

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

Tracts. The Property shall be divided into two (2) tracts (collectively, the “Tracts” and each separately, a “Tract”) as shown on the Zoning Exhibit, which Zoning Exhibit identifies the general geographic location of permitted land uses within the Property. Each Tract shall contain the approximate number of acres shown on the Zoning Exhibit, but such acreage may be increased or decreased by 10%.

Tract A. The regulations set forth below shall apply to development within Tract A shown on the Zoning Exhibit.

1. Permitted Uses:

- 1.1. Pet store, kennel, animal boarding with outdoor area/runs.
- 1.2. Pet store, kennel, animal boarding (no outside runs)
- 1.3. Veterinarian with outdoor area/runs.
- 1.4. Veterinarian (no outside runs)
- 1.5. Accessory Building or Use;
- 1.6. Parking Incidental to Main Use.

2. Space Limits

- 2.1. Minimum Lot Area: 10,000 sq ft;
- 2.2. Minimum Lot Width: 80’;
- 2.3. Minimum Lot Depth: 100’;
- 2.4. Minimum Front Yard Setback: 25’;
- 2.5. Minimum Rear Yard Setback: 20’;
- 2.6. Minimum Space Between Buildings: 10’
- 2.7. Minimum Side Yard Setback: 5’
- 2.8. Minimum Side Yard Setback of Corner Lots: 15’;
- 2.9. Maximum Height of Structure: 35’;
- 2.10. Maximum Lot Coverage: 70%;

Tract B. The regulations set forth below shall apply to development within Tract B shown on the Zoning Exhibit.

1. Permitted Uses:

- 1.1. Clinic;
- 1.2. Day Care;
- 1.3. Fitness club, gymnasium, exercise area or similar use;
- 1.4. Bakery;

- 1.5. Banks and Financial Institutions;
- 1.6. Florist;
- 1.7. Drug-store, Pharmacy;
- 1.8. Food store, grocery;
- 1.9. Hardware store;
- 1.10. Office Building;
- 1.11. Office Use;
- 1.12. Personal Service;
- 1.13. Pet Store;
- 1.14. Retail Store;
- 1.15. Restaurant Carry-Out;
- 1.16. Restaurant Indoor Service
- 1.17. Studios, photo, music, art, health, etc.;
- 1.18. Travel Agent;
- 1.19. Accessory Building or Use;
- 1.20. Parking Incidental to Main Use;

2. Space Limits

- 2.1. All space limits provided for Tract A shall apply to uses within Tract B.

3. Landscaping

- 3.1. In lieu of the requirement of Section 146-135(f)(3), 15% of the entire site shall be devoted to living landscape, which shall include grass, ground cover, plants, shrubs or trees. No more than 75% of the areas encumbered by the existing 50' Gas Transmission Easement may count towards the 15% requirement.
- 3.2. In lieu of the requirement of Section 146-135(f)(5) and as amended, one canopy tree per 30 linear feet shall be provided along the Virginia Parkway street frontage.