### 1. District Intent
The Lake Protection Node (LPN) zoning district is intended to:

1. Accommodate compact mixed-use development at designated major intersections to provide retail, service and recreation opportunities to nearby residents;
2. Provide a development pattern that is transit supportive, based on a high degree of interconnected streets, and a compact layout of uses that addresses streets and sidewalks;
3. Create a development pattern that maximizes infrastructure and minimizes environmental impact by concentrating non-residential uses around major intersections;
4. Protect community health and safety by minimizing automobile dependency and reducing vehicle miles traveled through design supporting a variety of travel modes;
5. Create a community where travel by foot and bicycle is safe, convenient, and comfortable;
6. Minimize stormwater runoff by limiting surface area devoted to parking and requiring strict volume control stormwater facilities; and,
7. Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design.

The LPN District shall permit residential, non-residential, and mixed-use development (including, but not limited to, office and commercial uses) utilizing urban services. Non-residential development allowed within this district is limited to office, retail, services, and community facilities. The LPN district also allows certain community and recreational facilities related to residential uses. Urban services are intended for this district inside the urban service area. The density or intensity of permitted development may depend upon the availability of such services. Existing nonresidential uses within this district that meet all water quality and stormwater treatment standards set forth in the Comprehensive Plan and the environmental regulations of the County will be considered permitted, lawfully established conforming uses.

### 2. Allowable District Location
- The district may only be located within areas designated Lake Protection on the Future Land Use Map; and,
- The Lake Protection Node zoning district shall be permitted generally within ¼ mile of the center of the following intersections and as specifically illustrated in Exhibits A, B, C and D of this section:
  1. Highway 27 North and Sessions Road
  2. Highway 27 North and Fred George Road
  3. Highway 27 North and Capital Circle NW/Old Bainbridge Road
  4. Bannerman Road and Bull Headley Road, and
- Within the areas described in (b), the location of the district may be further limited to facilitate compatibility with existing residential areas in the Lake Protection Future Land Use category or to minimize potential adverse environmental impacts on Lake Jackson and its tributaries and other environmental features; and,
- Shall be located in areas served by central sewer and central water.

### PERMITTED, PROHIBITED, AND RESTRICTED USES

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<tr>
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<tbody>
<tr>
<td>(1) Active and Passive Recreation Facilities</td>
<td>(1) Small appliance repair.</td>
<td>a. All repair activity shall occur within an enclosed structure;</td>
<td>(1) Any use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure, as determined by the County Administrator or designee.</td>
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<td>(2) Automotive Retail, Service, and Repair, including Car Wash</td>
<td>(2) Dry Cleaners</td>
<td>a. Shall be an accessory use to a veterinary clinic or pet store.</td>
<td>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</td>
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<td>(3) Banks and Other Financial Institutions</td>
<td>(3) Gas stations, fuel/oil dealers and liquefied petroleum products prohibited.</td>
<td>b. Outside boarding and unsupervised outside activity are prohibited.</td>
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<td>(4) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and elementary, middle, high, and vocational schools.</td>
<td>(4) Golf Courses</td>
<td>(3) Shared stormwater management facilities.</td>
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<td>(5) Daycare Centers</td>
<td>(5) Heavy Equipment Rental</td>
<td>a. Shall be designed as an amenity</td>
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<td>(6) Government Offices and Services</td>
<td>(6) Manufactured Home Parks</td>
<td>b. Safety fences shall be planted with vegetation equal to the fence height at plant maturity.</td>
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<td>(7) Live-Work Units</td>
<td>(7) Motor vehicle tracks</td>
<td>c. Shall meet the requirements of Section 10-4.301 of the LDC.</td>
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<td>(8) Lodging</td>
<td>(8) Outdoor gun range</td>
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<td>(9) Medical and Dental Offices, Services, Laboratories, and Clinics</td>
<td>(9) Outdoor storage</td>
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<tr>
<td>(10) Nursing Homes and Other Residential Care Facilities</td>
<td>(10) Residential ~ Mobile Homes and Standard Design Manufactured Homes</td>
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<td>(11) Office</td>
<td>(11) Scrap Material storage or processing</td>
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<tr>
<td>(12) Residential ~ Any Unit Type</td>
<td>(12) Towing, wrecking, and recovery</td>
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<td>(13) Restaurants, without Drive-in Facilities</td>
<td>(13) Warehouses and Self-Storage</td>
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<td>(14) Retail</td>
<td>(14) Welding and machine shops</td>
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<td>(15) Studios for Photography, Music, Art, Dance, and Voice</td>
<td>(15) Wholesale Trade</td>
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<tr>
<td>(16) Retail Commercial</td>
<td>(16) Other uses, which in the opinion of the County Administrator or designee are of a similar and compatible nature to those uses described in this district.</td>
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<tr>
<td>Single-Family Detached and Attached Residential</td>
<td>Min: 4 Max: 8</td>
<td>None</td>
<td>35 feet</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>Min: 4 Max: 8</td>
<td>None</td>
<td>35 feet</td>
</tr>
<tr>
<td>Non-Residential and Community and Recreational Facilities</td>
<td>N/A</td>
<td>10,000 sf/ac Vertical mixture of uses may receive a bonus of 2,500 sf/ac for a total of 12,500 sf/ac 4 stories</td>
<td>N/A</td>
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</table>
### Mixed-Use Development

<table>
<thead>
<tr>
<th>Mixed-Use Development</th>
<th>Min: 4 sf/ac</th>
<th>10,000 sf/ac</th>
<th>4 stories</th>
<th>N/A</th>
<th>N/A</th>
<th>Min: 5 feet Max: 15 feet</th>
<th>Min: Zero [abutting buildings] or 10 feet Max: 15 feet</th>
<th>Adjoins existing single family subdivisions: 40 feet min.</th>
<th>Min: 10 feet Max: 15 feet</th>
<th>Min: 20 feet Adjoins existing single family subdivisions: 40 feet min.</th>
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</table>

#### 10. Building Size Standards

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Maximum Building Size</th>
<th>b. Maximum building floor area per structure</th>
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</thead>
<tbody>
<tr>
<td>Single-Family Detached and Attached Residential</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>15,000 sq. ft.</td>
<td>N/A</td>
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<tr>
<td>Non-Residential and Community and Recreational Facilities</td>
<td>Standard: 10,000 sq. ft.</td>
<td>Standard: 14,000 sq. ft.</td>
</tr>
<tr>
<td>Mixed-Use Development</td>
<td>Standard: 10,000 sq. ft.</td>
<td>Standard: 30,000 sq. ft.</td>
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</tbody>
</table>

#### 11. Mixed Use Incentive qualifications.

Developments incorporating a vertical mixture of residential and non-residential uses within a single development application or those which retrofit an existing development to include a vertical mixture of residential and non-residential uses, qualify for additional density and intensity provided for mixed-use development, pursuant to the following criteria:

1. At the completion of all development phases, no less than 20% of the gross floor area within the development is devoted to either residential use or non-residential use;
2. The development consists of a mixture of uses within a single building or within multiple adjacent buildings, wherein the different uses are located no further than 200 feet apart; and,
3. The development application must provide a common plan for the development of all included parcels, including shared infrastructure.

#### 12. Access Management:

1. Direct access to an arterial roadway or major collector shall be limited and provided via public right-of-way.
2. There shall be no more than one public right-of-way connection to an arterial roadway and to each adjacent collector street per each nodal quadrant; until such time as a street system is created to provide access to all parcels adjoining the adjacent arterial roadway or the adjacent collector street, individual properties may obtain access, if needed, on a temporary basis.
3. Applicants for development shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.
   Street design and layout shall support an interconnected street network and pattern of a scale conducive to pedestrian and bicycle use.
   a. Block Length: Long side: 600 feet maximum, except where divided by a mid-block pedestrian crossing or alley, in which case, maximum block length may be 850 feet. Short side: Distance may vary between 200 and 400 feet to accommodate environmental and physiographic limitations.
   b. Mid-block Pedestrian Crossings: A publicly accessible pedestrian crossing shall be provided for blocks with a length greater than 600 feet on one or more sides.
   c. Sidewalk width and placement: Frontage sidewalks shall be a minimum of eight feet in width. All other sidewalks shall be no less than five feet in width.
   d. Pedestrian weather protection: Where practical, non-residential and mixed-use buildings shall provide weather protection – arcade, awning, etc. – along the frontage sidewalk extending at least three feet.
   e. Alternative Surface Material: Use of distinctive paving texture, type, and color for transitions between neighborhoods and within pedestrian areas is encouraged. Interconnections between neighborhoods should also be distinguished through the use of vertical architectural elements, such as archways, gateways, or bollards.

   All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.
   a. Street trees shall be planted between 20-30 feet on center, except when a greater distance may be required to avoid conflict with visibility, street lamps, utilities, or safety issues would be compromised with the required location.
   b. A minimum planting strip of six (6) feet shall be provided between the back of curb and sidewalk, except where on-street parking is provided and tree wells or planters are more appropriate.
   c. Tree selection and location shall be approved by the local utility provider and shall be no higher than 20 feet at maturity when located beneath power lines.

15. Parking.
   a. Location: Parking shall not be located between the building façade and the right-of-way, and shall be located on-street, internal to the block, or to the rear of structures. Where site constraints necessitate, up to 25% of required parking may be permitted to the side of buildings.
   b. On-street parking: All streets created or expanded in association with development in this district shall be designed to accommodate on-street parking.
   c. Quantity: On-site parking shall be limited to a range of 40% to 70% of the general parking standard set forth in Section 10-7.545, Schedule 6-2. On-street parking, provided on adjacent rights-of-way within the LPN zoning district without crossing an arterial or collector street may be counted towards meeting the parking requirement. Shared parking may also count toward the requirement.
   d. Size: Individual off-street surface parking lots shall not exceed 0.75 acre.

   a. Orientation: The principal building entryway shall be oriented to the street, other than an arterial roadway, and be designed to provide direct pedestrian access from that street. Where buildings are equidistant to two or more streets, the principal entryway may be located on either street. Buildings may be oriented toward the arterial roadway so long as there is a parallel street located between the arterial roadway and the building.
   b. Encroachments: Porches, balconies, patios, pedestrian weather protection features and other like architectural features may encroach into 50% of the front setbacks. Seating within the required yard setbacks shall be allowed. Encroachments – permanent and temporary – shall not result in a constrained pedestrian passageway of less than five feet in width.

   a. Building Façade Length.
   Non-residential and mixed-use building façades along any public street frontage shall not exceed 100 feet, unless vertical structural elements and functional entrance doors divide that façade no less than every 50 feet.

   b. Transparency.
   Adjacent to streets, sidewalks, and publicly accessible parking areas, non-residential and mixed-use buildings shall provide a minimum façade transparency of 50% at pedestrian level – between 2 and 8 feet above finished grade – and residential buildings shall provide a minimum façade transparency of 25% at pedestrian level.

   c. Building materials.
   i. The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings.
   ii. The use of vinyl siding may not comprise more than 20% of any exterior wall plane.

   d. Roof types:
   i. All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for buildings of two stories or less.
   ii. Flat roofs shall provide horizontal articulation with a building cap at the top of the building base and/or incorporate the use of parapets.
22. Buffering, fencing, and screening.
   a. **Buffer Zone Standards**: Buffering is not required between uses in the LPN zoning district. Where development abuts existing single-family subdivisions, the landscape buffer standards of Section 10-7.522 shall apply.
   b. **Fencing**: Chain link fencing visible from public right-of-way or property is prohibited, unless screened by vegetation that covers completely at plant maturity.
   c. **Screening of service connections and facilities**: Outdoor service areas — loading docks, trash collection, outdoor storage, mechanical equipment — shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material.
      i. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.
      ii. The service areas shall not be within 50 feet of any adjoining residential property.
      iii. The service areas shall be screened with vegetation and fences/ masonry walls that are of sufficient height (min. 6’) and opacity (min. 50%) to screen from nearby streets and residential areas. Fences or masonry walls shall be constructed with materials that are incorporated in the design of the principal building.
      iv. Above-ground utility boxes visible from the street shall be screened with landscaping on at least two sides, thereby preserving access for the utility provider.
   d. **Off-street parking—Landscaping**: A minimum 10-feet wide landscaping strip shall line the perimeter of surface parking lots, and shall be landscaped with one canopy tree per 20 linear feet of frontage and a continuous row of shrubbery not to exceed three feet at maturity.
   e. **Required Landscaping—Alternative Compliance Methods**: Development is encouraged to utilize the site design alternatives set out in Section 10-4.346 and 10-4.350.

23. **Lighting**:
   a. **Intensity limits**: Lighting levels at the property line as measured at 6 feet above ground level shall not exceed 0.5 foot-candles. The foot-candle average in on-site parking lots should not exceed 2.0 foot-candles. The recommended maximum uniformity ratio (average: minimum light level) is 4:1.
   b. **Light fixture types and location**:
      i. “Shoebox” and “Cobrahead” lights are prohibited.
      ii. All light fixtures shall be full cut-off type fixtures and direct light internal to the site.
      iii. Individual light poles and wall mounted light fixtures shall be no taller than 20 feet above grade. Wall mounted light fixtures shall be placed no closer than every 25 feet along the façade. Lighted bollards are encouraged along pedestrian routes.

24. **Signage**:
   All signs shall comply with the County sign code and requirements set out in this section; where conflicts occur, the most restrictive standard applies.
   a. **Prohibited Signs**: Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district.
   b. **Maximum height** of monument ground sign shall not exceed six feet above grade for single tenant structures and shall not exceed 15 feet above grade for multiple tenant structures.
   c. **Monument ground signs** shall incorporate the same exterior materials as the principal structure, and should utilize exterior finish of metal, wood, or masonry materials.
   d. **Two on-site directional signs**, not to exceed 4 square feet each, shall be allowed per tenant. Such signs are intended for navigational purposes and shall be free of logos, advertisements, badges, or slogans.
   e. **Prohibited lighting**: Flashing, rotating, pulsing, search, laser, or lights moving in any manner.
   f. **Wall sign lighting**: Wall mounted signs shall be internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.
   a. Refer to Sec. 10-4.301 for water quality treatment and volume control standards associated with development.
   b. Whenever possible, Low Impact Development (LID) techniques such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged.
   c. Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.
   d. Landscape plants should be native. A minimum of four different species of trees and shrubs shall be utilized. Stormwater management facilities shall incorporate appropriate tree and plant species that take into account the soil, hydrologic, and other site and facility conditions. Existing vegetation should be incorporated into the facility design where possible.
   e. Existing non-residential uses within the Lake Protection land use category that meet all water quality and stormwater management standards for their respective use, as specified within the land development regulations, will be considered permitted uses.

   Sidewalks shall be provided in the LPN district consistent with the provisions of Sec. 10-7.529. For clustered subdivision, all required sidewalks shall connect to existing and proposed sidewalks to the maximum extent possible. Multi-use trails designed for non-motorized vehicles and pedestrians are also encouraged in the LPN district to promote connectivity and to reduce automobile dependency.

GENERAL NOTES:
1. Central sanitary sewer and water are required within LPN.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).
4. Development standards. All proposed development shall meet the buffer zone standards (section 10-7.522), and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).