



**Mixed Use Districts**

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**Article  
VI**

DRAFT

**Fort Mill Unified Development Ordinance**

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## Section 6.1 Purpose

The purpose of Mixed Use Districts in general is to permit and encourage a combination of multiple uses within a single compact development that enables walkability, reduces reliance on vehicular travel and promotes a more vibrant and interactive urban environment than traditional single-purpose developments. Each of the mixed use districts established within this article is intended to support the specific recommendations of the Fort Mill comprehensive plan with respect to development of distinct and identifiable nodes throughout the community. Therefore, three distinct mixed use districts are established.

- A. **NMU, Neighborhood Mixed Use District.** This district should be relatively small scale and compatible with surrounding residential neighborhoods. A variety of housing types is encouraged at moderate densities, along with some office, retail and service uses that are in scale with the predominantly residential character of the district. Size limits are imposed to ensure that nonresidential uses remain appropriate to the district intent.
- B. **CMU, Community Mixed Use District.** This district allows and encourages intense, large-scale development that will support significant population segments of the community and provide meaningful employment opportunities. In addition to a blend of housing types, the district allows for large retail uses, general office buildings and a complementary range of services.
- C. **TOMU, Transit Oriented Mixed Use District.** The most intense development can occur within this district where the current or prospective availability of transit service depends on highly concentrated development, significant employment and dense residential patterns. Development scale within this district is very urban and intended to support an active lifestyle.

## Section 6.2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 6-2 may be used for the purposes denoted by the following abbreviations:

- A. **Permitted Use (P).** Land and/or buildings with this designation may be used for these purposes by right.
- B. **Conditional Use (C).** Land and/or buildings with this designation may be used for these purposes if conditional approval is granted by the planning commission upon a finding that all applicable requirements in [Article VIII](#) are satisfied.
- C. **Specific Conditions.** Indicates that conditions related to the specific use must be satisfied in addition to the general criteria of [Article VIII, Section \\*\\*\\*](#).

Table 6-2, Schedule of Uses, Mixed Use Districts				
Use	NMU	CMU	TOMU	Specific Conditions
<b>Food, Drink, Entertainment and Hospitality</b>				
Hotel		P	P	
Micro-brewery	C	P	P	See Section ***
Restaurants (not including drive-in)	P	P	P	
Taverns and bars	C	P	P	
Movie theaters		C	C	
<b>Health Care and Social Assistance</b>				
Hospital and medical centers		C		See Section ***
Medical, dental or chiropractic office, clinic and/or laboratory	P	P	P	
Research, development and testing laboratories		P	P	

<b>Table 6-2, Schedule of Uses, Mixed Use Districts</b>				
<b>Use</b>	<b>NMU</b>	<b>CMU</b>	<b>TOMU</b>	<b>Specific Conditions</b>
<b>Financial and Business Services</b>				
Banks, credit unions and savings & loans	P	P	P	
Business machine sales and service		P	P	
Printing and photocopying establishments	P	P	P	
<b>Offices, Research and Technology</b>				
Offices for executive, administrative, professional, accounting, drafting and other similar professional activities	P	P	P	
<b>Personal Services</b>				
Barber shop, hair salon or spa	P	P	P	
Day care facilities and preschools	P	P	P	
Dress maker, tailor	P	P	P	
Dry cleaning and laundry pick-up	P	P	P	
Jewelry and watch repair	P	P	P	
Optician and eyeglasses	P	P	P	
Photographic studios	P	P	P	
Shoe repair	P	P	P	
Small appliance repair	P	P	P	
<b>Public/Quasi-Public</b>				
Colleges/universities (including student housing)			C	
Government buildings and facilities	P	P	P	
Places of worship	P	P	P	
Schools (K-12)	P	P	P	
Utility substation or subinstallation, incl. water towers	C	C	C	
<b>Recreation and Leisure</b>				
Commercial recreation (indoor) such as bowling alleys, roller rinks, arcades		C	C	
Commercial recreation (outdoor) such as mini-golf, batting cages, go-cart tracks		C		See Section ***
Golf courses/country clubs		P		
Health/fitness clubs and spas	P	P	P	
Performing arts, dance or martial arts school or studio	P	P	P	
Private noncommercial recreation	P	P	P	
Public parks/playgrounds	P	P	P	
<b>Residential</b>				
Attached single family dwelling	P	P	P	
Detached single family dwelling	P	P	P	
Multiple family dwelling		P	P	
Two family dwelling	P	P	P	
Group dwellings	C	P	P	See Section ***
Public or private care homes	C	P	P	See Section ***
Retirement community		C	C	See Section ***
<b>Retail</b>				
Art gallery or studio	P	P	P	

<b>Table 6-2, Schedule of Uses, Mixed Use Districts</b>				
<b>Use</b>	<b>NMU</b>	<b>CMU</b>	<b>TOMU</b>	<b>Specific Conditions</b>
Building and lumber supply, fence material, rental and related construction oriented retail establishments		P		
Nurseries and greenhouses, including retail sales		P		
Planned shopping centers		P	P	
Retail establishments such as apparel, antique, variety, florist, gift, notions, music, book, hardware or pharmacies, not exceeding 10,000 sq. ft.	P			
Retail food establishments which supply groceries, fruit, dairy products, baked goods, confections and similar commodities for consumption off the premises, not exceeding 10,000 sq. ft.	P			
Retail establishments whose principal activity is the sale of merchandise within an enclosed building		P	P	
<b>Vehicle Sales, Service and Related Uses</b>				
Vehicle service station		C		
Vehicle wash facility		C		
<b>Accessory Uses</b>				
Accessory dwelling units	C	C	C	See Section ***
Accessory uses and structures	P	P	P	
Drive-in and drive-through facilities for automated teller machines, banks and pharmacies, not including drive-in restaurants	C	C	C	See Section ***
Home occupations	C	C	C	See Section ***
Outdoor display areas for retail establishments		C		See Section ***
Outdoor seating areas for restaurants, taverns and similar establishments	C	C	C	See Section ***
Wind energy conversion systems (single accessory or commercial)	C	C	C	See Section ***
Wireless communication facilities and towers	C	C	C	See Section ***
<b>Other Uses</b>				
Parking structures		C	C	See Section ***
Uses of the same nature or class as uses listed in these districts but not listed elsewhere in this ordinance, in accordance with the criteria specified in Section***.		P/C		See Section ***

### **Section 6.3 Area, Height and Placement Requirements**

All lots and buildings shall meet the minimum area and width requirements listed below in Table 6-3 for the corresponding district requirements. New lots shall not be created, except in conformance with these

requirements. In addition, all structures and their placement on a lot shall conform to the minimum dimensional requirements listed for the respective districts.

<b>Table 6-3, Area, Height and Placement Requirements</b>				
<b>Requirement</b>		<b>NMU</b>	<b>CMU</b>	<b>TOMU</b>
<b>Site Size<sup>1</sup></b>				
Minimum area (acres)		5	20	40
Maximum area (acres)		10	-	-
Minimum frontage		150	330	600
<b>Setbacks (minimum feet)<sup>2</sup></b>				
Front		-	-	-
Rear		-	-	-
Side (interior)		-	-	-
Side (street)		-	-	-
<b>Height and Coverage</b>				
Maximum floor area ratio (FAR) <sup>3</sup>		.5	1.0	2.5
Building height (ft./stories)	Minimum	-	22/2	22/2
	Maximum	35/3	48/4	84/7
Maximum floor area (sq. ft.)	Gross leasable area/individual business	10,000	-	-
	Gross floor area/multi-tenant building	30,000	-	-
Maximum density (units/acre)	Single family detached dwelling	5	7	10
	All other residential	8	12	20
Minimum open space (%) <sup>4</sup>		10	20	25

FAR Diagram	Insert Setback diagrams
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## Section 6.4 Additional Requirements

- A. **Open Space.** Dedicated open space shall be provided in accordance with the following standards:
1. A minimum percentage of the gross land area, as specified in Table 6-3, shall be dedicated open space. A residential density bonus over and above the density otherwise allowed in the mixed use district may be approved by the town council provided the applicant increases the percentage of the total project area to be dedicated for open space. This bonus may be granted only if

<sup>1</sup> Refers to total project area to be developed.

<sup>2</sup> Minimum setbacks shall not be applied to individual lots within the development; provided, all greenbelt and buffer requirements specified in [Article XI](#) shall apply to property abutting the perimeter of the mixed use development and any public street.

<sup>3</sup> The ratio of total building floor area divided by total land area.

<sup>4</sup> Required open space may include the following if generally accessible to all users of the mixed use development: parks, landscaped buffer areas, lakes, rooftop gardens, plazas, town squares, playgrounds and recreation areas, outdoor sports facilities, surface easements for drainage facilities and pedestrian walkways or paths; provided, open areas within any required yard or within the boundary limits of any subdivision lot shall not be counted.

- specifically requested by the applicant. Any such bonus shall consist of a one (1) percent increase in the allowable density for every one (1) percent of land area devoted to dedicated open space.
2. Dedicated open space land shall be shown on the preliminary plat and shall be labeled to specify that the land has been dedicated for open space purposes. The plat shall specify that the open space land shall not be further subdivided or developed and is permanently reserved for open space purposes. The applicant shall convey the dedicated open space as a condition of plat approval through any of the following means, as approved by the town council:
    - a. Deeded in perpetuity to the Town of Fort Mill;
    - b. Reserved for common use or ownership of all property owners within the development by covenants in the deeds approved by the town attorney. A copy of the proposed deed covenants shall be submitted with the application;
    - c. Deeded in perpetuity to a private, non-profit, tax-exempt organization legally constituted for conservation purposes under terms and conditions that ensure the perpetual protection and management of the property for conservation purposes. A copy of the proposed deeds and relevant corporate documents of the land trust shall be submitted with the application;
    - d. Deeded to a property owner's association within the development upon terms and conditions approved by the town attorney that will ensure the continued use and management of the land for the intended purposes. If this option is selected, the formation and incorporation by the applicant of one or more appropriate property owners' associations shall be required prior to plat approval. A copy of the proposed property owner's deed and the by-laws and other relevant documents of the property owner's association shall be submitted with the application. The following shall be required if open space is to be dedicated to a property owners' association:
      - i. Covenants providing for mandatory membership in the association and setting forth the owner's rights, interests, and privileges in the association and the common land, must be included in the deed for each lot or unit;
      - ii. The property owners' association shall have the responsibility of maintaining the open space and operating and maintaining recreational facilities;
      - iii. The association shall have the authority to levy charges against all property owners to defray the expenses connected with the maintenance of open space and recreational facilities;
      - iv. The applicant shall maintain control of dedicated open land and be responsible for its maintenance until development sufficient to support the association has taken place.
  3. As an alternative to providing all required open space on site, if approved by the town council, the applicant may provide up to 50 percent of the required open space utilizing one of the following options:
    - a. Off-site parcels within town limits may be used to meet this requirement provided the land meets the open space purposes as determined by the town; or
    - b. Fees-in-lieu may be paid to the town for open space acquisition purposes.
  4. Open space to be dedicated to the town shall have shape, dimension, character, location and topography to ensure appropriate public access, and to accomplish at least two (2) of the following open space purposes:
    - a. Natural resource conservation;
    - b. Wetland and water course conservation;
    - c. Selective forestry;
    - d. Wildlife habitat;
    - e. Recreation;
    - f. Civic purposes; and
    - g. Scenic preservation.

5. Dedicated open space features that are not dedicated to the town may be open to the general public or restricted to the residents of the development.
  6. One hundred percent of all dedicated open space may be comprised of land within the 100-year flood plain, land with a natural slope in excess of 40 percent (as determined by standard slope computation methods) and/or nontidal wetlands; provided, such lands are integrated into the development and serve as an amenity for the development;
  7. Streets, sidewalks, parking lots and other impervious surfaces shall be excluded from the calculation of required open space. However, lands occupied by bike paths, tennis courts, or similar common recreational amenities may be counted as dedicated open space; provided, such impervious surfaces shall not constitute more than ten percent of the total required open space;
  8. Up to 25 percent of the dedicated open space requirement may be satisfied with land covered by water or by stormwater detention or retention basins if the town determines that such a water body or basin constitutes an amenity that contributes to the character of the mixed use development and offers an active or passive leisure experience.
  9. The dedicated open space shall not be included in subdivision lots or in lot size calculations.
- B. Relationship to Zoning Ordinance.** Each proposal for development within a mixed use district is anticipated to be unique. Except as provided by this subsection, all mixed use development shall be subject to the applicable standards, procedures, and regulations of the zoning ordinance. The development conditions submitted as part of the mixed use application, per [Section 6.5 C.4.](#), and approved by the town council, shall supersede these regulations, unless otherwise prohibited by law, and shall be vested per the ordinance in effect at the time of approval and Section 6-29-1560 of the South Carolina Code of Laws.
- C. Platting.** Platting requirements shall be in accordance with [Part V](#) of this ordinance, Subdivision Regulations.
- D. Performance Guarantees.** Financial guarantees to ensure performance shall be provided in accordance with [Section \\*\\*\\*](#) of this ordinance.
- E. Private Covenants and Restrictions.**
1. Covenants and restrictions for the property within any mixed use district are required and must be recorded with the office of the county clerk of court prior to the approval of a plat or issuance of a building permit. These restrictions shall run with the land to ensure that, if subdivided or developed in phases, the covenants and restrictions shall still be enforced.
  2. Covenants and restrictions shall:
    - a. Be based on the conditions attached to the approved mixed use district application;
    - b. Subject each owner or person taking title to land located within the development to the terms and conditions of the covenants and restrictions as well as any other applicable regulations;
    - c. Establish a property owners association (POA) with mandatory membership for each owner or person taking title to land located within the development, and require the collection of assessments from owners in an amount sufficient to pay for its functions; and
    - d. Provide for the ownership, development, management, and maintenance of any private open space, private community parking facilities, private community meeting spaces, or other common areas, as required by [Section 6.4 A.2.](#)

## Section 6.5 Review Procedures

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All requests for approval of a mixed use zoning district shall be subject to the review and approval procedures of this section. Mixed use zoning may be established on any property at the initiation of the Town of Fort Mill or by rezoning application submitted by the property owner. If initiated by the town, development of the property shall be subject to review and approval of concept and final development plans, in accordance with the applicable provisions of this section.

### A. Approval Authority.

1. The planning director and planning commission shall have review and recommendation authority for the concept plan.
2. The town council shall have final approval authority for the concept plan.
3. The planning director shall have approval authority for a final plan/site specific plan where no significant modifications to the approved concept plan are required.

### B. Pre-application Review.

1. All applicants seeking mixed use zoning approval shall schedule a pre-application conference with the planning director to discuss the proposed development. At the pre-application conference, the planning director shall review the proposed sketch plan.
2. At minimum, the sketch plan shall contain the following information:
  - a. Location map of the proposed site;
  - b. General description of proposed land uses, including approximate location and acreage; and
  - c. Proposed gross density of the development, and net density of individual areas or parcels within the development.
3. A narrative description shall also accompany the sketch plan. The narrative shall describe how the proposed mixed use zoning and uses relate to the recommendations of the Fort Mill Comprehensive Plan and any anticipated inconsistencies between the proposed development and the provisions of this article.
4. The planning director shall review the sketch plan and narrative and advise the applicant regarding conformance or inconsistencies with the requirements of this article and any modifications that may be required to comply with the ordinance requirements. Once the pre-application conference is complete, if the applicant wishes to proceed with the zoning application a concept plan of the entire mixed use development shall be prepared and submitted with a formal application.

### C. Concept Plan.

1. Application requirements.
  - a. A complete application shall be filed on a form provided by the planning director, along with the application fee, a concept plan meeting all requirements of **Section 6.5 C.2** and any development conditions proposed by the applicant. Incomplete applications or concept plans shall be returned to the applicant without further processing.
  - b. Unless specifically modified by development conditions accepted by the town council, a mixed use development shall comply with all regulations in effect at the time of rezoning approval.
  - c. The mix of uses shall be limited to those specified in Table 6-2 for the respective mixed use district.
2. Concept plan requirements. At minimum, the concept plan shall contain the following information in schematic form:

- a. A title, giving the names of the developers and property owners, the date, scale, and the person or firm preparing the plan.
  - b. A vicinity map and north arrow.
  - c. The location and size of the area involved.
  - d. The current zoning of the subject property and surrounding properties.
  - e. The landowners and general land use of adjoining properties.
  - f. Location of proposed uses assigned to sub-areas.
  - g. A tabulation of total dwelling units and overall densities and the gross floor area to be devoted to non-residential uses and activities.
  - h. Location of existing steep slopes, flood zones, wetlands and other riparian areas, protected trees, and other significant environmental features.
  - i. General layout of transportation routes including streets and major pedestrian ways.
  - j. The location of existing infrastructure (examples may include: roadways, sidewalks, and proximity of nearest water and/or sewer mains).
  - k. Conceptual location for any proposed public uses including schools, parks, fire and medical emergency services, etc.
  - l. General areas to be designated for common open space.
  - m. A phasing plan, if applicable.
3. Review and approval procedure.
- a. Staff review.
    - i. Upon receipt of a complete mixed use development application, the planning director shall distribute the application materials to the appropriate departments for review of the application.
    - ii. The planning director shall prepare a staff report based on the comments provided by planning department and other staff. The report and recommendations shall be forwarded to the planning commission for review and recommendation.
    - iii. The planning director shall provide notice as required and schedule the mixed use application on the next available planning commission agenda. The planning director will then inform the applicant/agent when they will appear on the planning commission agenda for action on the application. The applicant or authorized representative must be present at the meeting or the matter will not be heard.
  - b. Optional joint work session. The applicant may request a joint work session with the town council and planning commission to provide an opportunity to present the application and respond to any initial questions that members may have regarding the proposed development.
    - i. If the request is granted, the planning director shall schedule the joint work session and notify the applicant when the session will occur.
    - ii. No decision or final action may be taken at a joint work session.
  - c. Planning commission hearing and recommendation.
    - i. The planning director shall present the staff report to the planning commission.
    - ii. After allowing time for presentation from the applicant and public comments, the planning commission shall consider the application for conformance with the requirements of this ordinance and the review criteria in **Section 6.6**.
    - iii. The planning commission shall then make a recommendation to approve or deny the application.
  - d. Town council hearing and final decision.
    - i. The staff report and planning commission recommendations shall be forwarded to the town council for review and final decision.

- ii. The planning director shall provide notice, as required, and schedule the mixed use application on the next available town council agenda. The planning director will inform the applicant/agent when they will appear on the agenda for action on the mixed use application.
  - iii. The planning director shall present the staff report and planning commission recommendations.
  - iv. After allowing time for presentation from the applicant and public comments, the town council shall consider the application for conformance with the requirements of this ordinance and the review criteria in [Section 6.6](#).
  - v. The town council shall make a decision to approve the application, deny the application, or refer the application back to the planning commission for further consideration.
4. Development conditions. The applicant may offer conditions to be attached to the rezoning. Proposed conditions shall be submitted as part of the application and concept plan.
- a. Conditions may be more restrictive than the requirements of this Article or may propose modifications of the requirements in [Table 6-3](#), but shall not alter the intent of the applicable mixed use district nor permit uses not authorized by [Table 6-2](#).
  - b. The conditions shall be described in writing.
  - c. The development conditions shall be binding upon the property, unless amended by in conformance with the requirements of [Section 6.5 E](#).
  - d. If phasing is proposed, the applicant may provide a general breakdown showing the various phases and the estimated schedule of construction.

#### D. Final Plan or Site Specific Plan.

1. Phasing. The mixed use development may be completed in multiple phases. If the development is to be completed in a single phase, the applicant shall prepare and submit a final development plan. If the development is to be completed in more than one phase, the applicant shall prepare and submit a site specific plan prior to construction of each phase of the project. In either case, the final plan/site specific plan shall contain the elements required in [Section 14.\\*\\*\\*](#) for final development plans and conform to the previously approved concept plan.
2. Traffic impact analysis. A traffic impact analysis shall be required prior to the approval of any final plan or site specific plan. The analysis must be prepared by a professional transportation engineer with expertise in the preparation of traffic impact analyses and shall contain all information required in [Section \\*\\*\\*](#).
3. Planning director review and approval.
  - a. The planning director shall distribute the final plan/site specific plan application to the appropriate departments for review to ensure that all required elements are met.
  - b. Once the plan has been received and reviewed by the appropriate departments and the applicant has met all of the required elements of this ordinance, any other applicable regulations, and the adopted concept plan and development conditions, the planning director shall issue a final approval so the applicant may proceed to have the development plan recorded.
  - c. If the plan is inconsistent in any aspect with the approved concept plan, the planning director shall follow the specific procedure specified in [Section 6.5 E](#).

#### E. Amendments. Any and all amendments to the concept plan and/or final/site specific plans for the mixed use shall be subject to the following review procedures:

1. The planning director shall have the authority to approve:
  - a. Changes which result in a decrease in assigned density or building size, either residential or non-residential.

- b. Change in land use designation from multi-family to single-family or a change from any other use to open space/passive recreation.
  - c. Change of land use in conformance with a use conversion schedule approved with the development agreement.
  - d. Change in infrastructure features (i.e., roads/access, sewer, water, storm drainage) of the mixed use area which are clearly beneficial to the occupants of the mixed use area and will have no impact on adjoining or off-site properties.
  - e. Movement of buildings within the same general vicinity as shown on the approved plan.
  - f. Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design.
2. All other changes shall be considered as a new application and processed in accordance with the provisions of **Section 6.5 C and D**.

## Section 6.6 Development Review Criteria

Applications for mixed use development shall only be approved upon a finding of compliance with the following criteria:

- A. **Rezoning Criteria.** The criteria of Section 20.\*\*\* for rezonings shall be satisfied.
- B. **Development Plan Standards.** The standards of Section 14.\*\*\* for development plans shall be satisfied.
- C. **Consistency with Comprehensive Plan.** All mixed use development shall be designed, constructed and maintained in conformance with the applicable guidelines and standards established by the Town of Fort Mill Comprehensive Plan.
- D. **Integration with Transportation System.** Mixed use developments shall be designed to integrate into the adjacent transportation system relative to:
  1. Pedestrian connections to ensure accessibility to current or future transit service, if applicable;
  2. Connectivity to existing and future roadways, sidewalks and pathways;
  3. Complete streets roadway design that accommodates multiple transportation modes;
  4. Strategic locations of parking lots and structures;
  5. Compatibility with the regional transportation system of arterials and collectors; and
  6. Access management to provide internal connections between uses and prohibit individual driveway access to perimeter roads.
- E. **Impact on Infrastructure.** The development is staged in a manner that allows for and facilitates the timely provision of public utilities, facilities and services.
- F. **Compatibility of Uses and Structures.** The mixed use development is planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.
- G. **General site design:** The following characteristics shall be incorporated into the mixed use development:
  1. Pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area.
    - a. Uses are concentrated to promote convenient pedestrian access. Large projects concentrate uses in multiple nodes, each preferably within a quarter-mile diameter.
    - b. Pedestrian circulation is clearly defined and connects all uses.
    - c. Bicycle and pedestrian access are provided to adjacent developments.
    - d. Sidewalks are provided on each side of rights-of-way or private streets throughout the development.
    - e. Strip commercial development characterized by single story uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with

uncoordinated, unconnected out parcels are prohibited. All structures are fully integrated into the mixed use project through common design themes (including, but not limited to, lighting, benches, landscaping, other decorative features but not necessarily building design), integration with a variety of uses, nonlinear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.

2. Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.
3. Mixed use projects require special attention to building design because of the relationship of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during design of mixed use projects. The following standards are intended to guide development of mixed-use projects:
  - a. The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.
  - b. Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.
  - c. Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility with the immediate context is required. However, gradual transitions in scale and massing are permitted.
    - i. Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.
    - ii. Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.
    - iii. Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies, porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.
4. Housing diversity (size, type and cost).
  - a. At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes.
  - b. Single-family lot sizes shall be varied to provide a mixture of lot sizes.
5. Permitted flexibility in lot sizes, setbacks, street widths and landscaping shall result in a more livable development, preservation of natural features and creation of open space consistent with the policies of the comprehensive plan and this ordinance.
6. Mixed-use developments shall not be gated and shall be interconnected to surrounding developments. Mixed-use projects shall be designed as an integral part of the surrounding community and not as an isolated development.

**Section 6.6 Site Development Requirements**

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- A. Overlay Zone Requirements, see Article VII
- B. Conditional Use Requirements, see Article VIII
- C. General Provisions, see Article IX
- D. Parking and Loading, see Article X
- E. Landscaping, Buffering and Tree Preservation, see Article XI
- F. Building Design and Material Requirements, see Article XII
- G. Signs, see Article XIII
- H. Development Plan Review, see Article XIV
- I. Stormwater Management and Sedimentation Control, see Article XV
- J. Subdivision Regulations, see Part V

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