

Location Criteria #4

The development or redevelopment is compact, high density, and located in or near existing commercial or residential areas.

The Town Core is the area of Town where the highest density development has been planned for and is expected to occur. The Town Core TIF District includes several zoning districts that are zoned for high-density development. The following table illustrates the dimensional requirements for the zoning districts that make up the Town Core TIF District:

Zoning District	Minimum Lot Area	Minimum Road Frontage	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Building Coverage	Maximum Lot Coverage	Maximum Building Height	Maximum Density
Downtown Business District (DB1)	5,000 sq. ft.	0 ft.	0 ft.	0 f	0 ft.	40%	80%	5 stories up to 70 ft.	N/A
Milton Crossroads Marketplace Center (M1)	5,000 sq. ft.	0 ft.	0 to 20 ft.	0 ft.	0 ft.	40%	80%	5 stories or 70 ft.	N/A
Milton Crossroads Marketplace West (M2)	20,000 sq. ft.	0 ft.	0 to 20 ft.	0 ft.	0 ft.	40%	70%	4 stories	N/A
Checkerberry (M4)	20,000 sq. ft.	200 ft. along Route 7; 100 ft. along other roads	20 ft.	10 ft.	10 ft.	40%	60%	4 stories	7 units per acre (multifamily dwellings)
Old Towne Residential/Commercial (M5)	10,000 sq. ft.	80 ft.	20 ft.	10 ft.	10 ft.	40%	50%	3 stories	4 units/acre (multifamily dwellings)
Main Street (M6)	10,000 sq. ft.	80 ft.	20 ft.	10 ft.	10 ft.	40%	50%	3 stories	N/A
Interstate Commerce (C1)	40,000 sq. ft.	200 ft.	50 ft.	35 ft.	35 ft.	N/A	15%	35 ft.	N/A
Light Industrial (I1)	20,000 sq. ft.	100 ft.	25 ft.	25 ft.	25 ft.	N/A	50%	35 ft.	N/A
General Industrial (I2)	100,000 sq. ft.	200 ft.	50 ft.	35 ft.	35 ft.	N/A	75%	35 ft.	N/A

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As the above table illustrates, most of the zoning districts that make up the Town Core TIF District allow for compact, high-density development, with lot sizes under 1 acre and even zero setbacks and frontage requirements in some districts. The intent is to encourage compact, high-density development to occur in the Town Core.

Some specific examples of the compact, high-density real estate development and redevelopment that is expected to occur in the Town Core TIF District are provided below, although due to the zoning within the Town Core TIF District, the Town expects more development of this type to occur than just those examples provided below:

- **Southerberry:** On a 4.13-acre portion of an 18.56-acre parcel: 16,320 square foot warehouse and retail building; 3,900 square foot restaurant with 1,000 square foot office above; 3,900 square foot office building with additional 1,000 square foot office above; 3-story, 80-unit motel; 4-bay car wash. The remainder of the parcel will likely be developed with residential units; based on a previous proposal for the site, it is estimated that approximately 96 multi-family housing units could be constructed.
- **Bove Brothers Realty:** 4-story building on 1.1 acres, including commercial space on first floor and 24 townhouse-style residential units on the upper 3 floors.
- **Blackberry Commons:** 28 single-family lots and a 40-unit senior housing building with a senior center and daycare.
- **Bonnie's Way:** 26 residential units (multifamily), a commercial building, and storage units (for the unit owners) on 4.03 acres.
- **Turner Estates:** 19 residential units (duplexes), warehouse building, and commercial building on 2.83 acres. An extension of this development is likely, as the developer plans to purchase an adjoining 5-acre parcel.
- **Cameron's Run:** 35 single-family lots on 8 acres and 5 duplexes and 3 single-family units on 3.05 acres.
- **284 Route 7 South:** 12,846-square foot retail/commercial/professional building on 1.3 acres.
- **The Atriums:** 10 units of elderly housing on 0.99 acres.
- **Houston Commons:** 3,700 square feet commercial space and 10 residential units on 0.97 acres.
- **Habitat for Humanity:** 5 single-family dwellings on 1.1 acres.
- **Cary/Marketplace Development:** 38 multi-family units in a 3-story building on 1.24 acres.
- **Meadowlane:** Addition of 16 units to 20 existing units (36 units total) elderly housing on 3.07 acres.
- **Wagner Wood Estates:** 12 new units (6 duplexes) and one existing single-family dwelling on 3.12 acres.

On the following map, the area outlined in green indicates the existing commercial and/or residential areas that are located in or near the Town Core TIF District. The Town Core TIF District is also illustrated. The area outlined in green consists of compact, high-density development, which includes residential, and in some areas, also commercial.