

DEVELOPMENT STANDARDS

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall be in conformance with Article 204.O ("C2" – Local Commercial District) of the Unified Development Code, and as amended, except as follows:

Principal Permitted Uses

- Any use permitted within "C2" - Local Commercial District
- Non-Profit and Community Service Center: A single, integrated location for non-profit and community service organizations to operate, store materials, and serve the general public that are at risk of housing instability or are currently without secure housing. This facility is not intended to serve as an overnight warming shelter and no overnight lodging shall be permitted.
 - The following uses are ancillary to Non-Profit and Community Center Use:
 - Office
 - Clinic, medical, or dental
 - Food Distribution
 - Conference and Meeting Space
 - Indoor Storage
 - This land use is for the storage of materials directly related to the operation of the businesses and organizations located on the property and does not permit individual storage units for rent.
 - This land use is not intended to support any on-site manufacturing.
 - Two (2) garage-style roll up doors with an adjacent 12' wide loading zone shall be allowed on the east side of the building provided that it is no closer than 50' from the eastern property boundary and screened from the adjacent property.

Parking Regulations

- Non-Profit and Community Service Center: 1 parking space per 400 square feet of building floor area

Site and Development Standards

- Screening shall only be required along the eastern property line. The screening device shall either be one of the following:
 - 6' tall masonry wall
 - 6' tall wrought iron fence with masonry columns every 20 feet on-center and tall evergreen shrubs planted at 3' in height and spaced 3' on-center.
- Three (3) ornamental trees per 40 linear feet or portion thereof shall be required within the associated street buffer, in lieu of street buffer canopy trees.