

Development Regulations

The subject property shall develop in two tracts that are more fully depicted in “Exhibit C”

Tract 1

Tract 1 shall develop in accordance with Section 146-109 (“SO” – Suburban Office District) of the Zoning Ordinance, and as amended, except as noted below:

Land Uses

1. The following uses shall NOT be permitted in tract 1

- a. Independent living (retirement community)
- b. Hospitals
- c. Museum, library, art gallery (public)
- d. Farmers market
- e. Hotel or motel

2. The following uses shall be specifically permitted in tract 1

- a. Wedding / event venue or banquet facility (indoor) with up to eight (8) ancillary overnight suites in association with the wedding / event venue or banquet facility. Independent/Individual overnight suite rentals shall not be permitted.
- b. Wedding / event venue or banquet facility (with outdoor uses) shall be permitted if developed in general accordance with the concept plan attached hereto as Exhibit “E” and pursuant to the following provisions:
 1. Up to eight (8) overnight suites shall be permitted in association with the wedding / event venue or banquet facility as ancillary uses. Independent/Individual overnight suite rentals shall not be permitted.
 2. Outdoor uses shall be limited to wedding/commitment ceremonies, photography, and food service only and shall only be permitted in those areas identified on the concept plan attached hereto as Exhibit “E”. Outdoor uses must maintain a minimum distance of 150 feet from residential uses.
 3. When measured at the property line, the sound pressure level of any outdoor operation or activity shall not exceed 65 dB(A) for daytime hours and 58 dB(A) at nighttime. Daytime shall refer to the hours between 6:00 a.m. and 9:00 p.m. on any given day.
 4. The using, operating or permitting to be played, used or operated any sound production or reproduction device, radio, receiving set, musical instrument, drums, phonograph, television set, loudspeaker and sound amplifiers or other machine or device for the producing or reproducing of sound shall not be permitted between the hours of 9:00 p.m. and 8:00 a.m.
 5. Outdoor events shall only be permitted in association with interior event space

rental as an ancillary use. Independent/Individual outdoor events shall not be permitted.

6. At the time of Site Plan review, the Director of Planning shall have the authority to review the Site Plan for general conformance to the concept plan. Should the Director of Planning be unable to approve the Site Plan due to lack of adherence with the concept plan, the Site Plan shall be forwarded to the City Council for consideration and action.

Space Limits

1. Minimum lot area: None
2. Minimum lot width: None
3. Minimum lot depth: None
4. Minimum front setback: 25 feet
5. Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
6. Minimum side yard of interior lots: None, except 15 feet required where abutting any district requiring a side yard.
7. Minimum side yard of corner lots: 25 feet
8. Maximum structure height: 40 feet
9. Maximum lot coverage: 50%
10. No structure may exceed 38,000 square feet

Parking

Tract 1 shall develop in accordance with Section 146-30 (Vehicle Parking) of the Zoning Ordinance, and as amended, except as noted below:

1. Parking associated with a wedding / event venue or banquet facility shall be as follows:
 - a. one parking space for every 100 square feet of event space shall be required. Service areas such as kitchens, offices, and storage shall be required one space for every 400 square feet of said area. Dressing rooms and suites shall be parked at one space per room

Tract 2

Tract 2 shall develop in accordance with Section 146-111 ("C1" – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, except as noted below:

Land Uses

1. **The following uses shall NOT be permitted in tract 2**
 - a. Independent living facility (retirement community)
 - b. Trade schools
 - c. Amusement, commercial (indoor)
 - d. Car wash
 - e. Garage or lot, parking as a primary use (private)
 - f. Garage or lot parking as a primary use (commercial)
 - g. Farmers market
 - h. Radio or TV broadcast studio
 - i. Restaurant or cafeteria (including drive-through window)

- j. Arcades

2. The following uses shall be permitted by Specific Use Permit (SUP)

- a. Auto parts sales (indoor)
- b. Veterinarian (with outside runs)

Space Limits

- 1- Minimum lot width: None
- 2- Minimum lot depth: None
- 3- Minimum front setback: 25 feet
- 4- Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
- 5- Minimum side yard on interior lots: 5 feet when abutting a residential zone; none abutting business.
- 6- Minimum side yard at corner: 25 feet.
- 7- Maximum lot coverage: 50%

All Tracts

Screening

The subject property shall develop in accordance with Section 146-132. - Fences, Walls, and Screening Requirements of the Zoning Ordinance, and as amended, except as noted below:

- 1- A living screen will be provided for any dumpster enclosures located adjacent to a residential property. The living screen shall be evergreen shrubs acceptable for six-foot screening, shall be a minimum of four feet (4') in height when measured immediately after planting and shall be planted no further apart than three feet (3') on center, unless otherwise approved by the director of planning, and maintained so as to form a continuous, unbroken, solid visual screen which will be six feet high within two years after time of planting.
- 2- A screening device in accordance with section 146-132 shall be placed along Village Drive.

Landscape Regulations

The subject property shall develop in accordance with Section 146-135: Landscape Requirements of the Zoning Ordinance, and as amended, except as noted below:

- 1- One canopy tree shall be planted every 30 linear feet along property lines adjacent to residential uses or residentially zoned property. These trees may not be clustered. All canopy trees shall be a minimum of four inches (4") in caliper and twelve feet (12') in height at the time of planting. Preservation of existing trees may satisfy this requirement.

Tree Preservation

The subject property shall develop in accordance with Section 146-136: Tree Preservation of the Zoning

Ordinance, and as amended, except as noted below:

- 1- If a tree six inches or greater exists within the tree perimeter zone as shown on Exhibit "E" thirty feet (30') of the boundary line between an existing platted single-family residential development, Village Drive, and a proposed development, a Perimeter Tree Zone shall be provided. The Perimeter Tree Zone shall extend out a minimum of 30 feet from Village Drive and directly neighboring residential property. No tree within the Perimeter Tree Zone may be critically altered apart from installation of necessary utilities, required screening or public infrastructure.

Exterior Lighting

Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of harmonious design that compliments the architectural style of the proposed building. No lighting fixtures shall produce glare or direct illumination across the boundary line of any residential district from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of residential property. All outside lights shall be full cut-off luminaries to ensure that the light beam is controlled and not directed across any residential boundary line above a height of three feet (3'). The allowed maximum intensity measured at the line abutting a residential use shall be 0.5 foot candles.

Detached Signage

There shall be a maximum of one free standing sign per platted lot. Signs shall be limited to monument type only, with a maximum height of six feet (6') from grade of Virginia Parkway, or from the natural or general site grade, whichever is higher. Monument sign must be framed in masonry material to match or be complimentary to the building on site