

ZONE 25-0009

Exhibit C Development Standards

This tract shall develop under the regulation of the Downtown Retail (DTR) 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 land use within this Planned Development District is as follows:

- Golf Simulator
 - Business Model
 - Patrons purchase a monthly membership to access the building
 - They can book the time they would like to use the bays
 - Booking will be done via Trackman software (Trackman is the golf simulator) on an app or website.
 - Time before and after will be factored in for the booking to ensure parking is not a concern
 - Once the member books a time, they will be sent a code to access the building, the code is only valid for the time they have a reservation and will not be able to access the building outside those times – thus further alleviating any parking concerns as we would only have 4 members at a time (if fully booked) – Access provided an access control panel, pictured below (Image A)
 - 4 simulator bays
 - Each take about 500 Sq ft of space
 - Bathroom/Office/Hallway and Entry space to contribute to about 800 Sq ft

2.0 Open Space

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

- 7% of open space required
- Open Space Plan provided to show how this would be calculated

3.0 Architectural Standards

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

- Exterior elevations shall be submitted to the Planning Division and are subject to the approval of the Director of Development Services or his/her designee. All construction must have an approved facade plan before issuance of a building permit.
- The primary building material will be fiber cement siding.
- Awnings will be architectural materials that complement the building such as metal roof or shingle.
- Color will be Sherwin Williams Cascades or similar (See Color and Inspiration on Exhibit F)

Image A:

Pin Pad for Door Access

