

ATTACHMENT 9

MOSAIC FERTILIZER, LLC REZONING CONSISTENCY WITH THE COMPREHENSIVE PLAN

Comprehensive Plan GOP consistency analysis. The Development Director has reviewed the MFL OZDA amendment application (RZ 2016-05) to change the zoning district of property from A-10 to PM-I and concludes the application must be consistent with the DeSoto County 2040 Comprehensive Plan Goals, Objectives, and Policies identified below. This attachment reviews the rezoning application against each GOP and makes a consistency determination.

A. Future Land Use Element

1. **GOAL 1: FUTURE GROWTH.** Through 2040, future growth in DeSoto County will be managed using sustainability and smart growth principles to accommodate new growth without compromising the ability of future generations to meet their needs. The Future Land Use Element shall be used as a tool to direct the most intensive growth into the urban center and surrounding areas, optimizing services and infrastructure, protecting the rural character of the County, and protecting the environment.

Analysis: The application proposes to direct the future growth of phosphate mining to that area specifically designated on the Interim 2040 Future Land Use Map's General Phosphate Mining Overlay (GPM-O) designation by rezoning the land to PM-I district. It does not direct phosphate mining to urbanized areas, areas with urban infrastructure and services, or compromise future generations reuse of the land.

The application review process encourages the smart growth principal of making development decisions predictable, fair and cost effective through the use of the enhanced quasi-judicial procedures.

Sustainability of phosphate mining activities is managed through mandatory best mining practices and reclamation requirements.

Environmental protection is addressed through the federal and state permitting requirements and DeSoto County's Phosphate Mining

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Master Plan and Operating Permit requirements.. Based on the above, it is concluded the application is **consistent** with FLUE Goal 1.

2. **Policy 1.1.11: Rezoning.** The zoning amendment criteria in the Land Development Regulations shall be used to determine if a rezoning request to a new district is appropriate for a given property, in accordance with the comprehensive plan. The following general criteria, at a minimum, will be considered as part of the rezoning review process:
 - (1) Location, availability and capacity of public services and facilities.
 - (2) Proximity to similar densities/intensities.
 - (3) Location within transportation network.
 - (4) Environmental protection.

Analysis: This FLUE Policy is implemented through Land Development Regulations (LDR) Section 20-1498, which establishes 15 factors for consideration when reviewing a rezoning application. The Development Department Report documents conformance of the rezoning application with the 15 factors. Thus, the application is **consistent** with this FLUE Policy.

3. **Objective 1.3: Rural/Agricultural Land Use Category Defined.** The intent of the Rural Land Use Category is primarily agricultural, pastoral, and rural residential development. This district is designed to accommodate traditional agricultural uses and conservatory measures, where appropriate, while protecting the rural areas of the County. The intent of this category is to permit a reasonable use of the property, at a gross density of no more than one dwelling per ten (10) acres. At the same time, the intent is to prevent the creation of conditions which would endanger, damage, or destroy the agricultural base of the County, the environmental resources of the County, the potable water supply and the wildlife resources. The first priority of this category is agricultural use.

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Analysis: The property to be rezoned to PM-I is located within the Rural/Agricultural land use category and the PM-I zoning district allows agricultural uses as a permitted use. Thus, the application is **consistent** with FLUE Objective 1.3 because the PM-I zoning district allows agricultural and pastoral uses as a permitted use, and rural residential development as a special exception use.

4. **Policy 1.3.8:** Phosphate mining/extraction and related land uses are allowed in the Rural/Agriculture land use category only when the area is included in the Generalized Phosphate Mining Overlay Designation and in accordance with the Generalized Phosphate Mining Overlay Designation objective and policies, as well as other policies within the Future Land Use Element and Conservation Element which apply to phosphate mining activity.

Staff Analysis: The properties to be rezoned to PM-I district are entirely located within the Rural/Agriculture and GMP-O designation and are in accordance with other objectives and policies as identified below. Thus the application is **consistent** with this policy.

5. **Objective 1.12b: Generalized Phosphate Mining Overlay Designation (GPMOD).** The Interim 2040 Generalized Phosphate Mining Overlay Designation Map (FLUEMS-5) identifies consists of private lands that are likely to contain phosphate minerals located within the Rural/Agriculture Future Land Use District and the Phosphate Mineral Type as depicted on the Generalized Surface Minerals Map. Establishment of the Generalized Phosphate Mining Overlay Designation will ensure the orderly development of phosphate mining activity, including the extraction of mineral resources and reclamation of mined land in a manner compatible with the overall development of the County and the protection of environmental resources as further prescribed in the policies listed below and Phosphate Mining Regulations set forth in the land Development Regulations.

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Analysis: The property to be rezoned to PM-I district consists of private lands that are likely to contain phosphate minerals located within the Rural/Agriculture Future Land Use Map category and the GPM-O designation. Based on the above, it can be concluded the application is **consistent** with this Objective.

6. **Policy 1.12b.1 Generalized Phosphate Mining Overlay Designation**

Location: The Phosphate Mining Overlay area of the Future Land Use Map consists of those lands that are identified as containing phosphate minerals within Rural Agriculture Future Land Use classification and where phosphate mining (sic) is planned and is likely to occur.

Analysis: The proposed areas to be rezoned to PM-I district is entirely located within the Rural/Agricultural and the GPM-O FLUM designations, which designation would allow the extraction of phosphate mineral resources. Currently, land located within the GPM-O designation is zoned PM-I and A-10; however, the A-10 zoning district does not allow phosphate mining. The proposed rezoning will allow for submission of MMP and OP applications describing the logical development and systematic mining and reclamation of the Mine. Based on the above, it is concluded the application is **consistent** with this policy.

7. **Policy 1.12b.2 Generalized Phosphate Mining Overlay Designations**

Uses: The following activities shall be permitted within the Generalized Phosphate Mining Overlay Designation upon approval of a Phosphate Mining Operating Permit or Operating Permits as required by the DeSoto County Land Development Regulations:

- (1) Phosphate mining/extraction;
- (2) Phosphate rock and slurry processing, transfer;
- (3) Beneficiation plant including but not limited to water treatment facilities, railroad spur, storage, mine administration offices, and similar uses;

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- (4) Clay settling areas and recirculation systems, NPDES outfalls, and other drainage uses;
- (5) Heavy machinery, vehicles and equipment, including but not limited to draglines, dredges, bull dozers, pumps, trucks, and similar equipment necessary for mining and reclamation;
- (6) Land reclamation;
- (7) Agriculture; and
- (8) Phosphate mining allied industries.

Analysis: The areas proposed to be rezoned PM-I district are intended for phosphate mining and related activities and the PM-I district allows those uses. Prior to mining and post-reclamation, the predominant use will be agricultural. Based on the above, it is concluded the application is **consistent** with this policy.

8. **Policy 1.12b.3: Generalized Phosphate Mining Overlay Designation development standards.** Phosphate mining activity must comply with the following minimum criteria:

- (1) Submit and receive approval of an Operating Permit for a Phosphate Mining Master Plan in conjunction with a zoning approval;
- (2) Be appropriately buffered from agriculture and residential uses;
- (3) Reclaim all wetlands impacted by mining as required by the Conservation Element;
- (4) Prohibit extraction in those portions of Horse Creek which are classified as wetlands in areas identified on FLUEMS-9 of the Future Land Use Map Series;
- (5) Establish a buffer zone from preserved wetlands and other surface waters as determined through the state environmental resource permitting process of Chapter 373 F.S., or through the development of regional impact process of Section 380.06 F.S. and in accordance with the Future Land Use Element and Conservation Element;

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- (6) Mining extraction shall be prohibited from the historically unaltered portions of the direct tributaries to Horse Creek (including, but not limited to, Brandy Branch and Buzzard Roost Branch), which lie within the Generalized Phosphate Mining Overlay Designation and are identified on FLUEMS-9 of the Future Land Use Series;
- (7) Seepage wetland area located outside of the 100-year floodplain shall be identified and evaluated through the state environmental resource permitting process of Chapter 373 F.S. to determine the level of protection provided to them;
- (8) A minimum setback of 50 feet from the 100-year floodplain of Horse Creek and its direct tributaries as identified on FLUEMS-9 of the Future Land Use Map Series shall be required for mining activities unless otherwise permitted by the appropriate reviewing agency through the environmental permitting process of Chapter 373 F.S. and in accordance with the Future Land Use Element and Conservation Element;
- (9) The use of Best Management Practices such as berms and monitoring wells shall be implemented within the 50-foot setback area referenced in (8) above in order to ensure that the direct tributaries and floodplains of Horse Creek and the Peace River, natural functions of soils, fisheries, wildlife habitat and listed species are protected and maintained;
- (10) Phosphate mining corridor crossings and encroachments of the 100-year floodplain of Horse Creek and its direct tributaries and other identified floodplains as identified on FLUEMS-9 of the Future Land Use Map Series shall be limited to those crossing(s) and encroachments approved by the Florida Department of Environmental Protection through the Environmental Resource Permit for the mine;
- (11) Exceptions to these policies may be allowed on a case-by-case basis, when it is determined through the state environmental resource permitting process of Chapter 373 F.S. that the exception would result in improving water quality and habitat

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protection or would otherwise meet the public interest test implemented under Part IV of Chapter 373 F.S.; and

- (12) All mining activity shall be consistent with all other policies of this Plan, specifically including but not limited to all mining policies contained within the Conservation Element.

Analysis: This Policy lists 12 criteria requiring submission and approval of a PMMP and an OP. Thus, this policy is **not applicable** to a rezoning application.

9. **Policy 1.12b.4:** All applications for mining activity shall include documentation of Best Management Practices and the use of technology to minimize the adverse effects of phosphate mining activities.

Analysis: The rezoning application addresses Best Management Practices as it relates to factors involving the impact to living conditions in the area, public safety, and adverse impacts to light and air. Based on the above, it is concluded the application is **consistent** with this policy.

10. **Policy 1.12b.5:** DeSoto County shall promote and ensure that phosphate mining activities and reclamation will not preclude future beneficial uses of mined land.

Analysis: Mining and reclamation activities are regulated through the MMP and the OP and not through a rezoning. The PMMP and the OP require the reclamation of all mined and disturbed lands so as to allow for a wide range of land uses that complement or buffer existing adjacent uses. The proposed reclamation plan design relies on practical and demonstrated engineering approaches and current practices in restoration. The outcome of this restoration will be monitored in accordance with permit conditions regulating reclamation success thereby ensuring future beneficial uses of these lands.

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The post-reclamation land conditions, in accordance with the DeSoto County Land Development Regulations, will support a full range of the potential uses allowed in the current Rural/Agricultural land use category. This is demonstrated by the completed reclamation projects at current Mosaic mines in Polk, Hardee, Manatee, and Hillsborough Counties where post-reclamation lands support agricultural, residential, recreational and commercial land uses. Mosaic's demonstrated ability to reclaim mined lands into a variety of productive uses provides DeSoto County with reasonable assurance that this rezoning application is compatible with overall development within the County. In summation, this policy is **not applicable** to a rezoning application.

11. **Policy 1.12b.6:** *Generalized Phosphate Mining Overlay Designation implementation criteria.* The following criteria shall apply to area within the mining overlay designation prior to authorization to develop a mining operation.
 - (1) DeSoto County shall continue to enforce its mining regulations through the Land Development Regulations regarding permitting, mining and reclamation of areas of mineral resources as determined by the Generalized Phosphate Mining Overlay Designation.
 - (2) All mining activity allowed within the Generalized Phosphate Mining Overlay Designation shall require approval through the County's development review procedures. This review will require the submission of an application for a Phosphate Mining Master Plan and approval of an Operating Permit in accordance with the provisions of the Land Development Regulations.
 - (3) Land use authorization in the form of a zoning designation, which permits phosphate mining and related uses as authorized by the Land Development Regulations, shall be obtained prior to approval of a Phosphate Mining Master Plan.

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- (4) DeSoto County shall continue to regulate the location and operation of phosphate mining activities to minimize negative impacts on surrounding properties, ensure that areas are appropriately reclaimed and encourage the p[roductive reuse of such areas.
- (5) The DeSoto County Land Development Regulations shall specify criteria by which mining activity may be permitted, including appropriate setbacks and buffering from adjacent land uses and to specifically identify land use activity associated with phosphate mining, such as mineral extraction, clay settling area, land reclamation, etc.; and industrial land use activities, such as beneficiation plants, allied industries, and mining related activities.

Analysis: The rezoning of these properties does not automatically grant the Applicant the ability to begin phosphate mining activities, operations or the authorization to mine. Authorization is granted by the County through the approval of the PMMP and OP. The PMMP and OP have been submitted to the County and applicable state agencies concurrently with this rezoning application; however, it should be understood that each is required to be reviewed separately. Rezoning the subject properties is the second of four steps in the phosphate mining approval process. Consistent with Section (3) above, the Applicant has submitted this rezoning request for consideration prior to approval of a PMMP and OP. The review of these applications will allow DeSoto County to meet these Policies. Based on the above, this policy is **not applicable** to a rezoning application.

- 12. **Policy 1.12.2:** Conservation Overlay Designation Uses. This designation is not intended to prevent development, but rather to identify environmentally sensitive areas (i.e. floodplains and wetlands) that need to be reviewed carefully during the development review process to determine whether mitigation or conservation protection are needed. If the areas are determined not

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to be environmentally sensitive, then the underlying future land use category is applicable. The following uses are specifically prohibited from being located within Conservation Areas:

- (1) Junkyards, gas station, and vehicle repair facilities.
- (2) The use or storage of hazardous materials or wastes on the Florida Substance List shall be restricted in the 100-year floodplain, except that such use or storage pursuant to phosphate mining within the Generalized Phosphate Mining Overlay Designation shall be restricted within that portion of the 100-year floodplain shown on FLUEMS-9 and as regulated by the Florida Department of Environmental Protection.
- (3) New underground fuel and other hazardous chemicals within these areas. Existing facilities are required to demonstrate that adequate technology is being employed on-site to isolate the facilities from the water supply.
- (4) Residential Development greater than a density of 1 unit per 10 gross acres and non-residential development greater than a FAR of 0.10 unless stated herein. All development shall be clustered to non-wetland portions of any site and buffered from the wetland appropriately.
- (5) Agricultural uses shall utilize "Best Management Practices" published in conjunction with the US Department of Agriculture.

Analysis: This policy restricts within the Generalized Phosphate Mining Overlay Designation the use or storage of hazardous materials or wastes within that portion of the 100-year floodplain shown on FLUEMS-9 and as regulated by the Florida Department of Environmental Protection. The restriction of uses is addressed through the PMMP and the OP and not the rezoning and, therefore, this policy is **not applicable** to this application.

13. **Policy 1.12.6:** The County shall prohibit all development within, and direct development away from, wetlands, unless otherwise approved by the appropriate reviewing agency. Site enhancement for

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conservation purposes and Best Management Practices including, without limitation, the use of isolation berms to protect water quality and prevent wildlife from migrating into developed areas shall not be deemed “development” for the purposes of this policy, when used pursuant to phosphate mining.

- (1) When wetland impacts cannot be avoided, DeSoto County shall require a specific management plan to be prepared by the developer, which results in no net loss of wetlands or wetland functions and which includes necessary modifications to the proposed development, specific setback and buffers, and the location of development away from site resources, to protect and preserve the natural functions of the resource.
- (2) The minimum setback shall be 15 feet and the average of all setbacks from the wetland resource shall be 25 feet, unless otherwise permitted by the appropriate reviewing agency. Best Management Practices, including, without limitation, the use of isolation berms to protect water quality and prevent wildlife from migrating into developed areas shall be permitted within the setback areas, when used pursuant to phosphate mining.
- (3) Areas designated as natural buffers shall preserve all natural vegetative cover, except where drainage ways, access ways or phosphate mining corridors are approved to cross the buffer, or when contrary to Best Management Practices. Buffers may be supplemented only with native trees, shrubs and ground covers.

Analysis: The rezoning of these properties does not automatically authorize phosphate mining activities or operations. Those activities and operation can only occur if the Board grants approval of the PMMP and OP. Because this policy addresses operational issues, it is **not applicable** to the rezoning application. Notwithstanding the above, the LDR establishes Best Management Practices for phosphate mining consistent with this policy.

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14. **Policy 1.12.10:** Wetlands, rivers, streams, floodplains, habitat of threatened or endangered species and species of special concern, prime agricultural lands, prime groundwater recharge areas, historically significant sites or other environmentally sensitive areas which cannot be restored shall be identified by a property owner or developer prior to any development approval, and protected by a prohibition on mining activities within those areas and the establishment of buffer zones around them. Properties within the Generalized Phosphate Mining Overlay Designation as shown in FLUEMS-9, shall restore, mitigate, or reclaim such areas consistent with the requirements of the Generalized Phosphate Mining Designation (Future Land Use Element Objective 1.12b and its related policies) and the County's Phosphate Mining Ordinance.

Analysis: Again, this policy addresses operational issues that are determined and applied through the PMMP and OP process and not the rezoning process. As a consequence, this policy is **not applicable** to a rezoning application.

B. Conservation Element.

1. **Policy 1.5.6:** Mitigation activities for impacting wetland areas will be permitted when the mitigation activities are intended and designed to restore wetland areas to their natural conditions, including water flows, hydro-periods, and native vegetative communities. Mitigation of wetland impacts will be from the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and/or the U.S. Army Corps of Engineers, as applicable. The rate of mitigation shall be one-to-one, or as specified by the permitting authorities, whichever is more restrictive. However, if approved by the permitting authorities, it shall be acceptable to reclaim wetland impacted by phosphate mining with smaller, higher-quality wetland systems or to remove isolated wetlands if the mitigation plan improves the overall wetland system.

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Analysis: This policy addresses operational issues that are determined and applied through the PMMP and OP process and not the rezoning process. As a consequence, this policy is **not applicable** to a rezoning application.

2. **Policy 1.5.9:** Phosphate mining shall be prohibited in those portions of the Peace River, Horse Creek, Joshua Creek and Prairie Creek, which are identified in FLUEMS-9.

Analysis: This policy addresses operational issues that are determined and applied through the PMMP and OP process and not the rezoning process. As a consequence, this policy is **not applicable** to a rezoning application. Notwithstanding the above, phosphate mining shall not occur in those portions of the Peace River, Horse Creek, Joshua Creek and Prairie Creek, which are identified in FLUEMS-9.

3. **Policy 1.6.4:** Phosphate mining shall be prohibited in those portions of the 100-year floodplain of the Peace River, Horse Creek, Joshua Creek and Prairie Creek, which are shown in FLUEMS-9.

Analysis: This policy addresses operational issues that are determined and applied through the PMMP and OP process and not the rezoning process. As a consequence, this policy is **not applicable** to a rezoning application. Notwithstanding the above, phosphate mining shall not occur in those portions of the Peace River, Horse Creek, Joshua Creek and Prairie Creek, which are identified in FLUEMS-9.

4. **Policy 1.7.10:** Resource extraction which will result in a reduction of ecological value of the area subject to such resource extraction, which cannot be mitigated, reclaimed or restored to environmentally sound condition shall be prohibited. For phosphate mining, a permit authorizing mitigation, reclamation or restoration of environmentally sensitive areas obtained from the Southwest Florida Water

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Management District, the Florida Department of Environmental Protection, and/or the US Army Corps of Engineers, as applicable, shall evidence that the resource extraction will not result in a reduction of ecological value of the area subject to the resource extraction.

Analysis: This policy addresses operational issues that are determined and applied through the PMMP and OP process and not the rezoning process. As a consequence, this policy is **not applicable** to a rezoning application. Notwithstanding the above, a FDEP permit has already been secured and the ACE permit is currently being reviewed.

5. **Policy 1.7.11:** Wetlands, rivers, streams, floodplains, habitat of threatened or endangered species and species of special concern, prime agricultural lands, prime groundwater recharge areas, historically significant sites or other environmentally sensitive areas which cannot be restored, mitigated or reclaimed shall be identified and protected by a prohibition on mining activities within those areas and the establishment of buffer zones around them.

Analysis: This policy addresses operational issues that are determined and applied through the PMMP and OP process and not the rezoning process. As a consequence, this policy is **not applicable** to a rezoning application.

6. **Policy 1.9.7:** DeSoto County shall continue to regulate and/or prohibit the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife, to ensure that such areas are preserved:
 - (1) The removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind except for phosphate mining within the Generalized Phosphate Mining Overlay Designation, which shall be regulated to ensure that such areas are preserved, mitigated, reclaimed, or restored;

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- (2) The changing of existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- (3) The disturbance of the environmentally sensitive area's water level or water table by drainage, impoundment, or other means;
- (4) The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- (5) The placing of fill or the grading or removal of material that would alter topography;
- (6) The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- (7) The conduct of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

Analysis: This policy applies to the County and not to a phosphate mining applicant. LDR Article IX, Division 2, protects environmentally sensitive areas and areas containing endangered and/or threatened wildlife in order to ensure that the removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind within the Generalized Phosphate Mining Overlay Designation is regulated by requiring such areas to be preserved, mitigated, reclaimed, or restored. Thus, this policy is **not applicable** to a rezoning application.

In summation, this consistency analysis concludes that the rezoning application is consistent with eight (8) of the 20 phosphate mining related goals, objectives, and policies and that 12 of the GOPs are not applicable to a rezoning application but are applicable to either the Phosphate Mining Master Plan or the Operational Permit.

ATTACHMENT 10

EXISTING LAND USE PATTERN – TRANSECT ZONE

1/21/2018

Center for Applied Transect Studies

CENTER FOR APPLIED TRANSECT STUDIES

HOME
ABOUT CATS
THE TRANSECT
TRANSECT CODES COUNCIL
RESOURCES & LINKS
CONTACT CATS

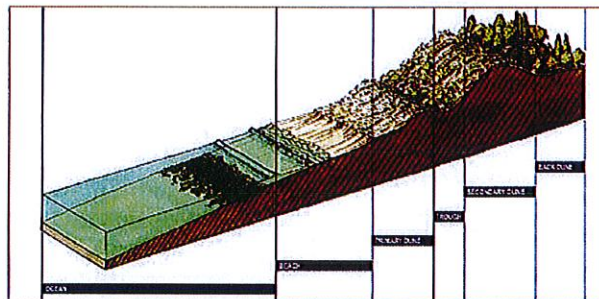
CATS PROGRAMS
RESEARCH
PUBLICATIONS
EDUCATION
AWARDS

CATS TOOLS
CODES
MODULES
IMAGES

THE TRANSECT

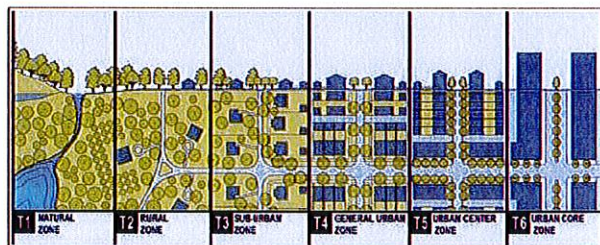
"A town is saved, not more by the righteous men in it than by the woods and swamps that surround it." — Henry David Thoreau

A transect is a cut or path through part of the environment showing a range of different habitats. Biologists and ecologists use transects to study the many symbiotic elements that contribute to habitats where certain plants and animals thrive.



Human beings also thrive in different habitats. Some people prefer urban centers and would suffer in a rural place, while others thrive in the rural or sub-urban zones. Before the automobile, American development patterns were walkable, and transects within towns and city neighborhoods revealed areas that were less urban and more urban in character. This urbanism could be analyzed as natural transects are analyzed.

To systemize the analysis and coding of traditional patterns, a prototypical American rural-to-urban transect has been divided into six Transect Zones, or T-zones, for application on zoning maps. Standards were written for the first transect-based codes, eventually to become the SmartCode, which was released in 2003 by Duany Plater-Zyberk & Company.



This zoning system replaces conventional separated-use zoning systems that have encouraged a car-dependent culture and land-consuming sprawl. The six Transect Zones instead provide the basis for real neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The T-zones vary by the ratio and level of intensity of their natural, built, and social components. They may be coordinated to all scales of planning, from the region through the community scale down to the individual lot and building, but the new zoning itself is applied at the community (municipal) scale.

The T-zones are intended to be balanced within a neighborhood structure based on pedestrian sheds (walksheds), so that even T-3 residents may walk to different habitats,

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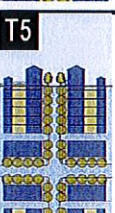
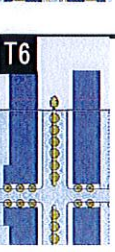
EXISTING LAND USE PATTERN – TRANSECT ZONE

TABLE 1. TRANSECT ZONE DESCRIPTIONS

SMARTCODE

Municipality

Table 1: Transect Zone Descriptions. This table provides descriptions of the character of each Transect Zone.

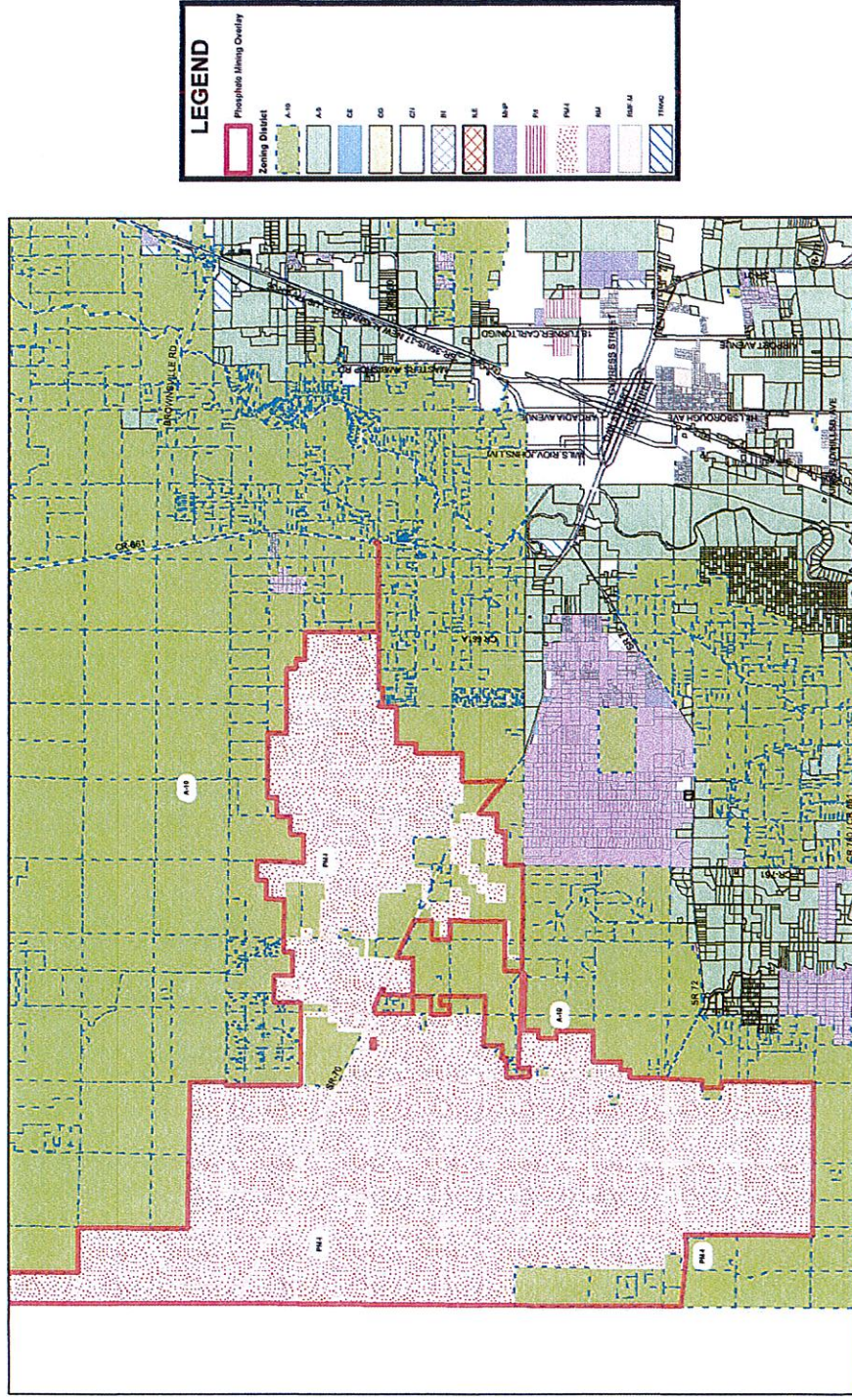
	<p>T1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Natural landscape with some agricultural use Not applicable Not applicable Not applicable Parks, Greenways</p>
	<p>T2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Primarily agricultural with woodland & wetland and scattered buildings Variable Setbacks Not applicable 1- to 2-Story Parks, Greenways</p>
	<p>T3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally Large and variable front and side yard Setbacks Porches, fences, naturalistic tree planting 1- to 2-Story with some 3-Story Parks, Greenways</p>
	<p>T4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Shallow to medium front and side yard Setbacks Porches, fences, Dooryards 2- to 3-Story with a few taller Mixed Use buildings Squares, Greens</p>
	<p>T5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Shallow Setbacks or none; buildings oriented to street defining a street wall Stoops, Shopfronts, Galleries 2- to 5-Story with some variation Parks, Plazas, and Squares, median landscaping</p>
	<p>T6 URBAN CORE T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger Blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Shallow Setbacks or none; buildings oriented toward the street, defining a street wall Stoops, Dooryards, Forecourts, Shopfronts, Galleries and Arcades 4-plus Story with a few shorter buildings Parks, Plazas and Squares; median landscaping</p>

SC30

SMARTCODE VERSION 3.2

ATTACHMENT 11

OFFICIAL ZONING DISTRICT ATLAS
PROPOSED CONDITIONS



ATTACHMENT 12
PHOTOGRAPHS OF PUBLIC NOTICE SIGNS IN PLACE



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