

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:

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-1 X	RL-2 X	RL-3 X	RL-4 X	INSTX	TCX	RACX	PIX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	LRX	
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	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	C3	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	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	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	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	C3	C3
Residentially Based Mixed Use Structure	C1	C2			C2	C2	C3	C3	C3	C3		C1	C2		C2	C2	C3	C3	C3	C3	C3	C3
Transitional Area Development		C3											C3			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	C3	C3
Agricultural Support, On-Site	P	P				P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Alcohol Package Sales	C1	C1	C1									C1	C1	C1								C1
Bars, Lounges, and Taverns	C3											C3	C1									C1
Bed & Breakfast	P					P	C3	C3	C3	C3		P				C3	C3	C3	C3	C3	C3	P
Car Wash, Incidental	C2	C2										C2	C2									
Cemeteries		C2									P		C2									
Childcare Center	P	P	C2	C3	P	C3	C3	C3	C3	C3	P	P	P	C2	P	C3	C3	C3	C3	C3	C3	C3

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	TCX	RACX	PIX	OCX	RHX	RMX	RL-1 X	RL-2 X	RL-3 X	RL-4 X	INSTX	TCX	RACX	PIX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	LRX	
Green Swamp ACSC Districts Outlined in Heavy Border	P	P	P	P							P	P	P	P								
Clinics and Medical Offices													C2									
Commercial Vehicle Parking											C2		C3									
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	P	P	C2	C2	C2	C2	C2	C2	P
Cultural Facilities	P	P	P	C2	P	C3	C3	C3	C3	C3	P	P	P	P	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 (7-14s residents)					C1	C1					C1				C1	C1						
Emergency Shelter, Large (15 more residents)			C2	C3	C2	C3	C3	C3	C3	C3	C2				C2	C3	C3	C3	C3	C3	C3	
Financial Institution	P	P	P	P								P	P	P								
Financial Institution, Drive-thru	P	P	P	C3								P	P	P								
Gas Stations	P	P										P	P	P								
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
Lime Stabilization Facility											C3											
Marina																						P
Nightclubs and Dance Halls	C3											C3										C3
Nursery, Retail	P	P										P	P									
Nursing Home		C2	C2		C3	C3					C2		C2	C2	C3	C3						
Offices	P	P	P	P								P	P	P		C3						C3
Office Park	C2	C2	C2	P								C2	C2	C2								
Personal Services	P	P	C2	C2								P	P	C2								C2
Recreation, High Intensity	C3	P			C3	C3	C3	C3	C3	C3	P	C3	P		C3	C3	C3	C3	C3	C3	C3	P

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	TCX	RACX	PIX	OCX	RHX	RMX	RL-1 X	RL-2 X	RL-3 X	RL-4 X	INSTX	TCX	RACX	PIX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	LRX	
Green Swamp ACSC Districts Outlined in Heavy Border																						
Recreation, Low Intensity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation and Amusement, Intensive	C3	C3										C3	C3									C3
Recreation and Amusement, General	P	P										P	P									P
Recreational Vehicle Park																						
Religious Institution	P	P	C3	C2	C3	C3	C3	C3			P	P	P	C3	C3	C3	C3	C3				C3
Research & Development			P	C3										P								
Residential Treatment Facility											C4											
Restaurant, Drive-thru/Drive-in	C2	C2										C2	C2									
Restaurant, Sit-down/Take-out	P	P	C2	C2								P	P	C2								C2
Retail, Less than 5,000 square feet	P	P	C2	C2								P	P	C2								C2
Retail, 5,000 - 64,999 square feet	C2	P	C3	C2								C2	P	C3								C2
Retail, More than 65,000 square feet	C3	P										C3	P									
Retail, Outdoor Sales/Display	C3	C3										C3	C3									C3
Schools, Elementary											P											
Schools, Middle											P											
School, High			C3								P			C3								
School, Leisure/Special Interest	C2		C2	C2							P	C2		C2								
School, Technical / Vocational/Trade	C2		C2	C2							P	C2		C2								
School, Training	C2		C2	C2							P	C2		C2								
School, University/College	C3		C3	C2							P	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

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Green Swamp ACSC Districts Outlined in Heavy Border	TCX	RACX	PIX	OCX	RHX	RMX	RL-1 X	RL-2 X	RL-3 X	RL-4 X	INSTX	TCX	RACX	PIX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	LRX	
Utilities, Class II	C1	P	P	C1	C1	C1	C1	C1	C1	C1	C1	C1	P	P	C1	C1	C1	C1	C1	C1	C1	C1
Utilities, Class III	C4	C4	C4		C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4
Vehicle Service, Mechanical	C3											C3										C3
Vehicle Sales, Leasing	C3	P										C3	P									
Veterinary Services	P	P	C2	C2								P	P	C2								
Water Ski Schools	C3										C3	C3										C3
Revised 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)																						