

**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

LDR Sec. 6.8.7. - Mixed Use Planned Development District (MXPDP).

The Mixed Use Planned Development District (MXPDP) is designed for new ~~commercial-center~~ development or redevelopment of existing ~~commercial~~ sites and is characterized by a variety of integrated land use types. The intent of the district is to provide for a mixture of uses ~~on single parcels~~ within a single project in order to develop or redevelop sites which are sensitive to the surrounding uses, obtain the desired character of the community, and ensure the availability of public facilities to serve proposed developments. This designation is also intended to foster infill development, to deter urban sprawl and to lessen the need for additional vehicular trips through the internalization of trips within the community or within a neighborhood or project. The criteria established herein are to be used for development of sites designated as ~~Mixed Use~~ MXPDP.

- A. ~~Comprehensive Plan Consistency.~~ A MXPDP is consistent with the Mixed Use (MU) and Community Commercial (CC) Future Land Use Map designations.
- B. ~~Form of Development Approval.~~ Each MXPDP project shall be approved as a planned development district consistent with the applicable requirements of the Land Development Regulations (LDR).
- C. ~~Development Review.~~ An application for establishment of an MXPDP Zoning district may apply for targeted expedited permitting processing as provided in Section 5.1.15 of the ~~Land Development Regulations~~ (LDR).
- D. ~~Land Uses.~~ MXPDPs shall include ~~a minimum of two (2) of the following land uses described in this element in accordance with Table 1.3.25.1.~~ The types of land uses within a mixed use development are the following:
  1. ~~Residential.~~ The residential land use category shall include any combination of the following dwelling types:
    - a. Assisted living facility (Type 1 and 2);
    - ~~b. Community residential home;~~
    - ~~e.b.~~ c. Congregate living facility (Type 1 and 2);
    - ~~d.c.~~ d. Dormitory;
    - ~~e.d.~~ e. Loft or residence above a nonresidential ground floor use;
    - ~~f.e~~ f. Multifamily, including duplex, triplex or quadplex dwellings;
    - ~~g. Nursing home or convalescent facility;~~ or
    - ~~h.f.~~ h. Townhouse.
  2. ~~Commercial.~~ The commercial land use category means those establishments providing a variety of uses, including the following:
    - a. Entertainment;
    - b. Hotel or motel or bed and breakfast inn;
    - c. Personal services;

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**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPD)

- d. Restaurants; and
  - e. Retail sales.
3. ~~Office.~~ The office land use category means a building or buildings used primarily for conducting the affairs of or the administration of a business; organization; profession; service; industry; or similar activity, including and medical office, medical clinic, and medical laboratory; and medical research and development similar types of activities.
4. ~~Industrial.~~ The industrial land use category means those establishments engaged in a variety of light industrial uses including the following:
- a. Assembly of computers or electronics and similar types of equipment;
  - b. Biomedical and medical research facilities;
  - c. Laboratories;
  - d. Manufacture of products not involving raw or processed food or hazardous materials, or similar types of objectionable materials;
  - e. Medical laboratories; and
  - f. Research and development activities and offices related to such uses.
5. ~~Institutional and Public Facilities.~~ The institutional and public facilities land use category means land utilized for a public purpose including the following:
- a. Colleges and universities;
  - b. Cultural facilities such as museums and art galleries;
  - c. Governmental offices and facilities;
  - d. Places of worship;
  - e. Public or private schools and technical or vocational schools; and
  - f. Congregate residential facilities including assisted living facilities, ~~community residential home,~~ /congregate living facility (Type 3 and 4), dormitories, nursing homes, or convalescent facilities;<sub>;</sub>
  - g. Day care center (General).
6. ~~Parks.~~ The parks land use category means land owned or operated by a governmental entity offering the general public an opportunity to participate in a variety of active, equestrian, passive, or similar recreational activities.
7. ~~Conservation.~~ The conservation land use category shall mean land permanently dedicated for preservation of environmental, conservation, and natural resources, including public or private lands protecting such resources.
8. ~~Open Space.~~ The open space land use category shall mean land permanently dedicated as common open space within a MXPD, including recreation areas, preservation areas, and water management tracts. For the purposes of this section,

**EXHIBIT 1**  
 LAND DEVELOPMENT REGULATIONS (LDR)  
 ARTICLE 6. ZONING DISTRICTS  
 CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
 SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPD)

if open space is included as a specific use within a mixed use project, the open space feature or features, including water management tracts, shall be fully integrated as an element of the overall project and shall be designed to enhance the pedestrian, recreational, and visual amenities within the entire MXPD.

E. Minimum Number of Land Uses.

1. ~~Minimum Number of Land Uses.~~ A MXPD shall contain ~~not less than~~ the minimum number of land uses indicated in Table 6.8-23.

Table 6.8-8-23  
 Minimum Number of Land Uses in a Mixed Use Development

NUMBER OF ACRES	MINIMUM NUMBER OF LAND USES
5 - 10	2
More than 10 - 30	3
More than 30 - <u>60</u>	4
<u>More than 60</u>	<u>5</u>

2. ~~Inclusion of Industrial Land Uses.~~ For the purposes of this Section, an Industrial land use shall not be allowed and shall not be included within the minimum number of required land uses unless the mixed use project abuts either State Road 7 or State Road 441.

- F. ~~Maximum Site Area per Land Use Category.~~ A single land use shall not occupy more than ~~sixty (60)~~ percent of site area proposed for a MXPD, and land allocation shall comply with the minimum and maximum requirements established in Table 6.8-24.

- G. The mixed use type shall be as approved for the Comprehensive Plan Mixed Use Future Land Use Map designation. Types of Mixed Use Planned Developments. For the purposes of providing more clearly defined types of projects which integrate a variety of uses, the following types of MXPDs are established. Each application for a Comprehensive Plan amendment shall specify the type of Mixed Use development that is requested:

1. ~~Type I. Mixed Use Type I means a project that may utilize the complete range of uses permitted by the Mixed Use Future Land Use Map designation and Mixed Use Zoning designations, including the use of one hundred (100) percent of project area for determining maximum residential density.~~
2. ~~Type II. Mixed Use Type II means a project that may utilize the complete range of uses permitted by the Mixed Use Future Land Use Map designation and Mixed Use Zoning designations, but with a somewhat reduced maximum residential density, and the use of one hundred (100) percent of residential project area and one hundred (100) percent of area for designated for parks, open space and conservation for determining maximum residential density.~~

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**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPD)

- ~~3. Type IIA. Mixed Use Type IIA means a project that may utilize the complete range of uses permitted by the Mixed Use Future Land Use Map designation and Mixed Use Zoning designations but with a more reduced maximum residential density, and the use of one hundred (100) percent of residential project area and one hundred (100) percent of area for designated for parks, open space and conservation for determining maximum residential density.~~
  - ~~4. Type III. Mixed Use Type III means a project that may utilize the complete range of uses permitted by the Mixed Use Future Land Use Map designation and Mixed Use Zoning designations, but with a reduced maximum residential density and the use of one hundred (100) percent of residential project area determining maximum residential density.~~
  - ~~5. Type IV. Mixed Use Type IV means a project that that excludes multifamily residential use but allows other uses permitted by the Mixed Use Future Land Use Map designation and Mixed Use Zoning designations, and the use of one hundred (100) percent of residential project area for determining maximum residential density for such uses as assisted living facilities, community residential homes, congregate living facilities, dormitories, hotel/motel establishments, and nursing and convalescent facilities.~~
  - ~~6. Type V. Mixed Use Type V means a project that excludes residential uses but allows other uses permitted by the Mixed Use Future Land Use Map and Mixed Use Zoning designations.~~
- H. ~~Planned Development District Standards.~~ Each MXPD shall comply with the development standards listed below.
- ~~1. Maximum Site Area.~~ A single land use shall not occupy more than sixty (60) percent of site area proposed for a MXPD, and land allocation shall comply with the minimum and maximum requirements established in Table 6.8-24. **{Same as Sec. 6.7.8.F. above}**
  21. ~~Minimum and Maximum Land Area.~~ The minimum land area for a MXPD shall be five (5) acres and the maximum land area shall be sixty (60) acres.
  32. ~~Basis of Land Area Allocation.~~ The minimum and maximum percent of land allocation indicated in Table 6.8-24 shall be based upon the total site area.

**EXHIBIT 1**  
 LAND DEVELOPMENT REGULATIONS (LDR)  
 ARTICLE 6. ZONING DISTRICTS  
 CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
 SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

Table 6.8-8-24  
 Land Use Allocation per Type of Mixed Use

Land Use Category	Type I		Type II and Type IIA		Type III		Type IV		Type V	
	Min <sup>1</sup>	Max <sup>2</sup>	Min	Max	Min	Max	Min	Max	Min	Max
Residential	10%	60%	10%	60%	10%	60%	0%	0%	0%	0%
Commercial	10%	60%	10%	60%	10%	60%	10%	60%	10%	60%
Industrial	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
Institutional & Public Facilities	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
Office	10%	60%	10%	60%	10%	60%	10%	60%	10%	60%
Parks	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
Conservation	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
Open Space	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%

Notes.  
 1. Min means Minimum.  
 2. Max means Maximum.

~~4.3. Maximum Building Coverage.~~ The maximum building coverage shall be ~~thirty-five~~ (35) percent.

~~5. 4. Maximum Floor Area Ratio.~~ The maximum floor area ratio shall be 0.50 (50%), except the maximum floor area ratio for the parks and conservation land use categories shall be ~~five (5) percent~~ 0.05.

~~6. 5. Property Development Regulations.~~ Unless otherwise herein or established within an approved master plan, the property development regulations for a MXPDP shall comply with the property development regulations provided in Table 6.8-18;

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**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

~~establishing the property development regulations for of the~~ Multiple Use Planned Developments (MUPD) Zoning designations.

- I. ~~Intent of Minimum Use Standards.~~ For the purposes of this section, when a minimum percentage of a specific land use is indicated in Table ~~6.8.6.2~~ 6.8-24, then at least that minimum percentage of the specific use shall be present as part of the mix of uses within a proposed MXPDP: , except as provided in Section 6.8.7.J.2.
- J. ~~Additional Standards.~~ The following are additional standards affecting land allocations for a MXPDP:
  1. ~~Commercial or Office Land Use. Either Commercial or Office land use is required as an element of mixed use development, but not both, except when a development consists of at least thirty (30) acres. For a development consisting of at least thirty (30) acres, both Commercial and Office land uses shall be required.~~ Commercial or Office land use is required as an element of all mixed use projects.
  2. Projects more than 30 acres:
    - a. Both Commercial and Office land use shall be required.
    - b. A minimum allocation of 10% of the overall project is required to be designated as both Commercial and Office.
    - c. A minimum building square footage allocation of 25% for Commercial and 25% for Office shall be required for the Commercial and Office land use.
- ~~23. Maximum Density.~~ The maximum residential density within a mixed use development project shall be consistent with Table 6.8-25. For the purposes of this section, residents per acre shall mean total number of residents, without regard to number of single or multiple resident type of unit.
- ~~34. Residential Uses within a Type III Mixed Use.~~ Within a Type III Mixed Use development least ~~twenty-five (25)~~ percent of all residential dwellings or residential units shall be integrated into the structures associated with a commercial, industrial, or office land use parcels, including such dwellings as loft apartments associated with nonresidential uses, above ground floor units associated with nonresidential uses, or residential or transient units integrated into the ground floor of predominantly nonresidential structures. The density of such units shall be determined as provided in Table 6.8-25.

**EXHIBIT 1**  
 LAND DEVELOPMENT REGULATIONS (LDR)  
 ARTICLE 6. ZONING DISTRICTS  
 CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
 SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

Table 6.8-8-25  
 Maximum Residential Density

Mixed Use Category/ Residential Type	Use	Maximum Residential Density		
		5—10 Acres	More than 10 Acres to 30 Acres	<u>More than 30 to 60 Acres</u>
Type I	MF	8 Units/Acres	10 Units/Acre	12 Units/Acre
	ALF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	<del>CRH</del>	<del>16 Residents/Acre</del>	<del>16 Residents/Acre</del>	<del>16 Residents/Acre</del>
	CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	Dorm	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	N/CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
Type II	MF	6 Units/Acres	8 Units/Acre	10 Units/Acre
	ALF	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre
	<del>CRH</del>	<del>12 Residents/Acre</del>	<del>12 Residents/Acre</del>	<del>12 Residents/Acre</del>
	CLF	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre
	Dorm	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre

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**EXHIBIT 1**  
 LAND DEVELOPMENT REGULATIONS (LDR)  
 ARTICLE 6. ZONING DISTRICTS  
 CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
 SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

Mixed Use Category/ Residential Type	Use	Maximum Residential Density		
		5—10 Acres	More than 10 Acres to 30 Acres	<u>More than 30 to 60 Acres</u>
	N/CLF	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre
Type IIA	MF	4 Residents/Acre	6 Residents/Acre	8 Residents/Acre
	ALF	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
	<del>CRH</del>	<del>8 Residents/Acre</del>	<del>10 Residents/Acre</del>	<del>12 Residents/Acre</del>
	CLF	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
	Dorm	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
	N/CLF	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
Type III	MF	2 Units/Acre	2 Units/Acre	2 Units/Acre
	ALF	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
	<del>CRH</del>	<del>3 Residents/Acre</del>	<del>3 Residents/Acre</del>	<del>3 Residents/Acre</del>
	CLF	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
	Dorm	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
	N/CLF	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
Type IV	MF	Multifamily Dwelling Units Not Permitted		
	ALF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre

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**EXHIBIT 1**  
 LAND DEVELOPMENT REGULATIONS (LDR)  
 ARTICLE 6. ZONING DISTRICTS  
 CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
 SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

Mixed Use Category/ Residential Type	Use	Maximum Residential Density		
		5—10 Acres	More than 10 Acres to 30 Acres	<u>More than 30 to 60 Acres</u> <del>More than 30 to 60 Acres</del>
	CRH	16 Residents/Acre	<del>16 Residents/Acre</del>	<del>16 Residents/Acre</del>
	CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	Dorm	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	N/CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
Type V	Residential and Congregate Uses Not Permitted			

MF means Multifamily

ALF means Assisted Living Facility.

CLF means Congregate Living Facility.

Dorm means Dormitory.

N/CLF means Nursing/Convalescent Facility.

- K. ~~Calculation of Maximum Density.~~ The percentage of property that can be utilized for calculating residential density is indicated in Table 6.8-26.
- L. Calculation of Project and Parcel Size.
  1. Project Size. For the purposes of Table ~~6.8.6.4~~ 6.8-26, project size shall be calculated to include the gross acreage of a proposed MXPDP.
  2. Parcel Size. For the purposes of Table ~~6.8.6.4~~ 6.8-26, parcel size shall be calculated to include the gross acreage to be devoted to the principal use and those areas utilized for roads, lakes and water management features, recreation areas, and similar common areas that serve the principal use.

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**EXHIBIT 1**  
 LAND DEVELOPMENT REGULATIONS (LDR)  
 ARTICLE 6. ZONING DISTRICTS  
 CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
 SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPD)

Table 6.8-8-26  
 Land Area Used for Calculation of Residential Density

Number of Acres or Type of Use	Area Used for Calculation of Density per Mixed Use Type				
	Type I	Type II and Type IIA	Type III	Type IV	Type V
5—10 acres (Multifamily)	<ul style="list-style-type: none"> <li>•100% of Project Size</li> <li>• 100% of parcel area for residential use</li> </ul>	•100% of parcel area for Parks, Open Space & Conservation Use	<ul style="list-style-type: none"> <li>• 100% of parcel area for residential use</li> <li>• Not less than 25% of total parcel area with integrated residential and nonresidential uses</li> </ul>	None: Multifamily Housing Not Permitted	None: Multifamily Housing Not Permitted
More than 10—30 acres (Multifamily)	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category		
More than 30 acres (Multifamily)	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category		
Assisted Living Facility (ALF)	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category	100% of parcel area for residential use	None: ALF Not Permitted
Community Residential Home (CRH)	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category	100% of parcel area for residential use	None: CRH Not Permitted

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**EXHIBIT 1**  
 LAND DEVELOPMENT REGULATIONS (LDR)  
 ARTICLE 6. ZONING DISTRICTS  
 CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
 SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

Number of Acres or Type of Use	Area Used for Calculation of Density per Mixed Use Type				
	Type I	Type II and Type IIA	Type III	Type IV	Type V
Congregate Living Facility (CLF)	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category	100% of parcel area for residential use	None: CLF Not Permitted
Dormitory	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category	100% of parcel area for residential use	None: Dormitory Not Permitted
Hotel/Motel	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category	100% of parcel area for transient residential use	100% of parcel area for transient residential use
Nursing or Convalescent Facility (N/CF)	100% of Project Size	Same as 5—10 Acre Category	Same as 5—10 Acre Category	100% of parcel area for residential use	None: N/CF Not Permitted

M. ~~Interconnecting Pedestrian Ways and Plazas.~~ The individual uses, buildings, or parcels within MXPDPs shall include interconnecting pedestrian ways and plazas.

N. ~~Pedestrian Connections to Abutting Properties.~~ To the extent possible, pedestrian connections to abutting residential properties shall be created. This provision is intended to encourage creation of such connections, but not to force a residential property owner or residential governing association to accept the installation of such connection.

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**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

- O. ~~Minimization of Adverse Impacts.~~ The individual uses, buildings, or pods within MXPDPs shall, when applicable, include site planning, design, and compatibility features which minimize adverse impacts on adjacent uses, such as the following:
1. ~~Parks, Conservation Areas and Preserves.~~ Locate parks, conservation areas, or preserves adjacent to abutting residential zoning districts;
  2. ~~Open Spaces.~~ Locate open spaces, including water management features, adjacent to abutting residential zoning districts;
  3. ~~Nonresidential Building Height.~~ Limit the height of nonresidential buildings to not more than two (2) floors when adjacent to abutting residential zoning districts;
  4. ~~Residential Uses.~~ Locate all freestanding residential uses or development adjacent to all abutting residential zoning districts.
  5. ~~Dumpsters and Recycling Containers.~~
    - a. ~~Location.~~ Locate dumpsters, recycling, and related solid waste disposal facilities at least ~~one hundred (100)~~ feet from abutting residential zoning districts.
    - b. ~~Screening.~~ Require permanent structural or nonstructural screening adjacent to all abutting residential zoning districts.
  6. ~~Lighting.~~ Ensure site and security lighting does not spillover into adjacent residential zoning districts.
- P. ~~Mixed Use Zoning Applications and Maximum Development.~~ Each application for a MXPDP Zoning designation shall include and specify the maximum development threshold proposed for a particular site. For the purposes of the Mixed Use category, the term "maximum development threshold" means the total potential development is proposed to be established within a mixed use development project, including all residential and nonresidential uses.
- Q. ~~Compliance with Mixed Use Future Land Use Map Policy.~~ Each application for Mixed Use Planned Development District designation shall comply with the following:
1. ~~Mixed Use Future Land Use Map Category.~~ All policies adopted as part of the Mixed Use Future Land Use Map category of the Wellington's Comprehensive Plan when the development project is located on a parcel with a Mixed Use Future Land Use Map designation.
  2. ~~Approvals.~~ All requirements of the development order and master plan approved for a Mixed Use or Community Commercial Future Land Use Map designation.
- R. ~~Master Plan Required.~~ Each application for the MXPDP district designation shall include a conceptual master plan to specify maximum development as provided herein.
- S. ~~Maximum Development Threshold.~~ A maximum development threshold for each property with a MXPDP district designation shall be established within the proposed

**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

master plan. The maximum development threshold shall include the following measures of density or intensity:

1. ~~Types of Mixed Land Use Classification.~~ Identification of each type of mixed use land use classification (e.g. residential, commercial, industrial, institutional, etc.).
  2. ~~Maximum Number of Square Feet or Similar Measurement.~~ Identification of the maximum number of square feet, or other applicable type of measurement such as number of students, for each nonresidential use to be established.
  3. ~~Maximum Dwellings.~~ Establishment of a maximum number of dwellings to be constructed.
  4. ~~Number of Residents.~~ Establishment of number of residents permitted.
  5. ~~Maximum Number of Units.~~ Establishment of number of units permitted.
  6. ~~Type of Dwelling Units.~~ Identification of dwelling unit types to be constructed.
  7. ~~Other Specific Development Limits.~~ Identification of other specific development limitations such as building height, building location, building design, natural resources protection, etc.
- T. ~~Mixed Use Center Design Concepts.~~ Within each MXPDP, certain design concepts shall be integrated within the overall master plan. These design concepts are provided below, and shall govern the overall master plan for the mixed use center.
1. ~~Mix of Uses.~~ The mix of uses shall comply with the requirements provided in this Section.
  2. ~~Ground Floor Uses.~~ Ground floor uses shall be predominately pedestrian oriented, including retail, restaurants, personal services, financial institutions, etc. Not less than ~~seventy-five (75)~~ percent of the lineal frontage of all ground floor uses shall be pedestrian oriented.
  3. ~~Orientation.~~ Buildings, vehicular access, parking, service uses such as dumpsters and recycling facilities, outdoor venues, and similar activities or uses shall be located and oriented to avoid conflict with residential uses located on properties abutting or adjacent to a mixed use center.
  4. Architectural Style and Center Design.
    - a. ~~Architectural Style.~~ Each MXPDP shall be designed with an overall unified architectural style approved as part of the overall master plan. Final architectural plan shall be subject to review by the Architectural Review Board (ARB) as provided in Section 6.5.19 of these land development regulations.
    - b. ~~Pedestrian Orientation.~~ Each MXPDP shall pedestrian-oriented, including arcades, overhead weather protection, etc., that connects all ground level activities and provides direct access to any outparcels, sidewalks or other pedestrian amenities including mass transit facilities, bicycle parking areas, etc.

**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

- c. ~~Focal Point.~~ Each MXPDP shall be designed with a central square, plaza, piazza or similar focal point, with clearly defined pedestrian connections to all activities within the center.
- d. ~~Structures.~~ Each MXPDP shall be designed to be a combination of one, two and three story structures, with pedestrian-oriented uses and services on the ground floor and a vertical integration of residential and nonresidential uses on the above-ground floors.
- e. ~~Sidewalks and Walkways.~~ External sidewalks and walkways shall be a minimum of ~~ten (10)~~ feet in width, and shall be designed to encourage such uses as outdoor restaurant seating, pedestrian street furniture, and similar amenities.
- f. Utilities and Delivery Service Area.
  - i. Each MXPDP shall be designed to the extent possible, to provide a single, centralized location for provision of deliveries, utilities, solid waste disposal, etc. As an alternative, a limited number of locations throughout the center can be designated to provide this feature.
  - ii. Within a MXPDP, all dumpsters shall be located at least ~~one hundred fifty (150)~~ feet from an abutting residential property. As an alternative, dumpster locations shall be fully and completely enclosed.
  - iii. Hours to service dumpsters shall be established by the master plan approving creation of a MXPDP.
- g. Parking Design and Integration.
  - iv. Each MXPDP shall be designed, to the extent possible, to locate vehicular parking in areas that are consistent with the following:
    - v. Located at least ~~one hundred (100)~~ feet from any adjacent residential uses;
    - vi. Not located between buildings and adjacent public rights-of-way; and
    - vii. Do not interfere with safe and convenient pedestrian circulation.
- h. ~~Relation to Public Improvements.~~ Each MXPDP shall be designed to be complementary to and integrate with public improvements located along or within public rights-of-way, parks, pedestrian circulation systems, etc.
- i. ~~Gateway Features.~~ Each MXPDP shall coordinate its landscaping, signage, and related improvements with any gateway, corridor or similar plans that are approved by Wellington and designed to enhance entry into Wellington via vehicular, pedestrian or related circulation systems.
- j. ~~Alternative Transportation.~~ Each MXPDP shall be designed to integrate mass transit of all types, bicycles lanes, pedestrian paths, and similar non-vehicular modes of travel. If included, the alternative transportation provisions of this section shall be approved as part of a master plan development order approval.

**EXHIBIT 1**  
LAND DEVELOPMENT REGULATIONS (LDR)  
ARTICLE 6. ZONING DISTRICTS  
CHAPTER 8. PLANNED DEVELOPMENT DISTRICT REGULATIONS  
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP)

- k. ~~Landscaping.~~ Each MXPDP shall be designed with an overall landscaping plan, emphasizing the use of native species and shade for pedestrians. The overall landscape plan shall be approved as part of a master plan development order approval.
  - l. ~~Drive Through Facilities.~~ Each MXPDP may incorporate drive through facilities for any retail or commercial use as a conditional use, subject to Wellington Council consideration during an initial or subsequent development review.
  - m. ~~Design Plan.~~ Each MXPDP shall be designed in accordance with an overall design plan approved as part of a master plan development order approval.
  - n. ~~Utilities and Delivery Service Area.~~ Each MXPDP shall be designed to locate utilities and delivery service areas at least ~~one hundred (100)~~ feet from any adjacent residential use. Each MXPDP shall be designed to provide a single, centralized location for the provision of utilities, solid waste disposal, etc. As an alternative, a limited number of locations throughout the site can be designated to provide this service.
  - o. ~~Underground Utilities.~~ All public and private utilities shall be installed underground and shall be installed beneath the road rights-of-way in accordance with Wellington standards. Underground utilities may be installed in a swale area if the adjacent roadway is curbed. The requirement shall not apply to aboveground utilities existing as to the effective date of this section.
  - p. ~~Parking Design and Integration.~~ Excluding on-street parking, the main street/commercial center shall be designed to limit or eliminate vehicle parking areas located between buildings and adjacent public rights-of-way. Vehicle parking for centers shall be designed with the provision of parking in convenient, yet secondary locations.
- U. Major Amendments to an Approved MXPDP Master Plan.
- 1. ~~Community Commercial Future Land Use Map Designation.~~ A major amendment to an approved MXPDP master plan for a site assigned a Community Commercial Future Land Use Map designation shall comply with the requirements of these land development regulations.
  - 2. ~~Mixed Use Future Land Use Map Designation.~~ A major amendment to an approved MXPDP master plan for a site assigned a Mixed Use Future Land Use Map designation shall comply with the Policy 1.3.24.15.F of the Future Land Use Element of Wellington's Comprehensive Plan.