

EXHIBIT I

For PDD # _____ The following uses shall be allowed in each respective base zoning district:

SF-3 Residential permitted uses:

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private; and
- Those uses listed in the City's zoning ordinance for the SF-3 District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

SF-5 Residential permitted uses:

- Garden (Non-Retail)
- Accessory Bldg/Structure (Residential)
- Duplex/Two-Family
- Garden Home/ Townhome
- Home Occupation
- Single- Family Dwelling Detached
- Swimming Pool, Private
- Artist Studio
- Park and /or Playground
- Tennis Court
- Water Supply Facility (Private)

LR Permitted Uses:

(Commercial/ Civic Center Area)

- Accessory Bldg./ Structure (Non- Residential)
- Garden Home/ Townhomes
- Home Occupation
- Living Quarters on Site with Business
- Residential Loft
- Bank
- Offices, General / Professional
- Office, Brokerage Services
- Office, Health Services
- Office, Legal Services
- Office, Professional
- Office, Real Estate Office

- Insurance Agency Offices
- Antique Shop
- Appliance Repair
- Art Dealer/ Gallery
- Artisan's Shop
- Artist Studio
- Bakery or Confectionary Retail
- Barbershop
- Beauty Shop
- Bicycle Sales and Repair
- Book Store
- Computer Sales
- Consignment Shop
- Cooking School
- Dance/ Drama/ Music Studio or School
- Drapery, Blind Upholstery Store
- Financial Services
- Florist Shop
- Food or Grocery Store – Limited
- Furniture Store (New and/or Used)
- Garden Shop (Inside Storage)
- Hardware Store
- Locksmith
- Market (Public)
- Mobile food vendor- 10 days or less
- Needlework Shop
- Pet Shop/Supplies (no live animal sales)
- Pharmacy
- Photocopying / Duplicating
- Photography Studio
- Restaurant (No Drive- Through Service)
- Tailor Shop
- Travel Agency
- Civic/ Conference Center
- Health Club
- Museum
- Park and /or Playground
- Community Center (Municipal)
- Fire Station
- Medical Clinic or Office
- Library
- Post Office
- Contractors Office (No Outside Storage)
- Government Building (Municipal, County, State, Federal) (No outdoor storage of construction/repair materials, heavy equipment, or service vehicles over ¾ tons)

Permitted Uses with Conditional Approval:

SF-3 Residential :

- Sewage Pumping Station
- Wastewater Treatment Plant

Permit Uses with Conditional Approval:**SF-5 Residential:**

- Community or Group Home
- Child Day-Care Facility
- Group Day-Care Home
- Home for the Aged, Residential
- Wastewater Treatment Plant
- Contractor's Temporary On-site Office (After initial building of infrastructure and home sales)
- Sewage Pumping Station
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Permit Uses with Conditional Approval:**LR Commercial/ Civic Center Area:**

- Armed Services Recruiting Center
- Bar
- Billiard/Pool Facility
- Mobile food vendor- longer than 10 days
- Mobile food vendor court
- Multi-Family Dwelling
- Studio, Tattoo or Body Piercing
- Temporary Outdoor Sales/ Promotion
- Parking Lot, Commercial
- Parking Structure Commercial
- Day Camp for Children
- Dinner Theater
- Contractor's temporary On-site Office (After initial building of infrastructure and buildings)
- Sewage Pumping Station
- Water Supply (Elevated Storage Tank)