

1. Allowable Uses and Intensity of Development

a. The development of Block A shall be allowed per Table 2.1 of this Land Development Code for Neighborhood Activity Center uses shall be permitted, except the following uses are prohibited:

- I. Cemetery
- II. Helistops
- III. Marina and Related Facilities
- IV. Medical Marijuana Dispensaries
- V. Mining, Non-phosphate
- VI. Nurseries and Greenhouses
- VII. Utility, Class III
- VIII. Vehicle Service, Mechanical
- IX. Water Ski Schools

b. The development of Block B shall be allowed per Table 2.1 of the Land Development Code, except the following uses are prohibited:

- I. Gas Station
- II. Alcohol Package Sales
- III. Car Wash, Incidental
- IV. Cemetery
- V. Helistops
- VI. Marina and Related Facilities
- VII. Medical Marijuana Dispensaries
- VIII. Mining, Non-phosphate
- IX. Nurseries and Greenhouses
- X. Recreation, & Amusement, General
- XI. Retail, 35,000-64,000 sq. ft.
- XII. Retail, more than 65,000 sq. ft.
- XIII. School, Technical/Vocational/Trade & Training
- XIV. Utility, Class III
- XV. Vehicle Service, Mechanical
- XVI. Water Ski Schools

c. The development of Block C shall be allowed per Table 2.1 of the Land Development Code, except the following uses are prohibited:

- I. Gas Station
- II. Alcohol Package Sales
- III. Car Wash, Incidental
- IV. Cemetery
- V. Helistops
- VI. Marina and Related Facilities
- VII. Medical Marijuana Dispensaries
- VIII. Mining, Non-phosphate
- IX. Nurseries and Greenhouses

- X. Recreation, & Amusement, General
- XI. Restaurant, Drive-thru/Drive-in
- XII. Retail, 35,000-64,000 sq. ft.
- XIII. Retail, more than 65,000 sq. ft.
- XIV. School, Technical/Vocational/Trade & Training
- XV. Utility, Class III
- XVI. Vehicle Service, Mechanical
- XVII. Water Ski Schools

d. Outdoor Storage shall be prohibited in all blocks with the exception of recreational vehicles/boats storage.

e. The boundaries of Blocks A, B, and C shall generally match the boundaries as depicted in the Activity Center Plan.

2. Enhanced Developer Standards

a. All allowable uses shall comply with the following additional site development standards on all Level 2, 3, or 4 reviews prior to site alteration or development:

i. Excluding property frontage on rights-of-way, all proposed development or redevelopment of the subject site shall be conditioned upon Landscape Buffers, as defined in Section 720 of this code, with the following modifications:

a. any vegetative buffer shall achieve 80% opacity with shrubs capable of growing 36 inches in height within 12 months of planting; and

b. the Landscape Buffers may be constructed in phases as the site develops in either Block A or Block B or Block C, as delineated on the Activity Center Plan, and as follows:

1). Upon commencement of development in Block A, the 10' Type "A" Landscape Buffer shall be constructed along the entire northern boundary of Block A, the 10' Type "A" Landscape Buffer along the frontage of right-of-way of Berkley Road and Braddock Road, and the 6' Type "A" with Fence Landscape Buffer shall be constructed, if not constructed as a result of development by Block C, along the boundary between Block A and Block C.

2). Upon commencement of development in Block B, the 10' Type "B," including an opaque fence, Landscape Buffer shall be constructed along the entire northern boundary of Block B, the 10' Type "A" buffer along the frontage of right-of-way of Berkley Road, and the 6' Type "A," including an opaque fence, Landscape Buffer shall be constructed, if not constructed as a result of development by Block C, along the boundary between Block B and Block C.

3). Upon commencement of development in Block C, the 10' Type "B," including an opaque fence, Landscape Buffer shall be constructed along the entire western boundary and northern boundary of Block C, the 10' Type "A" buffer along the frontage of right-of-way of Braddock Road, and the 6' Type "A,"

including an opaque fence, Landscape Buffer shall be constructed, if not constructed as a result of development by Block C, along the boundary between Block B and Block C.

ii. Except when special requirements in this section are more stringent, all uses shown as allowed in the NAC Land Use designation as "P" in table 2. 1 of Chapter 2 of this LDC shall, at a minimum, comply with the Criteria for Conditional Uses for uses contained in Section 303 of this Code. All uses will be subject to the Level of Review established as per Table 2. 1 of this LDC.

iii. The first Level 2 review submitted for any Block shall include a master infrastructure plan, including stormwater plans, utility easements, and cross-access easements, for the entire site.

iv. A cross-access easement between and among the subject Blocks, generally consistent with the Activity Center Plan, will be recorded prior to site plan (Level 2) approval for the respective development areas. This shall include facilitating future expansion of the Activity Center Plan to adjacent parcels. The easements are displayed in the general location and maybe adjusted without an amendment to this section of the Activity Center Plan as long as cross-access maintained in a safe manner.

v. The edge of the retention ponds shall be landscaped with similar planting materials of a Type "A" Buffer along any side not adjacent to another buffer.

vi. Unless as otherwise provided herein for lighting, No structure or parking shall be located within the landscape buffer.

vii. All truck parking, vehicle repair bay/area, outdoor storage, transit facilities, and loading and unloading areas shall be at least fifty (50) feet from all property lines abutting residential uses, excluding property lines abutting right-of-way.

viii. All principal structures and those accessory structures related to truck parking or loading and unloading activities shall be at least fifty (50) feet from all side and rear property lines, excluding property lines abutting rights-of-way.

ix. Accessory structures, not related to truck parking or loading and unloading activities shall be at least twenty (20) feet from all side and rear property lines.

x. The maximum height of any on-site light sources shall be forty (40) feet if placed at least thirty (30) feet from a residential property line, and twenty four (24) feet if within thirty (30) feet of an existing residential property line. The height limitation shall not apply to boundaries abutting rights-of-way. Illumination shall be shielded and directional and any spill onto adjacent properties shall not exceed 0.5 foot candles and consistent with Dark Sky Friendly lighting.

xi. The minimum setback of the light source from the residential property line shall be a horizontal distance of twenty (20) feet, except when the light source is adjoining a

right-of-way. If the on-site light source adjoins a right-of-way, the lighting can be placed within the landscape buffer as required by Section 720 of this code.

xii. For structures exceeding thirty-five (35) feet in height, setbacks from parcels designated or developed as residential shall be increased by one-half of one foot for each one foot of height over thirty-five (35) feet.

xiii. External operations such as receiving deliveries, docking, loading or unloading of trucks, shall be limited to the hours between 6 a.m. and 8 p.m. for non-residential development within two-hundred (200) feet of an existing residence.

xiv. Signs relating only to identification of the premises and occupants and to goods sold or services rendered on the premises shall be limited as to the type, number, and area, as follows:

1) All signage for the property shall be monument signs. This limitation shall not preclude building signs, window signs, or directional signs which shall be permitted in accordance with Section 760 of Land Development Code.

12) When more than one place of business or activity exists in combination on a site, not more than one ~~free-standing~~monument ~~identification~~ sign may be permitted when such sign is mounted on a permanent support in any required front yard in this district if such sign and its support do not constitute substantial impediments to visibility in relation to traffic flow on the site or on the adjacent street. Such ~~free-standing-sign~~monument sign, when identifying more than one place of business or activity or a combined grouping of places of business or activities, shall not exceed eighty (80) square feet in surface area per side or one-hundred-sixty (160) square feet in total combined surface area. No such sign support(s) shall be erected within ten (10) feet of any property line, excluding rights-of-way.

23) In addition, one sign, which does not exceed ten (10) square feet of surface area, for each ten (10) lineal feet of building frontage, the location of which is identified on the Occupational License. Such sign shall be mounted on the main building and shall not extend more than three (3) feet above the roof or beyond the sides of the building.