

## PD Development Regulations

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.

Tract(s). The Property shall be divided into one (1) tract as shown on the Zoning Exhibit attached hereto as Exhibit “C”. The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

### 1. Definitions

#### *Hugs Trade School*

A Non-profit organization offering instruction and training in the field(s) of business and culinary arts for neurodivergent individuals using immersive settings. Office and Café shall be permitted as ancillary and subsidiary to the Hugs Trade School.

#### *Café*

A small café or limited food service operation run by the students under the guidance of instructors.

### 2. Permitted Uses

- Hugs Trade School<sup>1</sup>

### 3. Permitted Accessory Uses

- Accessory Structure

### 4. Space Limits

- Minimum Lot Area: 0 square feet.
- Minimum Lot Width: 0 feet.
- Minimum Lot Depth: 0 feet
- Front Built-to Zone: 5 feet (min.) – 35 feet (max.)
- Minimum Rear Yard Setback: 0 feet
- Minimum Side yard setback of interior lots: 0 feet
- Maximum Height of structure: 45 feet
- Maximum Building Height: 2 Stories
- Residential Adjacency Standards
  - Residential Setback: 50 feet
  - Parking Setback: 15 feet
  - Dumpster Setback: 15 feet
  - Outdoor seating, patio, and rooftop dining shall be oriented away from adjacent residential.

### 5. Site Standards

#### A. Vehicle Parking

- I. Minimum parking requirements

- a. 1 parking space per 500 square feet floor area for Hugs Trade School (this includes ancillary uses of office and café services to the primary use).
- b. Parking shall be located behind the principal building or 6 feet from the property line.

B. Landscaping Requirements

- I. Street Buffer (adjacent to right-of-way): 10-foot landscape buffer with canopy trees required at 1 canopy tree per 30 linear feet or 2 ornamental trees per 30 linear feet if overhead utilities are present.
- II. Required street trees along the southern property line shall not be clustered, unless there are utility conflicts.
- III. 300 square feet garden landscape space.

C. Screening

- I. The required screening device adjacent to residential use or zoning district shall be 6 foot primed and painted tubular steel or wrought iron fence with masonry columns (spaced at maximum 20 feet on center) and 6-foot evergreen shrubs spaced at 3 feet apart on center for a solid screening effect (planted at 3 feet in height).
- II. Provide 3-foot evergreen shrubs spaced 3 feet apart on center for a solid effect along the south side of building facing onto public and right-of-way view (planted at 2 feet in height).
- III. Provide 3-foot evergreen shrubs spaced 3 feet apart on center for a solid effect along rear and sides of the dumpster enclosure.

D. Urban Design Standards

- I. Development shall conform to the following:
  - a. Façades should maintain a rhythmic appearance, which can be achieved through the use of varying materials, colors, or design elements such as fenestration, columns, and pilasters. Additionally, variation in the setback of different portions of the building façade may also contribute to this rhythm.
  - b. Building entrances must be articulated using architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, stoops, overhangs, railings, balustrades, and other as appropriate.
  - c. The architectural treatment and design of a building's front façade shall be continued around all sides that are visible from public right-of way.