

EXHIBIT "B"
CUBESMART PLANNED DEVELOPMENT
2021-17-PD-NS

I. PURPOSE:

This Planned Development District shall be established to amend PD-2015-17 to include the 2 acre tract shown on "Exhibit "C".

II. GENERAL CONDITIONS:

1. Uses permitted in this Planned Development District are as allowed in the Neighborhood Services District, except as follows:
 - a. Self Storage is permitted by right.
 - b. As part of the storage development, one ancillary caretaker's quarters is permitted on Lot 2.
 - c. Outside covered vehicle storage is permitted as shown on the concept plan.
2. A minimum of 25 parking spaces are required to serve the storage development
3. Exclusive of pedestrian gates for access and maintenance, masonry walls a minimum of 8-foot in height, are required between buildings A and B, B and C, C and D, D and E, E and F, F and G, and G and H.
4. Exclusive of pedestrian gates for access and maintenance, masonry walls a minimum of 8-foot in height, are required surrounding the northern 2 acre tract shown on Exhibit "C".
5. Both the real and self storage components must be constructed simultaneously with one phase.
6. No onsite repairs allowed.
7. All covered RV/Vehicle Storage areas shown on "Exhibit C" must be sprinkled where covering is greater than 6,000 square feet.