P	P		C2	P	C2	C2	C2	C2	C2	C2	P
Cultural Facilities	P	P	P	C2	P	C3	C3	C3	C3	C3	P	P	P	P	C2	P	C3	C3	C3	C3	C3	C3	P
Emergency Shelter, Small (6 or less residents)					C1	C1	C1	C1	C1	C1						C1	C1	C1	C1	C1	C1	C1	
Emergency Shelter, Medium (7-14 residents)					C1	C1					C1					C1	C1						
Emergency Shelter, Large (15 more residents)			C2	C3	C2	C3	C3	C3	C3	C3	C2			C2		C2	C3	C3	C3	C3	C3	C3	
Financial Institution	P	P	P	P								P	P	P	P								
Financial Institution, Drive-thru	P	P	P	C3								P	P	P	P								
Gas Stations	P	P										P	P		P								C2
Golf Course						C3	C1	C1	C1	C1						C3	C3	C1	C1	C1	C1	C1	C1
Government Facility	P	P	C3	C3	C3	C3	C3	C3	C3	C3	P	P	P	C3		C3	C3	C3	C3	C3	C3	C3	C3
Heliports	C3		C2								C3	C3		C2									
Helistops	C2	C2	C2								C2	C2	C2	C2									C2
Hospitals	C3	P	C3								P	C3	P	C3									
Hotels and Motels	P	P	C2									P	P	C2	C3								C2
Lime Stabilization Facility											C3												
Marina																							C1
Medical Marijuana Dispensaries	C2	C2	C2	C2								C2	C2	C3	C2								C2
Nightclubs and Dance Halls	C3											C3											C3
Nursery, Retail	P	P										P	P		P								
Nursing Home		C2	C2		C3	C3					C2		C2	C2		C2	C2						
Offices	P	P	P	P								P	P	P	C2		C3						C3
Office Park	C2	C2	C2	P								C2	C2	C2									

Green Swamp ACSC Districts Outlined in Heavy Border	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	L/RX	
Outdoor Concert Venue																							C3
Personal Services	P	P	C2	C2								P	P	C2	C2								C2
Recreation, High Intensity	C3				C3	C3	C3	C3	C3	C3	C1					C3	C3	C3	C3	C3	C3	C3	C1
Recreation, Low Intensity					C3	C3	C2	C2	C2	C2						C3	C3	C2	C2	C2	C2	C2	C2
Recreation, Passive	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
Recreation and Amusement, Intensive	P	P										C3	C2		P								C3
Recreation and Amusement, General	C2	C2										C2	C2		C2								C2
Recreational Vehicle Park																							C2
Recreation, Vehicle Oriented												C4	C3			C3	C3	C3	C3	C3	C3	C3	C1
Religious Institution	P	P	C3	C2	C3	C3	C3	C3			P	P	P	C3	C2	C3	C3	C3	C3				C3
Research & Development			P	C3							C2			P									
Residential Treatment Facility											C4												
Restaurant, Drive-thru/Drive-in	C2	C2										C2	C2		C2								
Restaurant, Sit-down/Take-out	P	P	C2	C2								P	P	C2	P								C2
Retail, Less than 5,000 square feet	P	P	C2	C2								P	P	C2	P								C2
Retail, 5,000 - 64,999 square feet.	C2	P	C3	C2								C2	P	C3	P								C2
Retail, More than 65,000 square feet	C3	P										C3	P		C3								
Retail, Outdoor Sales/Display	C3	C3										C3	C3										C3
Schools, Elementary							C2	C2	C2	C2	P							C2	C2	C2	C2		
Schools, Middle							C2	C2	C2	C2	P							C2	C2	C2	C2		
School, High			C3				C3	C3	C3	C3	P			C3				C3	C3	C3	C3		
School, Leisure/Special Interest	C2		C2	C2	C3	C3	C3	C3	C3	C3	P	C2		C2		C3	C3	C3	C3	C3	C3		
School, Technical / Vocational/Trade & Training	C2		C2	C2							P	C2		C2									
School, University/College	C3		C3	C2							P	C3		C3			C3					C3	
Solar Electric-Power Generation Facility											C2												
Transit, Commercial													C2										
Transit Facilities		C3											C3										
Utilities, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class II	C1	P	P	C1	C1	C1	C1	C1	C1	C1	C1	C1	P	P	P	C1	C1	C1	C1	C1	C1	C1	C1
Utilities, Class III	C3	C3	C3		C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3

Green Swamp ACSC Districts Outlined in Heavy Border	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	L/RX	
Vehicle Service, Mechanical	C3											C3			P								C3
Vehicle Sales, Leasing	C3	P										C3	P										
Veterinary Services	P	P	C2	C2								P	P	C2	P								
Water Ski Schools	C3										C3	C3											C3

Revised 11/21/17 – Ord. 17-066; 7/11/17 – Ord. 17-036; 4/21/15 – Ord. 15-015; 8/5/14 – Ord. 14-45; 08/19/14 – Ord. 14-052; 03/19/13 – Ord. 13-004; 12/6/11 – Ord. 11-033; 12/06/11 – Ord. 11-032; 6/28/11 – Ord. 11-008; 11/16/10 – Ord. 10-079; 8/18/10 – Ord. 10-060; 9/1/10 – Ord. 10-065; 2/3/10 – Ord. 10-007; 12/01/09 – Ord. 09-073; 09/16/09 – Ord. 09-059; 07/22/09 – Ord. 09-047; 03/18/09 – Ord. 09-009; 11/12/08 – Ord. 08-056; 5/21/08 – Ord. 08-016; 7/25/07 – Ord. 07-39; 02/16/05 – Ord. 05-05; 3/25/03 – Ord. 03-23; 4/23/02 – Ord. 02-20; 2/11/02 – Ord. 02-05; 12/28/01 – Ord. 01-92; 11/1/01 – Ord. 01-44; 7/25/01 – Ord. 01-57)

Table 4.9 Density Limits for U.S. 27 SAP (Revised 1/6/10 – Ord. 10-003; 05/21/08 – Ord. - 08-016; 7/25/07 – Ord. 07-39; 02/11/02 - Ord. 02-05; 11/1/01 - Ord. 01-44)

Land Use	DU/A	FAR	ISR
RL-1X	0-8 ¹	0.25	0.6
RL-2X	0-8 ¹	0.25	0.6
RL-3X	0-8 ¹	0.25	0.6
RL-4X	0-8 ¹	0.25	0.6
RMX	0-15 ²	0.25	0.7
RHX	15-25 ^{3,4}	0.7	0.7
RACX	15-25	0.35	0.7
TCX	25 ²	0.50	0.5
L/RX	10	0.35	0.5
PIX	6-10	0.7	0.6
INSTX	0	0.35	0.5
ROSX	0	0	0.25

- a. A continuous linear travel corridor extending the entire length of the block which it serves, or at least 1,000 feet of linear frontage along the thoroughfare, and having a design speed of 10 mph. Final design of the facility shall be approved by the County Engineer.
- b. Sufficient width to accommodate two-way travel aisles for automobiles, service vehicles, and loading vehicles.
- c. Stub-outs and other design features which make it visually obvious that the abutting properties may be tied in to provide cross-access, shall be constructed at the time of development.
- d. Linkage to other cross-access corridors in the area.
- e. Where a cross-access corridor is designated by the County, no subdivision plat, site plan, or other development shall be approved unless the property owner grants an easement allowing general cross-access to and from the other properties in the affected area. Such easement shall be recorded in the public records of Polk County and shall constitute a covenant running with the land.

¹ Densities over 4 du/a may be achieved by following the Density Bonuses outlined in Table 4.10.

² Densities over 6 du/a may be achieved by following the Density Bonuses outlined in Table 4.10.

³ Densities and intensities in the GSACSC shall conform to Table 5.3.

⁴ The maximum density for RHX shall be 20 units per acre unless the RHX is adjacent to a RACX or TCX, in which case the maximum density shall be 25 units per acre.

Table 4.10 (Revised 02/11/02 - Ord. 02-05)

US 27 Density Bonus Point System (proposed amendment)	POINTS AWARDED
INFRASTRUCTURE AND SERVICES	
Donation for Usable Land (Public Safety, Schools, Parks)	2 per acre
Extending Sidewalks Beyond the Site along Collector and/or Arterial Road Frontage	2 per 1/4 mile
Internal Sidewalks per Units Connected	1 per 50 units
Right of Way Dedication for Planned Connectors	1 per 2 ac
Street Lighting Internal	2
DESIGN	
Decorative Streetlights Internal	2
Canopy Tree in Common Area (over and above buffering requirements and other canopy coverage requirements)	1 per 5000 sf of coverage at maturity
Upland Open Space above the Required 10% for Planned Development	2 for every extra 5% Open Space
Vertical Development	2 per story above 1
Mixed Use Building	2 per story above 1
Size Variations of Single Family Lots (10 % of Total Min /Max)	2 per 3X variation
Width Variations of Single Family Lots (10 % of Total Min /Max)	2 per 2X variation
Traffic Calming - (See Guidelines)	0-8 (decided by DRC)
Alternative Driveways for Single Family, Duplex and Town Homes (Shared Alleys, Rear entrances, Common Parking)	2 per phase
Zero Lot Line or Cluster Development (20% min reduction)	2
Landscaping of Storm Water Ponds (Type A Buffer Standards or better)	2
Landscaping of all sides of External Walls (Type A Buffer Standards or better)	2
TRANSPORTATION	
Access to more than one collector road or better (includes Green Swamp Parkway)	2
Interconnectivity (direct links to adjoining developments and properties): vehicular	2
Interconnectivity (direct links to adjoining developments and properties): pedestrian	2
Interconnectivity (direct links to adjoining developments and properties): residential to non-residential (and vice-versa)	2
Interconnectivity (direct links to adjoining developments and properties)	
Internal capture (mixtures of uses that prevent potential automobile traffic from exiting the site or entering collector or arterial roads)	2
Curb and gutter at lower densities (less than 3 du/ac.)	2
Connector road from one public road to another	5

US 27 Density Bonus Point System (proposed amendment)	POINTS AWARDED
Distance to Retail Commercial Districts	
Distance to Retail Commercial Districts: Connected by Sidewalk within One Mile	1
Distance to Retail Commercial Districts: Connected by Sidewalk within 2 mile	2
Distance to Retail Commercial Districts: Within 1/4 mile	1
RECREATION	
Community Recreation Facilities Provided within the Development: pool	4 / facility (2,000 s.f. minimum)
Community Recreation Facilities Provided within the Development: athletic courts or ball fields	2
Community Recreation Facilities Provided within the Development: tot lot	2 / facility
Community Recreation Facilities Provided within the Development: clubhouse	3 / facility
Community Recreation Facilities Provided within the Development: facilities centrally located within the development	2
Community Recreation Facilities Provided within the Development: golf course	3/ 9 holes
Community Recreation Facilities Provided within the Development: horseback riding stables	1/ each 5 stalls
Community Recreation Facilities Provided within the Development: community gardening area	1/ acre
Community Recreation Facilities Provided within the Development: passive recreation (walking paths, trails)	1 to 3 (decided by DRC)
Proximity to Public Recreation: connected by sidewalk within one mile	1
Proximity to Public Recreation: connected by sidewalk within 2 mile	2
Proximity to Public Recreation: within 1/4 mile	1
RESOURCE PROTECTION	
Wetland Buffer: 100 feet upland	1
Wetland Buffer: 150 feet upland	2
Wetland Buffer: 200 feet upland	3
Upland Conservation: 15% of Site	1

US 27 Density Bonus Point System (proposed amendment)	POINTS AWARDED
Upland Conservation: 20% of Site	2
Upland Conservation: 25% of Site	3
Xeriscaping	1
Preservation of 40% of natural vegetation	1
Maintain Original Hydrologic Pattern	1

**Table 4.11 (Revised 05/21/08 – Ord. 08-016; 7/25/07 – Ord. 07-039; 02/11/02 - Ord. 02-05)
U.S. 27 BONUS POINTS WORKSHEET**

Density based on bonus points:	Residential Low	Residential Low	Residential Medium	Residential Medium	Residential High ¹	Residential High ¹	Town Center	Town Center
	Density by Right: 4 # Points	Density by Right: 4 New Density	Density by Right: 6 # Points	Density by Right: 6 New Density	Density by Right: 15 # Points	Density by Right: 15 New Density	Density by Right: 10 # Points	Density by Right: 10 New Density
	25 pts or more	1.5	30 pts or more	3	25 pts or more	15		
	20 pts or more	2	25 pts or more	3.5	20 pts or more	16		
	15 pts or more	2.5	20 pts or more	4	15 pts or more	17		
	10 pts or more	3	15 pts or more	4.5	10 pts or more	18		
	5 pts or more	3.5	10 pts or more	5	5 pts or more	19		
	0 pts	4	5 pts or more	5.5	0 pts	20		
	5 pts or more	5	0 pts	6		21	20 pts or more	6
	10 pts or more	6	5 pts or more	7		22	15 pts or more	7
	15 pts or more	7	10 pts or more	8		23	10 pts or more	8
	20 pts or more	8	15 pts or more	9		24	5 pts or more	9
			20 pts or more	10		25	0 pts	10
			25 pts or more	11			5 pts or more	11
			30 pts or more	12			10 pts or more	12
			35 pts or more	13			15 pts or more	13
			40 pts or more	14			20 pts or more	14
			45 pts or more	15			25 pts or more	15
							30 pts or more	16
							35 pts or more	17
							40 pts or more	18
							45 pts or more	19
							50 pts or more	20

¹ The maximum density for HRX shall be 20 units per acre unless the RHX is adjacent to a RACX or TCX, in which case the maximum density shall be 25 units per acre

Density based on bonus points:	Residential Low	Residential Low	Residential Medium	Residential Medium	Residential High ¹	Residential High ¹	Town Center	Town Center
	Density by Right: 4 # Points	Density by Right: 4 New Density	Density by Right: 6 # Points	Density by Right: 6 New Density	Density by Right: 15 # Points	Density by Right: 15 New Density	Density by Right: 10 # Points	Density by Right: 10 New Density
							55 pts or more	21
							60 pts or more	22
							65 pts or more	23
							70 pts or more	24
							75 pts or more	25

PROFESSIONAL INSTITUTIONAL (PIX)

# Points	New Density
10 pts or more	7
8 pts or more	8
6 pts or more	9
4 pts or more	10

- f. Wherever a cross-access corridor has been designated, the sites shall be so designed for coordinated or joint parking, access and circulation systems. These sites shall include stub-outs and other design features necessary to make it visually obvious that the abutting properties may be connected to a unified system.
- g. If a site is developed prior to an abutting property, it shall be designed to ensure that its parking, access, and circulation may be connected to a unified system at a later date.
- h. If a site abuts an existing developed property, it shall be so designed to connect to the abutting parking, access and circulation unless the Planning Director determines this to be impractical.

F. *Environmental Protection (Revised 02/11/02 - Ord. 02-05)*

All development within this SAP shall be designed to protect upland wildlife habitats, native plant communities, wetlands, and other natural resources.

- 1. If land proposed for development contains a native plant community or communities which equals or exceeds 50 percent of the total pervious open space of the project it shall retain this native vegetation including understory vegetation. If the area of existing native plant community or communities is less than 50 percent of this total pervious open space, then all of the natural vegetation shall be retained. Stormwater ponds or conveyance areas are exempt from this calculation.
- 2. Land alteration activity which destroys, reduces, impairs a wetland or natural body of water, shall be prohibited, unless there is no recourse in order to allow

reasonable use of the land.

3. Wider setbacks may be required by the County to mitigate potential adverse impacts to environmentally sensitive areas.
4. Building setbacks shall be 50 feet from environmentally sensitive areas. Wider setbacks may be required by the County depending on the environmental sensitivity of the area and the intensity of the development proposed adjacent to the area.
5. No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within setbacks except for the installation of a sprinkler system, utility lines, or landscaping; or except as approved by the County for the construction of a road essential for access, construction of a stormwater retention or detention basin or stormwater conveyance, construction of a boardwalk or their stilted structure, grade finishing to provide a gradual slope between the setback line and the environmentally sensitive area, or the limited use of pervious paving material.
6. No underground petroleum storage tanks shall be allowed within the North US 27 SAP, unless the tanks are double walled and provide for monitoring of the interstitial space between the inner and outer tanks.

G. *Town Center-X Performance Standards (Revised 2/11/02 - Ord. 02-05)*

In order to develop the Town Center-X in accordance with the intent outlined in the Polk County Comprehensive Plan, the following performance standards shall apply. Said standards are in addition to those outlined in this Section, which apply to the entire SAP.

1. The architectural, streetscapes, local road, pedestrian and bicycle network scheme for all public and private improvements shall be consistent.
2. A system of pedestrian walkways shall be provided to link the Town Center-X with surrounding neighborhoods.
3. A street grid system shall be established and continued for all development.
4. Landmarks and focal points shall be incorporated into the Town Center-X to visually connect to the residential areas.
5. Compliance with the linked open space and recreation system as required in Section 401.C.
6. Road networks shall contain a hierarchy of streets based on pedestrian usage as shown in Table 4.7.
7. Alternative parking approaches will be considered if proven to be adequate to

serve the project while encouraging an improved pedestrian environment and design compatibility.

8. Lands within the TCX designation are entitled to 10 units per acre and 1.0 non-residential floor-area-ratio by right. Higher densities may be achieved through a density bonus system provided in Table 4.10 and 4.11 not to exceed 25 dwelling units per acre (25 du./ac.).

H. ***Professional Institutional -X Performance Standards (Revised 1/6/10 – Ord. 10-003; 7/25/07 – Ord. 07-039)***

1. Development shall be consistent with the following:
 - a. On-premise signs shall meet the requirements of Section 760 for the Community Activity Center (CAC) and shall be reduced by 15 percent for sign height and area within the SAP;
 - b. The setbacks and building height shall meet the requirements of the CAC in accordance with Section 205, Table 2.2.;
 - c. Multifamily residential development, as a primary, shall be permitted to a maximum of 15 percent of the total developable area of a PIX area at densities ranging from 6 du/ac to 10 du/ac and shall comply with all other requirements of Chapter 3 for multifamily developments within activity centers (CAC, RAC, and BPC-1). Residential units above non-residential uses, at Medium Density Residential density, are encouraged and are not included in the 15 percent residential cap;
 - d. Retail uses that complement office establishments are permitted to a maximum of 25 percent of the total developable area of a PIX area
 - e. Single-family attached, single-family detached, duplex, and three unit residential buildings shall be prohibited from being used in the PIX; and
 - f. Development within the Professional Institutional district shall comply with the following criteria (Policy 2.131-C4f.3. of the Comprehensive Plan).
 - i Non-residential Floor Area Ratio (FAR) shall not exceed 0.70;
 - ii Impervious Surface Ratio shall not exceed 0.60;
 - iii Residential densities shall not be less than 6 dwelling units per gross acre nor exceed 10 dwelling units per gross acre.
 - iv Lands shall only be divided as part of a master subdivision plan and all individual lots shall be accessible via internal local roadways;

- v No direct access to US Highway 27 shall be permitted for either driveway connections or parking areas located within the district;
 - vi All developments shall provide on-site pedestrian pathways connections to provide access from all parking areas and abutting residential development where appropriate, to the primary uses of the district;
 - vii Non-residential building entrances shall be oriented towards abutting rights-of-way in order to create a village like appearance along primary streets; furthermore, no more than two rows of parking shall be placed forward of the front building facade;
 - viii Off street parking areas for non-residential uses shall be designed to complement the building facade and emphasize the building appearance and relationship to abutting rights-of-way;
 - ix Single occupancy, detached residential dwellings and duplexes are prohibited in the Professional Institutional district;
 - x Short-term rental units shall include a management office on the same site as the individual units; and
 - xi Loading docks, drive-thru facilities, utility facilities, and storage areas shall be designed to minimize their visibility from abutting collector and/or arterial rights-of-way without diminishing their utility of intended function.
2. For purposes of this section, total developable area of a PIX shall be the group of contiguous parcels designated as PIX not bisected by collector or arterial roads or any physical natural barriers.

I. Residential High-X Performance Standards (Added 5/21/08 – Ord. 08-016)

In order to develop the residential High-X in accordance with the intent outlined in the Comprehensive Plan, and to complement the creation of a viable mixed-use development pattern, the following performance standards shall apply (Policies 2.131 – C. 2 .f, and 2.131 – C. 4 e, of the Comprehensive Plan):

- 1. The base density for a RHX district is established at 15 dwelling units per acre (15 DU/AC).
- 2. The maximum density for a RHX district that does not abut RACX or TCX shall not exceed 20 dwelling units per acre (20 DU/AC), in accordance with Table 4.9, and the density bonus point system identified in Tables 4.10 and 4.11.
- 3. Residentially Based, Mixed-Use Development may be permitted within the RHX

district per the development standards listed in both Chapter 3 of the LDC and this SAP.

4. In addition to residential dwelling units, limited, non-residential uses are allowed in a Residentially Based, Mixed-Use structure, in accordance with Table 4.8 and Section 401.03 J (Residentially Based Mixed-Use).
5. In addition to the landscaping and tree requirements contained in Sections 720 and 721 of this Code, a minimum of six (6) canopy trees per gross developable acre shall be planted or preserved.

J. *Residentially Based Mixed –Use Standards (Added 5/21/08 – Ord. 08-016)*

The North US 27 SAP shall encourage Mixed-Use Development through Residentially Based Mixed-use Development and/or Residentially Based Mixed-Use Structure (RBMS) within RLX, RMX, and RHX:

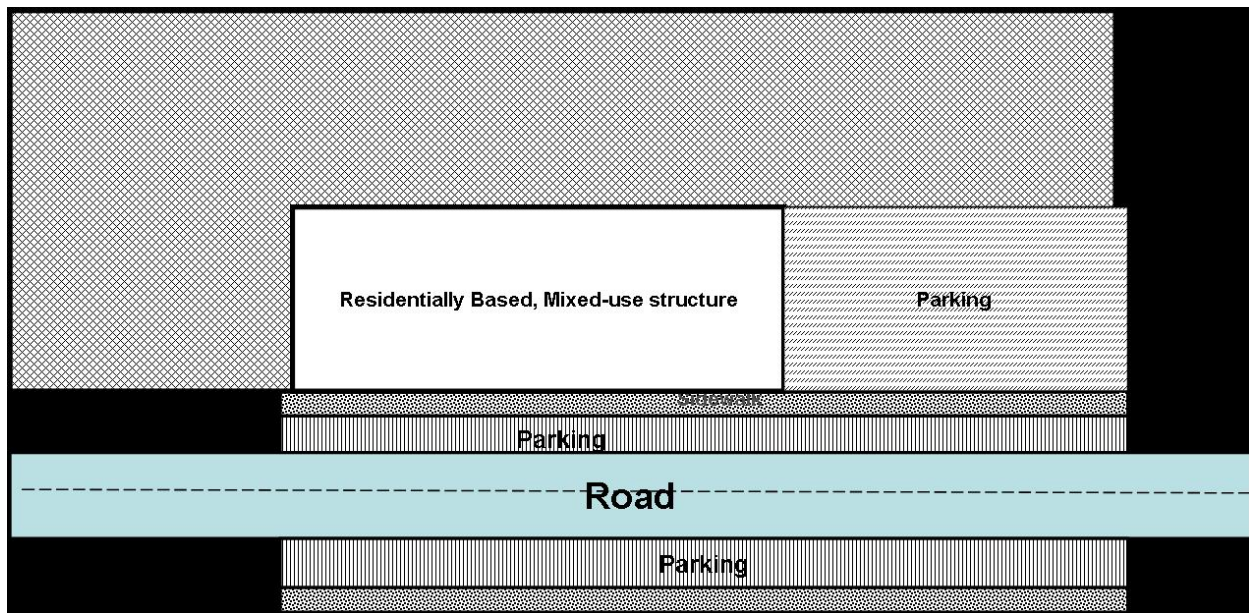
1. Residentially Based, Mixed-Use Development shall be reviewed in accordance with Section 303 of this Code and the criteria outlined and/or modified within the North US 27 SAP and shall be consistent with the following:
 - a. The Development Review Committee (DRC) shall evaluate the proposed development to determine how the project is consistent with the items listed in Chapter 3 of this Code and in this SAP. The DRC decision shall be considered as required by the Code in site plan design for Levels 2 through 4 reviews.
 - b. The non-residential portion shall be permitted to include uses within the Convenience Center (CC) and Neighborhood Activity Center (NAC) as listed in Table 2.1 of this Code. The population support shall be based not only on current population within and outside of the project boundaries but future estimated population from a source such as the Bureau of Economic and Business Research (BEBR) and/or Polk County population projections within the next five years within the market area radius for the CC or NAC.
 - c. The various non-residential uses may be phased. In no instance shall the non-residential uses of a project be constructed prior to completion of at least 50 percent of the residential dwelling units.
 - d. All new landscape planting shall consist of mainly native and/or drought tolerant plants that are xeric.
 - e. The Development Review Committee shall review the proposed development to determine the project is consistent with items a. through d. above and this SAP. Items a. through d. above may be modified based on circumstances that create a significant hardship on the property through a Planned Development. However, the applicant shall demonstrate how each requirement is being met by the site plan or why a specific requirement should be modified.

2. Residentially Based Mixed-use Structure (RBMS) shall be permitted through a unified master plan as a Level 2 review and shall be consistent with the following:
 - a. Residentially Based Mixed-Use Structures shall contain non-residential use(s) vertically integrated. The non-residential uses shall consist of only those uses permitted within the Convenience Center (CC) and Neighborhood Activity Center (NAC).
 - b. A RBMS must be developed within a master plan in order to ensure that the overall development is well integrated and shall be based on a consistent architectural, streetscape, local, and bicycle network scheme developed through an urban design component.
 - c. In no instance shall a RBMS be constructed without the residential component
 - d. Lot areas, setbacks, height, and other site and performance standards shall be shown on the permitted use site plan or subdivision construction plans.
 - e. Non-residential uses within a RBMS shall be constructed as an integral part of the overall construction of the structure, including residential uses.
 - f. RBMS, located within a development containing other uses, shall be integrated with the remainder of the development by the use of pedestrian connections in addition to automobile connections.
 - g. RBMS, located adjacent to a RACX or TCX district, shall be integrated with the adjacent development by the use of pedestrian and automobile connections. In these instances, the RBMS shall be permitted in accordance with this section and not as a component of a RBMD unless single use non-residential structures are proposed consistent with the RBMD definition
 - h. A RBMS shall incorporate safe pedestrian and bicycle oriented design which shall include the following:
 - i Pedestrians shall have the choice of walking along a safe a dedicated pathway from the parking areas to the building;
 - ii Five foot sidewalks shall be provided along building facades and where required in this SAP and this Code;
 - iii Clearly marked pedestrian paths must be provided from sidewalks, parking lots, and other access points to the entrance of buildings;
 - iv Adequate access and parking facilities (racks, storage, etc.) to

support bike riding;

- v All development shall have, at a minimum, pedestrian interconnection with adjacent uses;
- vi Multiple aisle parking shall be allowed on only one side of the structure. All other at grade parking shall be limited to one row (See Figure A.1) and,
- vii All development shall incorporate pedestrian friendly parking areas. At a minimum, parking areas shall include five foot wide paved sidewalks between parking rows every other parking isle.

Figure A.1



- i. Structured parking is not a requirement; however, if a developer chooses to create structured parking, it shall incorporate the following:
 - i All structured parking shall be architecturally integrated or designed with an architectural theme similar to the main building(s);
 - ii The perimeter of each parking garage floor shall incorporate an opaque screen or other screening mechanism and/or landscaping to ornament, enhance, or embellish automobiles from public view while still maintaining a safe environment; and
 - iii Structured parking, starting at the first floor, may include retail, personal, and professional uses.
- j. The Development Review Committee shall review the proposed development to determine the project is consistent with items a. through j.

above and this SAP. Items a. through j. above may be modified based on circumstances that create a significant hardship on the property through a Planned Development. However, the applicant shall demonstrate how each requirement is being met by the site plan or why a specific requirement should be modified.