

ZONE-25-0001

Exhibit “C”

Development Standards

This tract shall develop under the regulation of the Downtown Office (DTO) District as outlined in the Town’s Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted uses within this Planned Development District are as follows:

- Administrative, Medical, and Professional Office
- Architectural or Interior Design Studio
- Bed and Breakfast **S**
- Boutique Retail
- Coffee Shop **S**
- Materials Showroom
- Single-Family Dwelling
- Tea Room **S**

2.0 District Regulations

2.1 The district regulation requirements within this Planned Development District are as follows:

- Size of Yards
 - Front Setback (Lane Street) – 25’
 - Side Setback (Northern Boundary) – 5’
 - Side Setback (First Street) – 15’
 - Rear Setback (Western Boundary) – 10’
- Size of Lots
 - Minimum Lot Area – 6,000 SF
 - Minimum Lot Width – 50’
 - Minimum Lot Depth – 120’
- Maximum Height
 - Two stories, no greater than 40’.
- Maximum Lot Coverage
 - Fifty-Five Percent (55%)

3.0 Landscaping & Open Space

3.1 The landscaping requirements within this Planned Development District are as follows:

- Northern Boundary (Adjacent to Residential) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.
- Eastern Boundary (Adjacent to Lane Street) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.
- Southern Boundary (Adjacent to First Street) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.
- Western Boundary (Adjacent to Residential) – 5' Landscape Buffer
 - One ornamental tree every 30 linear feet.

3.2 The open space requirements within this Planned Development District are as follows:

- Seven percent (7%) of the lot area is required to be open space.

4.0 Screening

4.1 The screening requirements within this Planned Development District are as follows:

- Six-foot (6') cedar board-on-board wooden fence adjacent to residential development on the northern and western boundaries.

5.0 Architectural Standards

5.1 The architectural standards within this Planned Development District are as follows:

- Existing Structures
 - Exterior alterations not related to maintenance must be approved by the Director of Development Services.
- New Structures
 - Shall consist of masonry materials including clay fired brick, natural, precast, and manufactured stone, granite, and marble. Other materials may be approved by the Director of Development Services.
 - Shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines. Recommended architectural styles are Craftsman, Folk Traditional, and Victorian.