

544 Gateway

EXHIBIT "B"

Conditions For Planned Development

I. PURPOSE:

The purpose of this Planned Development is to amend Planned Development Ordinance 2014-28 by expanding the area where the listed light industrial uses are allowed.

II. GENERAL CONDITIONS:

1. This Planned Development shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the 544 Gateway development shall take place in general accordance with the Zoning Exhibit (Exhibit C).
3. All regulations of the Light Industrial District (LI) set forth in Article 4, Section 4.2 of the Zoning Ordinance (adopted as of April 2021) are hereby replaced with the following:

Figure 4-5 – Light Industrial District (LI)	
Height	
Height of Main Structure (feet)	50
Number of Stories	4
Residential Proximity	3 : 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	25
Lot Coverage	50 %
Buffering and Screening	
Service and Loading Areas	May face a public street or adjacent residential uses

III. SPECIAL CONDITIONS:

1. The following uses as defined in the Zoning Ordinance shall be permitted as follows on the subject property:
 - a. Contractor's Maintenance Yard with accessory outside storage (Retail, Personnel Service & Commercial or Wholesale, Distribution & Storage) permitted by right.
2. The following uses as defined in the Zoning Ordinance shall be prohibited on the subject property:
 - a. Animal Boarding/Kennel without Outside Pens
 - b. Hotel/Motel
 - c. Financial Institution (with or without drive-thru, Alternative)
 - d. Automobile Rental
 - e. Equipment Rental
 - f. Food Processing
 - g. Motor Vehicle Fueling Station
 - h. Truck Machinery & Heavy Equipment Sales, Service or Repair
 - i. Water Treatment Plant, Reservoir or Water Storage
 - j. Industrial (Outside)
 - k. Mini-warehouse (Self-storage)
 - l. Recycling Collection Center
3. No screening required along the north border along the railroad right-of-way.
4. The area labeled as lumberyard on the Zoning Exhibit (Exhibit C) shall be allowed to be developed with a gravel surface.