

EXHIBIT B

PLANNED DEVELOPMENT DISTRICT

Development Standards

The subject property (the "Property") shall be zoned "PD" - Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

Tracts. The Property shall be developed a single tract as shown on the Zoning Exhibit attached hereto as Exhibit "C".

All development occurring within the boundaries of the Subject Property shall conform to the development and land use standards contained in this Planned Development District ordinance.

B.1 PURPOSE

The purpose of this Planned Development District is to provide provisions that control the development of Auto Garages meeting the Commercial Zoning on the Subject Property.

B.2 DEFINITIONS:

(1) Auto Garage Condo:

Auto Garage Condo is a location for vehicle enthusiasts to store and display personal vehicles. An Auto Garage Condo building shall contain separate, individual, compartmentalized units, that can be rented, leased, or owned, and which allow for the storage of customers' personal vehicles, recreational vehicles, passenger vehicles, commercial vehicle, personal watercraft, motorcycles, personal off-road recreational vehicles, towable trailers and ancillary personal property.

B.3 PERMITTED LAND USES:

(1) Permitted Uses :

(a) The following land uses shall be included as permitted *By-Right*:

- Auto Garage ¹
- Assisted Living Facility
- Community Care Facility
- Animal Care Services, Indoor only
- Arts or cultural Center
- Banks and Financial Services
- Civic Club or Fraternal Organization
- Clinic, Medical or Dental
- College or University
- Commercial Entertainment, indoor
- Community Garden
- Farmers Market, permanent
- Government Facilities (city, excluding airport uses)
- Greenhouse or plant nursery
- Gym or Fitness Studio
- Hospital
- Hotel or Motel
- Office
- Parking Garage or Lot, paid or private

- Personal Service
- Reception or event Center, indoor
- Recreation Area, Private
- Religious Assembly
- School, Business or Trade
- School, public, private or parochial

Accessory Uses

- Electric vehicle charging station

Special Uses

- Donation collection container - Accessory Use
- Food truck operation sites
- Telecommunication Structure, Low Rise
- Telecommunication Structure, Stealth
- Wind Energy Conversion system (WECS)

¹ This use is intended to be mutually exclusive and cannot be combined with any of the other allowed uses in this ordinance.

(2) Permitted Uses with Criteria (as specified in the Unified Development Code):

- *Cottage Industrial*
- *Country Club*
- *Day Care Center*
- *Dispatch Office*
- *Electric Vehicle Charging Facility*
- *Government Facilities (non-city)*
- *Microbrewery, distillery, winery or cidery*
- *Radio or TV Broadcast Station*
- *Restaurant, brew pub*
- *Restaurant, carry out and delivery only*
- *Restaurant, Dine in*
- *Restaurant, drive-in or drive through*
- *Retail Sales*

(3) Permitted Uses by Specific Use Permit:

- Independent Living
- Animal Care Services, Outdoor Area
- Commercial Entertainment, outdoor
- Reception or Event Center, outdoor
- Food truck courts
- Private club
- Telecommunication Structure, high rise

B.4 SPACE LIMITS:

Minimum Lot Area: 0 SF

Minimum Lot Width: 0 FT

Minimum Lot Depth: 0 FT
Minimum Front Yard Setback: 20 FT
Minimum Rear Yard Setback: 0 FT
Minimum Side Yard Setback (interior lots): 0 FT
Minimum Side Yard Setback (corner lots): 0 FT
Maximum Height: 36 FT
Minimum Auto Garage Unit Size: 800 SF

B.5 SPECIAL STANDARDS FOR AUTO GARAGE CONDO USE(S):

1. All activities related to the maintenance, repair, upkeep, or preservation of stored vehicles shall be contained within individual condo units.
2. Manufacturing, fabrication, metal working, and/or welding shall be prohibited.
3. Automotive painting shall be prohibited. This does not include pinstriping, wrapping, shading, tinting or other similar minor detail accents.
4. The installation and/or use of chassis dynamometers or engine dynamometers shall be prohibited.
5. Units shall not be used for the purpose of conducting on-site sales, transactions, or services of any kind. This does not preclude the individual, personal sale of vehicles otherwise being stored inside of a condo unit by the owner/lesser/renter of the unit.
6. Units shall not be used for the sole purpose of storing personal, household goods.
7. No unit shall be used for sleeping, overnight stays or any other lodging purpose.
8. In no event shall use of a garage condo unit constitute a nuisance or a hazardous or offensive activity or threaten security or the safety of unit owners, lessees, or their respective invitees.
9. The commercial operation of rental trucks and trailers shall be prohibited.
10. No outdoor storage of any kind shall be allowed.

B.6 SITE STANDARDS FOR AUTO GARAGE CONDO USES:

1. 1 parking space per 2,000 square foot of gross floor area
2. A 6' wrought iron fence with evergreen shrubs shall be provided on all property lines.
3. Lighting standards shall be limited to 20' in height.
4. A private security gate shall be provided at all entrances to the site.
5. Bay doors shall not be oriented towards any right-of-way and shall include an architectural feature such as glazing or window(s) to provide natural lighting into the units.