

ZONING AREA A (RR-CZ)

Allowed Uses:

1. Single-family dwelling
2. Accessory Apartment
3. Utility, minor
4. Park, active
5. Park, passive
6. Greenway

Zoning Conditions

The following zoning conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. The maximum built-upon area per lot shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
(a) Front – 25 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 25 ft.
2. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
3. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.

ZONING AREA A (RR-CZ)

Architectural Conditions for RR-CZ - Single Family Residential

The following architectural conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. A varied color palette shall be utilized throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front porches shall be a minimum of 6 feet deep.

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ZONING AREA B (O#I-CZ)

Allowed Uses:

1. Day care facility
2. Drop-in or short-term day care
3. Government service
4. Veterinary clinic or hospital
5. Utility, minor
6. Botanical garden
7. Greenway
8. Park, active
9. Park, passive
10. Youth or day camps
11. Restaurant, general 10%
12. Medical or dental office or clinic
13. Medical or dental laboratory
14. Office, business or professional
15. Publishing office
16. Barber and beauty shop
17. Newsstand or gift shop 10%
18. Personal service 20%
19. Pharmacy 10%
20. Studio for art
21. Tailor shop
22. Pet services

The following uses shall be limited to the operating hours of 7am to 9pm:

- a) Restaurant, general
- b) Newsstand or gift shop
- c) Pharmacy
- d) Personal service
- e) Barber and Beauty Shop

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Government Services:

The following zoning conditions shall apply only if the use for the parcel is government services.

General Conditions

1. Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

Location	Buffer Width & Type
Along Olive Chapel Road	10' Type B
Along Transit Trail	20' Type B
Along Area A (RR-CZ)	10' Type A *
Along Eastern Public Utilities Easement	0'

- * A 6 ft tall privacy fence shall be installed as shown on the Zoning Exhibit Map.
2. Only emergency service vehicles shall be allowed direct ingress and egress driveway onto Olive Chapel Road. A full access driveway shall be required on Transit Trail.
 3. RCA dedication shall be 20% of Zone B gross site area.

ZONING AREA B (O&I-CZ) NON-RESIDENTIAL USES other than Government ServicesGeneral Conditions

1. **Landscape Buffers:** Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

Location	Buffer Width & Type
Along Olive Chapel Road	20' Type E
Along Transit Trail	20' Type B
Along Area A (RR-CZ)	20' Type B
Along Eastern Public Utilities Easement	0'

2. There shall be a limit of one access point onto Olive Chapel Road and that point of access shall be a Right-In-Right-Out access point at least 250' east of the Transit Trail & Olive Chapel Road intersection. A full access point shall be allowed onto Transit Trail.
3. 25% of the gross area of Zoning area B shall be dedicated as RCA.

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Architectural Conditions

1. Roof features may include hip roofs or awnings with metal or shingle roofs.

Materials and colors:

2. Buildings shall be architecturally compatible by way of colors and use of materials.
3. The building exterior shall have more than one material color.
4. The exterior materials shall include a combination of building materials. The primary (front) façade of the main buildings to be considered include:
 - Brick masonry
 - Decorative concrete block (either integrally colored or textured)
 - Stone accents
 - Aluminum storefronts with anodized or pre-finished colors.
 - EIFS cornices and parapet trim.
 - Precast concrete
5. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
6. Soffit and fascia materials shall be EIFS with crown trim elements.
7. Exterior materials that will not be allowed are as follows:
 - Vinyl siding
 - Painted, smooth faced concrete block (decorative blocks are acceptable)
 - Metal walls

Transportation condition for any zoning area B development:

- Developer shall dedicate public right of way and construct roadway frontage widening on Olive Chapel Road based on a Rural Thoroughfare typical section with a minimum 36-foot paved roadway width including 12-foot travel lanes and 6-foot paved shoulders on 110-foot right of way and provide a 5-foot sidewalk for the extent of the project frontage east of Transit Trail. Also, Developer shall provide variable road frontage widening in addition to the aforementioned typical section for lane transitions going from a 3-lane to 2-lane cross section east of Transit Trail, allowing for the future addition of an eastbound left turn lane by others on Olive Chapel Road at Transit Trail.

