

ZONE-24-0026

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 will follow the Downtown Office District.

2.0 District Regulations

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

- Size of Yards
 - Front Setback (Coleman Street) – 5'
 - Side Setback (First Street) – 5'
 - Side Setback (Second Street) – 15'
 - Rear Setback – 10'
- Size of Lots
 - Minimum Lot Depth – 120' (Measured from Coleman Street)

3.0 Landscaping & Open Space

- 3.1 The landscaping and open space requirements within this Planned Development District are as follows:

- Landscaping & Open Space
 - Coleman Street – 5' Landscape Setback
 - First Street – 5' Landscape Setback
 - Second Street – 15' Landscape Setback
 - Adjacent to Residential – 15' Landscape Setback
 - Parking Terminus Landscaping (First Street) – 5' Width
 - Existing sidewalks may be allowed to be within landscaping setbacks.
 - Trees removed due to acquisition shall be replaced by the Town.
 - Six Percent (6%) of Net Lot Area