

- (c) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- (d) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
- (e) Residential development, as primary or accessory, will be permitted in up to 15% of the PIX designation at Medium Densities.
- (f) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.25. The ISR shall be limited to 0.6 in all cases.
- (g) Retail and commercial uses are limited to 25 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

M. **EMPLOYMENT CENTER (ECX)** - *[Revised by CPA-2006B-01 (Ord. 06-089); Adopted by BoCC 6 DEC 2006]* The Employment Center is an Activity Center designated only within the County's Selected Area Plans (SAP). It is designed to allow office parks, light assembly, commercial, and other business uses to serve the needs of the growing population in the northeast area of the County..

- a. DESIGNATION AND MAPPING — The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).
- b. CHARACTERISTICS -- The ECX in this SAP is intended to accommodate the employment and functional needs of the urbanizing northeast area of the County. The ECX will generally contain office and support facilities, college and university uses, commercial, light assembly, and limited warehousing uses. General (approximate) characteristics of the Employment Center Xs are:
 - (a) Minimum Population Support: 20,000,
 - (b) Market Area Radius: 3+ miles,
 - (c) Typical Tenants: Office Parks, colleges and universities, research parks, services to offices, light assembly, distribution centers, research firms, development firms, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, medium density residential development, hotels and uses that support or directly relate to the college campuses and the development of a research park, including small-scale retail stores and other commercial uses.
- c. DEVELOPMENT CRITERIA - *[Revised by CPA-2006B-01 (Ord. 06-089); Adopted by BoCC 6 DEC 2006]* Development within an ECX shall conform to the following criteria:
 - (a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. No new individual driveways shall be permitted to access US 27.
 - (b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.
 - (c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such shared parking and permeable surface parking design.
 - (d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
 - (e) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would

adversely impact adjacent land uses.

- (f) Residential development, as primary will be permitted in up to 15% of the ECX designation at Medium and High Densities. Location of residential units above non-residential shall be encouraged by not considering such units against the maximum residential densities.
- (g) Industrial uses which include at least 50% office space, assemble products, and conduct research and development, but do not manufacture any products.
- (h) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 2.0. The ISR shall be limited to 0.70 in all cases.
- (i) Retail and commercial uses are limited to 20 percent of the ECX district. The maximum floor area ratio for commercial uses shall be 1.0.
- (j) All development, when it is feasible, shall take advantage of any mass-transit facilities.

N. PRESERVATION - Areas designated as Preservation within this SAP are major wetland areas on which development does not currently exist. Designations are approximate. Development shall not be permitted except for the following:

- a. stormwater retention/detention,
- b. passive recreation,
- c. vehicular access for internal circulation as required for proper access, and
- d. bicycle and pedestrian corridors to achieve the Recreational Trails pursuant to Policy 2.131-Q6(C).

O. LEISURE RECREATION - *[Added by CPA-2006B-01 (Ord. 06-089); Adopted by BoCC 6 DEC 2006]* Areas designated as L/R within the North Ridge SAP are the same as defined in Section 2.115 of this Plan, except that up to 15% of the net usable land within a parcel or project can be retail commercial uses when developed as a mixed use project.

POLICY 2.131-Q5: SPECIAL USES - *[Revised by CPA-2006B-01 (Ord. 06-089); Adopted by BoCC 6 DEC 2006]* Modified Special Uses shall include Residentially-Based Mixed-Use Developments (RBMD) that shall be developed in accordance with the following criteria:

- A. The development shall provide a mix of residential and non-residential uses that will serve the needs of residential uses within and up to one half mile around the development; this shall be permitted within the Residential Low (RLX), Residential Medium (RMX) districts, and Residential High (RHX).
- B. All development shall provide for integration of pedestrian access, parks, internal traffic, and interconnection of subdivisions in the design of the combined residential and non-residential uses.
- C. Non-residential development is not restricted to specific locations within the development in order to provide market share that is outside of the development.
- D. Public access to the development's commercial uses is required.
- E. Adequate buffering shall be required where the non-residential uses within and outside the development abuts residential uses.

POLICY 2.131-Q6 - SPECIAL PROVISION AREAS - Land within "Special Provision Areas" as enumerated in Policy 2.131-Q3 shall be developed in accordance with the following criteria:(Section