

ZONE-25-0004

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:

- Administrative/Medical and Professional Office
- Antique Shop and Used Furniture
- Art and Music Studio
- Artisan’s Workshop
- Bank/Savings and Loan/Credit Union
- Beauty Salon/Barber Shop
- Child Care Center, Licensed **S**
- Commercial Amusement, Indoor
- Convenience Store w/ Gas Pumps **S**
 - Permitted on Intersecting Major and Minor Thoroughfares
- Diagnostic Lab or Urgent Care Center
- Dry Cleaning, Minor
- Farmer’s Market
- Fraternal Organization/Lodge/Civic Club/Fraternity or Sorority
- Full-Service Hotel **C**
- Furniture Store
- Gymnastics/Dance Studio
- Health/Fitness Center
- Home Furnishings and Appliance Store
- House of Worship
- Meeting/Banquet/Reception Facility **S**
- Nursery, Minor
- Pet Day Care **C**
- Print Shop, Minor
- Private or Parochial School **S**
- Public School
- Restaurant **C**
- Restaurant, Drive-In **S**
- Restaurant, Drive Through **S**
- Retail Stores and Shops
- Swim School

- Tanning Salon
- Veterinarian Clinic and/or Kennel, Indoor
- Wine Bar

2.0 District Regulations

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

- Size of Yards
 - Front Setback – 30'
 - Front setbacks shall be applied to both streets when lots have double frontage.
 - 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'
- Size of Lots
 - Minimum Lot Area – 10,000 SF
 - Minimum Lot Width – 50'
 - Minimum Lot Depth – 100'
- Maximum Height
 - Two stories, no greater than 40'.
- Maximum Lot Coverage
 - Forty Percent (40%)

3.0 Landscaping

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

- Adjacent to Thoroughfares
 - Legacy Drive – 30' Landscape Easement
 - One large tree, three-inch caliper minimum, every 30 linear feet.
 - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
 - First Street – 25' Landscape Easement
 - One large tree, three-inch caliper minimum, every 30 linear feet.
 - Fifteen shrubs, five-gallon minimum, every 30 linear feet.
- Adjacent to Commercial Development
 - Five-Foot (5') Landscape Buffer
 - One small tree every 15 linear feet.
 - One shrub, five-gallon minimum, every 15 linear feet.
 - This shall not apply where the common lot line is in a common drive or fire lane.
- Adjacent to Residential Development
 - Fifteen-Foot (15') Landscape Buffer
 - One large tree, three-inch caliper minimum, every 30 linear feet.

4.0 Screening

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

- Six-foot (6') masonry wall adjacent to residential development.

5.0 Architectural Standards

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

- Buildings shall consist of masonry materials including clay fired brick, natural, precast, and manufactured stone, granite, three-step stucco, and marble.
- Secondary materials, or non-masonry materials, shall not exceed twenty percent (20%) on each elevation.
- Other materials to be approved by the Director of Development Services.