

PLANNED DEVELOPMENT DISTRICT

Development Standards

The subject property (the "Property") shall be zoned "PD" – Planned Development District and is also subject to the Highway Commercial Overlay 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 as 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 PERMITTED LAND USES:

1. Permitted Uses:
 - i. The following land uses shall be included as permitted by right:
 1. Self-Storage
 2. Assisted Living Facility
 3. Community Care Facility
 4. Animal Care Services, Indoor only
 5. Arts or cultural Center
 6. Banks and Financial Services
 7. Civic Club or Fraternal Organization
 8. Clinic, Medical or Dental
 9. College or University
 10. Commercial Entertainment, indoor
 11. Community Garden
 12. Cottage Industrial
 13. Country Club
 14. Day Care Center
 15. Dispatch Office
 16. Electric Vehicle Charging Facility
 17. Farmers Market, permanent
 18. Government Facilities (city, excluding airport uses)
 19. Government Facilities (non-city)
 20. Greenhouse or plant nursery
 21. Gym or Fitness Studio
 22. Hospital
 23. Hotel or Motel

- 24. Microbrewery, distillery, winery or cidery
- 25. Office
- 26. Parking Garage or Lot, paid or private
- 27. Personal Service
- 28. Radio or TV Broadcast Station
- 29. Reception or event Center, indoor
- 30. Recreation Area, Private
- 31. Religious Assembly
- 32. Restaurant, brew pub
- 33. Restaurant, carry out and delivery only
- 34. Restaurant, Dine in
- 35. Restaurant, drive-in or drive through
- 36. Retail Sales
- 37. School, Business or Trade
- 38. School, public, private or parochial
- 39. Electric vehicle charging station

ii. Accessory Uses

- 1. Temporary uses
 - a. Construction field office
 - b. Religious or philanthropic uses
 - c. Seasonal sales
 - d. Warming station
- 2. Vehicle Rental (accessory to self storage use)

iii. Special Uses

- 1. Donation collection container - Accessory Use
- 2. Food truck operation sites
- 3. Telecommunication Structure, Low Rise
- 4. Telecommunication Structure, Stealth
- 5. Wind Energy Conversion system (WECS)
 - a. This use is intended to be mutually exclusive and cannot be combined with any of the other allowed uses in this ordinance.

iv. Permitted Uses by Specific Use Permit:

- 1. Independent Living - SUP required
- 2. Animal Care Services, Outdoor Area - SUP required
- 3. Commercial Entertainment, outdoor - SUP required
- 4. Office Showroom/warehouse - SUP required
- 5. Reception or Event Center, outdoor - SUP Required
- 6. Food truck courts - SUP required
- 7. Private club - SUP required

8. Telecommunication Structure, high rise - SUP required

B.2 SPACE LIMITS:

Minimum Lot Area: 0 SF

Minimum Lot Width: 0 FT

Minimum Lot Depth: 0 FT

Minimum Front Yard Setback: 25 FT

Minimum Rear Yard Setback: 0 FT

Minimum Side Yard Setback (interior lots): 0 FT

Minimum Side Yard Setback (corner lots): 25 FT

Maximum Height: 45 FT

B.3 SITE DEVELOPMENT STANDARDS FOR SELF STORAGE

1. No self-storage units facing a right of way shall be accessed directly from the exterior.
2. Self-storage shall be limited to three stories above average grade plane.
3. No outdoor storage of any kind.
4. Dumpsters shall be screened and oriented away from public rights-of-way.
5. Signage. Signage shall be limited to wall and monument signs, i.e., no pole signs shall be permitted.
6. Exterior Finishing Materials
 - a. Right-of-way facing elevations for buildings that are 3 stories or less in height shall be finished with at least 50 percent masonry finishing materials. Right of way facing elevations for buildings that are taller than 3 stories in height shall feature a minimum of 25 percent masonry finishing materials.
 - b. Acceptable exterior finishing materials for the remainder of the building include:
 - i. Masonry (brick, stone, synthetic stone which includes, but is not limited to, limestone, granite, and slate);
 - ii. Stucco;
 - iii. EIFS;
 - iv. Architecturally finished CMU;
 - v. Glass curtain wall systems;
 - vi. Architecturally finished metal panels;

- vii. Lap siding (lap siding may include but not be limited to, wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding; such sheet siding is prohibited);
 - viii. Architectural wood accents that are not to exceed more than 20 percent of any elevation; and
 - ix. Another material that is visually and physically indistinguishable from one of the aforementioned exterior finishing materials, subject to review and approval by the Director of Planning.
 - c. Percentages shall be calculated excluding doors, windows, and trim.
- 7. Exterior Colors
 - a. A minimum of 80 percent of all building elevations shall be finished with complementary neutral, cream, or deep, rich, non-reflective earth tone colors.
 - b. No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to, window and door frames, moldings, cornices, canopies, and awnings.
 - c. These percentages may be modified by up to 10 percent by the Director of Planning in special cases, if the building's elevations maintain sufficient visual continuity.



Figure 1. Sample of color and material of proposed development.

8. Building Massing

- a. All buildings shall utilize façade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.
 - b. At a minimum, elevations that are 50 feet or longer in horizontal length and face a Right of Way shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth. This requirement may be suspended or reduced in limited cases by the Director of Planning if a proposed building features have sufficient architectural interest and composition to make this requirement unnecessary.
- 9. Windows
 - a. Windows shall be utilized and scaled appropriately to remain proportionate to the wall plane within which they are located.
 - b. Mirrored glass shall be prohibited.
- 10. Landscaping
 - a. A minimum of 15% of the site area shall be living landscaping, including grass, ground cover, plants, shrubs, or trees.
 - b. The Street Buffer along US 75 shall be 45'
 - c. The vehicular use buffer shall be 15'.
 - d. Canopy Trees shall be required at a rate of 1 tree per 4 parking spaces.
 - e. A minimum of 6 canopy trees shall be placed along the façade of the building facing the highway 75 Right of Way.