

ZONE-24-0017

Exhibit "C"

Development Standards

This tract shall develop under the regulation of the Retail (R) 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:

- Child Care Center, Licensed
- Farm/Ranch/Stable/Garden or Orchard
- Feed Store
- House of Worship
- Nursery, Minor
- Pet Day Care **C**
- Private or Parochial School (Tract 2 Only)
- Professional Office (No Medical)

2.0 Setbacks

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

- Tracts 1-2 (Northern & Southern Tracts):
 - Front Setback – 30'
 - Side Setback – 15'
 - Adjacent to Residential Development (One-Story) – 30'
 - Adjacent to Residential Development (Two-Story) – 60'
 - Rear Setback – 15'
 - Adjacent to Residential Development (One-Story) – 30'
 - Adjacent to Residential Development (Two-Story) – 60'

3.0 Landscaping

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

- Tract 1 (Northern Tract):

- Northern Boundary – 5' Landscape Buffer
 - One ornamental tree every 15 linear feet.
 - One shrub, five-gallon minimum, every 15 linear feet.
- Eastern Boundary – 15' Landscape Buffer
 - One large tree, three-inch caliper minimum, every 30 linear feet.
 - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
- Southern Boundary – 5' Landscape Buffer
 - One ornamental tree every 15 linear feet.
 - One shrub, five-gallon minimum, every 15 linear feet.
- Western Boundary – 20' Landscape Buffer
 - One large tree, three-inch caliper minimum, every 30 linear feet.
- Tract 2 (Southern Tract):
 - Northern Boundary – 5' Landscape Buffer
 - One ornamental tree every 15 linear feet.
 - One shrub, five-gallon minimum, every 15 linear feet.
 - Eastern Boundary – 15' Landscape Buffer
 - One large tree, three-inch caliper minimum, every 30 linear feet.
 - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
 - Southern Boundary – 15' Landscape Buffer
 - Double row of evergreen trees, 6-foot minimum, with offsetting centers.
 - Western Boundary – 20' Landscape Buffer
 - Double row of evergreen trees, 6-foot minimum, with offsetting centers.

4.0 Screening

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

- Tract 1 (Northern Tract):
 - Northern Boundary – None

- Eastern Boundary – None
- Southern Boundary – None
- Western Boundary – 6' Masonry Wall
- Tract 2 (Southern Tract):
 - Northern Boundary – None
 - Eastern Boundary – None
 - Southern Boundary – Living Screen
 - Western Boundary – Living Screen

5.0 Architectural Standards

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

- Tract 1 (Northern Tract):
 - Buildings shall consist of masonry materials including clay fired brick, natural, precast, and manufactured stone, granite, and marble.
 - Other materials to be approved by the Director of Development Services.
- Tract 2 (Southern Tract):
 - Buildings shall consist of hardi board siding with batten and trim as shown in Exhibit F.

6.0 Drainage

6.1 The drainage standards within this Planned Development District are as follows:

- If drainage and detention easements cannot be acquired from adjacent property owners of the existing pond, retention shall be located on the northern tract to serve both tracts.

7.0 Traffic Management

7.1 The traffic standards within this Planned Development District are as follows:

- Traffic shall follow the Traffic Management Plan and failure to comply will result in penalties to be determined by the Director of Development Services.