

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the following regulations:

1. The subject property shall develop in accordance with Section 146-111 ("C1" – Neighborhood Commercial District) of the Zoning Ordinance and as amended, except as follows:

a. The following uses shall be specifically allowed on the subject property:

- Banks/ Financial Institutions
- Cleaning Shop and pressing (small shop and pickup)
- Drug Store
- Food or grocery store
- Hardware Store
- Paint and related sales
- Household appliance sales

b. Pet Store, kennel, or animal boarding with outside runs shall only be permitted at the locations more fully detailed in exhibit A, and must meet the conditions of the use as listed below:

- Any pet store, kennel, or animal boarding with outdoor runs shall provide additional enhancements in the form of landscaping. Evergreen shrubs (acceptable for six-foot screening) shall be provided at the perimeter of the west outdoor run (see Exhibit B). Plant materials must be a minimum of three feet in height at the time of planting. All other regulations applicable to non-residential developments, including, but not limited to, Section 146-135 (Landscape Requirements) shall apply only to Landscaping improvement areas as identified in Exhibit B.
- No outdoor run shall be permitted to be in operation between the hours of 8 PM and 6 AM