



THE
AGRICOLA
PROPERTY

PUD REZONING
APPLICATION
& MASTER PUD
PLAN

REGULATORY
Volume

For Submittal September 8, 2023



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I. PROJECT TEAM



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II. INTRODUCTION

A. PUD Rezoning Application.

Sandricourt Farms LLC (the “Owner” or the “Applicant”) is submitting this PUD Rezoning Application (the “PUD Rezoning Application”), requesting that the property described in **Map III.1 (PUD Property – Survey & Legal Description)** (the “PUD Property” or the “Property”) be rezoned from Agriculture (AG) and Agriculture Residential (AR) to PUD Planned Unit Development and that the Development of the PUD Property be approved pursuant to this PUD Rezoning Application.

This PUD Rezoning Application is being submitted contemporaneously with a separate Comprehensive Plan Amendment Application (the “Comprehensive Plan Amendment Application”), pursuant to which the Applicant is requesting that the Clay County Comprehensive Plan be amended by changing the future land use designation of the PUD Property from Agriculture (AG), Rural Residential (RR), Industrial (IND), Conservation (CO), and Commercial (COM) to Planned Community (PC) and by including the PUD Property within the Urban Service Area boundary.

This PUD Rezoning Application is being provided in two volumes, this Regulatory Volume (this “Regulatory Volume”), and an Explanatory Volume.

This Regulatory Volume includes items required for a PUD Rezoning Application under Clay County Land Development Code Section 3-33 (Planned Unit Development [Zone PUD]). In addition, the attached PUD Project Development Standards (the “PUD Project Development Standards”) are included as part of this Regulatory Volume.

The Explanatory Volume is not intended to be binding, and instead is being provided to assist in gaining an understanding of Agricola Project described herein (the “Agricola Project” or the “Project”).

Diagrams, illustrations, and other graphical material indicated as “illustration, “illustrative”, or “conceptual” throughout this Regulatory Volume, are conceptual illustrations intended to help the reader envision the concepts being discussed. Such illustrations are not intended to be, and shall not be restricting, limiting, or binding upon Development within the PUD.

Capitalized terms used in this Regulatory Volume shall have the meanings set forth in set forth in the PUD Project Development Standards or otherwise set forth in this Regulatory Volume. If not so defined, terms defined in section 33-3 of the County Land Development Code, whether or not capitalized herein, shall have the meanings given to such terms

in the County Land Development Code. If any term is defined both in this document and in the County Land Development Code, the definition herein shall supersede the definition in the County Land Development Code.

B. Project Overview.

1. Property.

The PUD Property is comprised of approximately 3,145 acres of timberland in Clay County, Florida at the intersection of US Hwy 17 and Leno Road.

2. Relevant Maps.

Following this Introduction are several maps relevant to the PUD Property, as follows:

Map III.1 (PUD Property – Survey & Legal Description)

Map III.2 (PUD Property – Regional Context)

Map III.3 (PUD Property – Local Context)

Map III.4 (PUD Property & Adjacent Properties Existing Zoning)

Map III.5 (PUD Property – Existing Conditions)

Map III.6 (PUD Property & Adjacent Properties Existing Land Use)

3. General Project Plan.

Best Development and planning practices will be incorporated into the PUD including:

- Settlement and Character District Development concept, which clusters Development and conserves Open Space;
- Character-based (also called “form”-based) Development, which focuses both on use and an intended Development pattern and result;
- A mix of land uses;
- Internal and external vehicular connectivity;
- Sustainable practices and materials that minimize the impact on infrastructure and wisely manage natural resources;

- A broad range of housing types and price points;
- A wide variety of Open Space, including Civic Space, preserves, trails, and recreational opportunities;
- Agricultural land for sustainable food production and rural character;
- Pedestrian-oriented Development;
- Educational and employment opportunities; and
- Development standards that will establish the unique quality, identity and character of the community.

4. Master PUD Plan.

Development will be in accordance with the Master PUD Plan attached as **Attachment V.B-1 (Master PUD Plan)**, as the same may be revised or amended pursuant to this PUD Rezoning Application (the “Master PUD Plan”). The Master PUD Plan indicates the types and general locations of primary Thoroughfares, the general locations of Settlements by specific type, and the categories of Uses anticipated within each Settlement.

The specific size, configuration, location, boundaries, and type of each Settlement and Thoroughfare shown on the Master PUD Plan may be revised during final design without the necessity of modifying the PUD, subject to review and approval by the Planning and Development Department pursuant to section 3-33(e) of the County Land Development Code and, where applicable, by the County Traffic Engineer.

5. Thoroughfares.

Thoroughfares within the PUD Property will include both rural and more urban, pedestrian-focused types. These may include features such as reduced lane width, reduced intersection spacing, on-street parking, and other design aspects that are pedestrian- and bicycle-accommodating.

The proposed primary Thoroughfares will be laid out and be of the types generally as shown on the Master PUD Plan.

Additional local Thoroughfares will be identified by type and general location on each Final Development Plan submitted throughout the course of Development.

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6. Settlements & Character Districts.

The Project will be based on a number of Settlements, each of which will be comprised of one or more Character Districts. Settlements are areas within the PUD Property of several different types, within which varying degrees of areas of conservation and Development may occur. Settlement types range from Open Space to mixed-use villages, in addition to an Innovation Hub and an Education Hub. Some Settlements will include mixed-use pedestrian-scaled centers adjacent to predominantly Residential neighborhoods. Developed Settlements will be surrounded by Agricultural land, timberland, Open Space, and rural areas.

Settlements will be comprised of one or more specified Character Districts, which are areas that have specific Development standards intended to create a range of natural and built environments having a specific character.

A. Settlements.

The proposed general locations and types of Settlements for the PUD Property are shown on the Master PUD Plan. There is a range of eight (8) Settlement types, which are further described under **Attachment V.B (PUD Written Statement)** below:

Stewardship & Recreation

Agriculture

Country Living

Corner

Hamlet

Village

Innovation Hub

Education Hub

B. Character Districts.

As indicated above, each Settlement type will be made up of one or more Character Districts.

Character Districts will be designated pursuant to **Table V.B.5.C (Settlement Types / Character Districts)** on each submitted Final Development Plan.

The Character Districts are as follows, ranging as listed from Open Space to more intensely developed places:

Character District CD-1 Natural

Character District CD-2 Agricultural

Character District CD-3L Neighborhood – Large Lot

Character District CD-3 Neighborhood

Character District CD-4 Village Center

Character District CD-IH Innovation Hub

Character District CD-EH Education Hub

Character District CD-CV Civic

Each Character District is more fully described in **Attachment V.5 (PUD Written Statement)** below.

7. Sustainable Development.

In response to the sprawling Development around the Jacksonville area, the Applicant seeks to provide an alternative approach in developing the PUD Property. The approach to be implemented for the Agricola Project supports a more sustainable lifestyle and Development pattern. The Agricola Project would provide a variety of Uses and housing types, and a network of context-sensitive Thoroughfares. The Agricola Project would include agrihoods, native landscaping, sustainable stormwater, conservation, and partnering with local colleges and universities.

8. Applicant.

The Applicant is owned by the Agricola family, which has had its roots in Florida for generations. They have had the first-hand opportunity to see what wonderful things have come from the growth of the State, as well as personally experiencing the unique natural features it has to offer. They also have had a front row seat to conventional, less well planned Development that has turned some parts of the state into suburban sprawl.

Bill Agricola has been in the land business since the 1970s. He quickly gravitated toward large acreage tracts, and when he opened his

own office, one of his main focuses was timberland investment. His was one of the first land brokerage companies to assist the Forest Products Industry in the divesting of timberland in Florida and the Southeast Region. As time passed, he was able to begin purchasing land on his own to grown pine. He shares his passion and knowledge with his two sons, William and Christophe, who have continued to help expand the family's land holdings and the family business.

In addition to managing their own timberlands and continuing to assist buyers in the brokerage business, the Agricola's have assisted private and public conservation groups to save critical parts of this beautiful State. In Clay County alone, the Agricolos have helped to preserve Jennings State Forest, Black Creek Ravines, and Belmore State Forest and have also helped to place thousands of acres of private land under conservation easements. The Agricola family hopes to bring its knowledge, perspective, and expertise into their newest venture to create a lasting and impactful legacy for Clay County and all of Florida.

9. Principles.

The following principles for the Project were established early on in the planning process and informed by public input. These ideas have guided the planning and Development framework for Agricola Project:

A. Preserve & protect natural resources, community heritage and rural character:

Responsible planning begins with understanding the land itself. What is its history? What are its defining characteristics? How does it fit within the fabric of the region? The Property has a distinctly rural character, along with important natural resources and habitats. As stewards of this land for many years, we know these important places well, and our vision must preserve and protect them.

B. Be a part of the region's growth management solution:

The Jacksonville region is growing rapidly. Under single ownership, the Property is strategically located in the path of that growth. The vision should help the Project become a responsible part of our region's growth management solution. And it should work in harmony with comprehensive planning

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efforts throughout the region.

C. Contribute to the region's economic well-being:

Great job opportunities are at the heart of every robust community. The vision should provide for and catalyze the creation of well-paying jobs requiring diversified skill sets. And those jobs should be strategically located. The vision should also avoid creating additional financial burdens on existing taxpayers.

D. Create affordable, diverse and balanced housing options:

The Project should reflect the diversity of the region by providing a full range of housing options. Diversity inevitably brings more opportunities and enriches any community.

E. Enhance life-long learning opportunities:

Quality education is a major priority among residents of Clay County and an investment in our future success. The Project should provide learning opportunities for all ages, inspiring curiosity and helping residents fulfill their greatest potential.

F. Develop sustainable communities:

Responsible planning includes creating sustainable communities where people can live, work, play, shop, and learn all in close proximity, as opposed to sprawl, which typically requires endless trips in automobiles. Sustainable communities encourage conservation-minded building materials and practices, as well as the responsible management of natural resources. And sustainable communities minimize impact on infrastructure, and encourage a greater sense of community.

E. Regionally significant natural resource preserves to protect native plants and wildlife;

F. New Retail, dining, and recreational facilities for the area; and

G. Primary, secondary, and higher education opportunities within a short walk of many residents.

All of this will be provided in an environment that emphasizes walkable, Mixed-Use Development, and encourages alternatives to automobile use.

10. Key Features.

The Agricola Project will be a vibrant addition to the region, providing a balance of uses and activities, including:

A. Communities that will respond to the growth patterns of the area and create places where people can live, work, play, and learn;

B. Large areas for businesses to locate and grow, creating diversified employment opportunities;

C. A variety of housing types attractive to a range of homeowners;

D. A wide variety of parks, preserves and trails for outdoor recreation;

III. RELEVANT MAPS - MAP III.1 - PUD PROPERTY - SURVEY & LEGAL DESCRIPTION

PARCEL 1

A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 6 SOUTH, RANGE 26 EAST, TOGETHER WITH SECTION 4 AND A PORTION OF SECTIONS 3, 4, 5, 8, 9, 10, 11, 14, 15 AND 16, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID SECTION 4; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 4, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°29'53" EAST, 1,309.30 FEET; COURSE NO. 2: NORTH 89°28'18" EAST, 1,322.93 FEET; COURSE NO. 3: NORTH 89°29'33" EAST, 655.51 FEET; COURSE NO. 4: SOUTH 87°19'10" EAST, 660.96 FEET; COURSE NO. 5: SOUTH 71°36'41" EAST, 692.39 FEET; COURSE NO. 6: SOUTH 71°38'22" EAST, 714.46 FEET TO THE NORTHERLY LINE OF SAID SECTION 3; THENCE SOUTH 89°55'26" EAST, ALONG LAST SAID LINE, 1,454.13 FEET TO THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 00°05'57" WEST, ALONG LAST SAID LINE, 1,489.55 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°55'26" EAST, ALONG LAST SAID LINE, 803.41 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3367, PAGE 523 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°04'30" WEST, ALONG LAST SAID LINE, 1,301.30 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 56°53'54" EAST, ALONG LAST SAID LINE, 932.33 FEET; THENCE NORTH 57°50'36" EAST, CONTINUING ALONG LAST SAID LINE, 344.58 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3429, PAGE 892 OF SAID PUBLIC RECORDS AND THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,872.56 FEET, AN ARC DISTANCE OF 929.04 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 72°03'23" EAST, 919.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 134.59 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 87°01'28" EAST, 134.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,357.11 FEET, AN ARC DISTANCE OF 480.76 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 89°31'58" EAST, 478.25 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 21°18'25" EAST, ALONG LAST SAID LINE, 175.83 FEET; THENCE SOUTH 21°22'27" EAST, CONTINUING ALONG LAST SAID LINE, 174.59 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE NORTH 89°52'54" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1,178.96 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4603, PAGE 404 OF SAID PUBLIC RECORDS; THENCE WESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°51'40" WEST, 90.46 FEET; COURSE NO. 2: SOUTH 65°56'02" WEST, 146.34 FEET; COURSE NO. 3: SOUTH 57°50'36" WEST, 248.54 FEET; COURSE NO. 4: SOUTH 57°10'48" WEST, 1,899.78 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°07'32" WEST, ALONG LAST SAID LINE, 73.04 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 1496 OF SAID PUBLIC RECORDS; THENCE NORTH 89°56'26" WEST, ALONG LAST SAID LINE, 660.24 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°02'10" WEST, ALONG LAST SAID LINE, 660.07 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°50'21" EAST, ALONG LAST SAID LINE, 659.21 FEET TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4603, PAGE 404; THENCE SOUTH 00°07'32" WEST, ALONG LAST SAID LINE, 662.84 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°48'45" EAST, ALONG LAST SAID LINE, 1,019.83 FEET TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 00°17'08" WEST, ALONG LAST SAID LINE, 1,308.61 FEET; THENCE SOUTH 89°50'06" EAST, 665.65 FEET; THENCE SOUTH 00°22'37" WEST, 1,317.26 FEET; THENCE SOUTH 00°33'40" WEST, 110.23 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3281, PAGE 1681; THENCE WESTERLY, SOUTHERLY AND EASTERLY, ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°46'58" WEST, 253.01 FEET; COURSE NO. 2: SOUTH 00°27'17" WEST, 820.49 FEET; COURSE NO. 3: SOUTH 81°22'31" EAST, 54.61 FEET; COURSE NO. 4: SOUTH 22°01'50" EAST, 35.00 FEET; COURSE NO. 5: SOUTH 42°13'08" WEST, 18.46 FEET; COURSE NO. 6: SOUTH 89°46'58" EAST, 197.86 FEET TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 00°16'28" WEST, ALONG LAST SAID LINE, 335.58 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°51'37" EAST, ALONG LAST SAID LINE, 663.74 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3241, PAGE 323 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°20'33" WEST, ALONG LAST SAID LINE, 55.38 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°41'02" EAST, ALONG LAST SAID LINE, 1,289.35 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3623, PAGE 818 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°41'02" EAST, ALONG LAST SAID LINE, 1,363.37 FEET TO THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 11; THENCE SOUTH 00°33'53" WEST, ALONG LAST SAID LINE, 607.54 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 00°09'27" EAST, ALONG LAST SAID LINE, 660.28 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 89°27'11" EAST, ALONG LAST SAID LINE, 832.79 FEET TO

THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1800, PAGE 1656 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°09'23" EAST, ALONG LAST SAID LINE, 428.57 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°50'53" EAST, ALONG LAST SAID LINE, 492.14 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°12'30" WEST, ALONG LAST SAID LINE, 423.10 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 89°27'34" EAST, ALONG LAST SAID LINE, 15.56 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 21°23'31" EAST, ALONG LAST SAID LINE, 534.74 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF LENO ROAD (A 40 FOOT PRESCRIPTIVE RIGHT OF WAY); THENCE SOUTH 46°44'56" WEST, ALONG LAST SAID LINE, 237.01 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 89°12'44" WEST, ALONG LAST SAID LINE, 10.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LENO ROAD (A COUNTY RIGHT OF WAY); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°05'10" WEST, 463.73 FEET; COURSE NO. 2: SOUTH 40°18'24" WEST, 1,516.85 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 173.04 FEET, AN ARC DISTANCE OF 80.55 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 51°08'38" WEST, 79.82 FEET TO THE EASTERLY LINE OF THE NORTH ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 00°57'27" WEST, ALONG LAST SAID LINE, 247.75 FEET TO THE EASTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 00°17'03" EAST, ALONG LAST SAID LINE, 661.11 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°32'31" WEST, ALONG LAST SAID LINE, 1,329.44 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°17'07" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID NORTH ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, A DISTANCE OF 990.36 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°33'47" EAST, ALONG LAST SAID LINE, 938.82 FEET TO THE CENTERLINE OF AN EXISTING PRIVATE ACCESS ROAD KNOWN AS "LENO ROAD"; THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 72°53'36" WEST, 506.77 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 914.15 FEET, AN ARC DISTANCE OF 303.50 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 84°01'41" WEST, 302.11 FEET; COURSE NO. 3: SOUTH 89°51'35" WEST, 318.88 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 4,947.74 FEET, AN ARC DISTANCE OF 865.35 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 84°54'30" WEST, 864.24 FEET; COURSE NO. 5: SOUTH 74°35'16" WEST, 783.13 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 3,384.81 FEET, AN ARC DISTANCE OF 977.00 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 86°59'41" WEST, 973.61 FEET; COURSE NO. 7: NORTH 83°15'33" WEST, 4,013.82 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 8: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,389.36 FEET, AN ARC DISTANCE OF 144.34 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 88°36'32" WEST, 144.28 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 9: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 914.71 FEET, AN ARC DISTANCE OF 82.60 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 84°38'50" WEST, 82.57 FEET; COURSE NO. 10: NORTH 76°12'35" WEST, 861.92 FEET TO THE CENTERLINE OF A 110 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 511, PAGE 606 OF SAID PUBLIC RECORDS; THENCE NORTH 00°36'12" WEST, ALONG LAST SAID LINE, 2,865.43 FEET TO THE SOUTHERLY LINE OF SAID SECTION 9; THENCE SOUTH 89°31'39" EAST, ALONG LAST SAID LINE, 586.45 FEET TO THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE NORTH 00°06'08" WEST, ALONG LAST SAID LINE, 657.92 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°35'05" WEST, ALONG LAST SAID LINE, 592.49 FEET TO THE AFORESAID CENTERLINE OF A 110 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE NORTH 00°37'43" WEST, ALONG LAST SAID LINE, 1,012.92 FEET; THENCE NORTH 22°53'54" WEST, CONTINUING ALONG LAST SAID LINE, 2,462.06 FEET; THENCE SOUTH 53°59'34" WEST, 936.99 FEET; THENCE SOUTH 49°19'06" WEST, 236.33 FEET; THENCE SOUTH 46°56'34" WEST, 116.64 FEET; THENCE SOUTH 41°54'24" WEST, 153.86 FEET; THENCE SOUTH 29°29'44" WEST, 199.85 FEET; THENCE SOUTH 24°19'49" WEST, 527.22 FEET; THENCE SOUTH 27°24'27" WEST, 149.23 FEET; THENCE SOUTH 41°07'05" WEST, 161.99 FEET; THENCE SOUTH 50°21'44" WEST, 180.29 FEET TO THE WESTERLY LINE OF SAID SECTION 9; THENCE NORTH 00°13'13" WEST, ALONG LAST SAID LINE, 603.61 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF SAID SECTION 8; THENCE NORTH 89°19'54" WEST, ALONG LAST SAID LINE, 1,789.67 FEET; THENCE NORTH 22°17'30" WEST, 7,323.43 FEET; THENCE NORTH 44°51'36" WEST, 2,316.49 FEET; THENCE NORTH 19°00'49" WEST, 1,354.45 FEET; THENCE NORTH 90°00'00" EAST, 1,281.73 FEET; THENCE SOUTH 90°00'00" EAST, 300.19 FEET; THENCE NORTH 00°36'52" EAST, 1,847.23 FEET; THENCE NORTH 24°36'34" EAST, 208.87 FEET; THENCE NORTH 00°00'00" EAST, 395.74 FEET; THENCE NORTH 29°37'30" WEST, 756.26 FEET; THENCE NORTH 89°46'57" WEST, 1,341.65 FEET; THENCE NORTH 00°05'34" EAST, 80.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 31; THENCE SOUTH 89°46'57" EAST, ALONG LAST SAID LINE, 1,342.38 FEET TO THE NORTHERLY LINE OF SAID SECTION 32; THENCE NORTH 89°58'33" EAST, ALONG LAST SAID LINE, 1,183.42 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3069, PAGE 1098 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 33°50'09" EAST, 471.39 FEET; COURSE NO. 2: SOUTH 34°18'28" WEST, 326.40 FEET; COURSE NO. 3: SOUTH 66°45'02" WEST, 12.08 FEET; COURSE NO. 4: SOUTH 24°31'12" EAST, 1,280.38 FEET; COURSE NO. 5: SOUTH 29°47'23" EAST, 579.85 FEET; COURSE NO. 6: SOUTH 19°01'35" WEST, 393.45 FEET; COURSE NO. 7: SOUTH 23°23'26" EAST, 1,097.20 FEET; COURSE NO. 8: SOUTH 29°22'05" EAST, 837.86 FEET; COURSE NO. 9: SOUTH 18°53'29" EAST, 888.53 FEET TO THE NORTHERLY LINE OF SAID SECTION 5; THENCE NORTH 89°44'11" EAST, ALONG LAST SAID LINE 2,230.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT

THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT

LOTS 4 THROUGH 21, INCLUSIVE, BLOCK 21, THE SOUTH ONE-HALF OF WALKILL AVENUE AND THE NORTH ONE-HALF OF SIXTH AVENUE, AS SHOWN ON THE PLAT OF WALKILL GARDENS, RECORDED IN PLAT BOOK 2, PAGE 51 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA.

CONTAINING A NET ACREAGE OF 3,143.96 ACRES, MORE OR LESS.

PARCEL 2

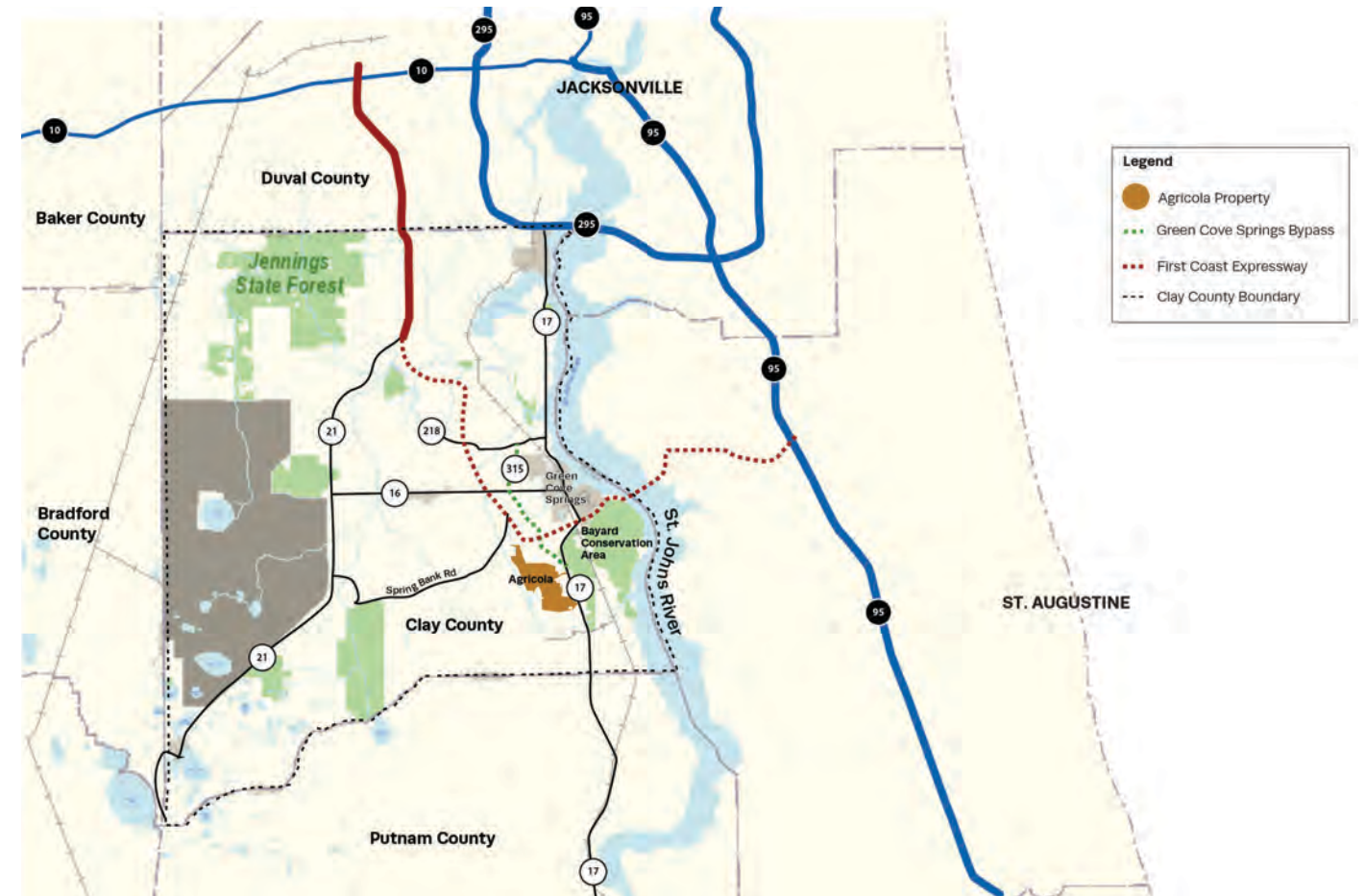
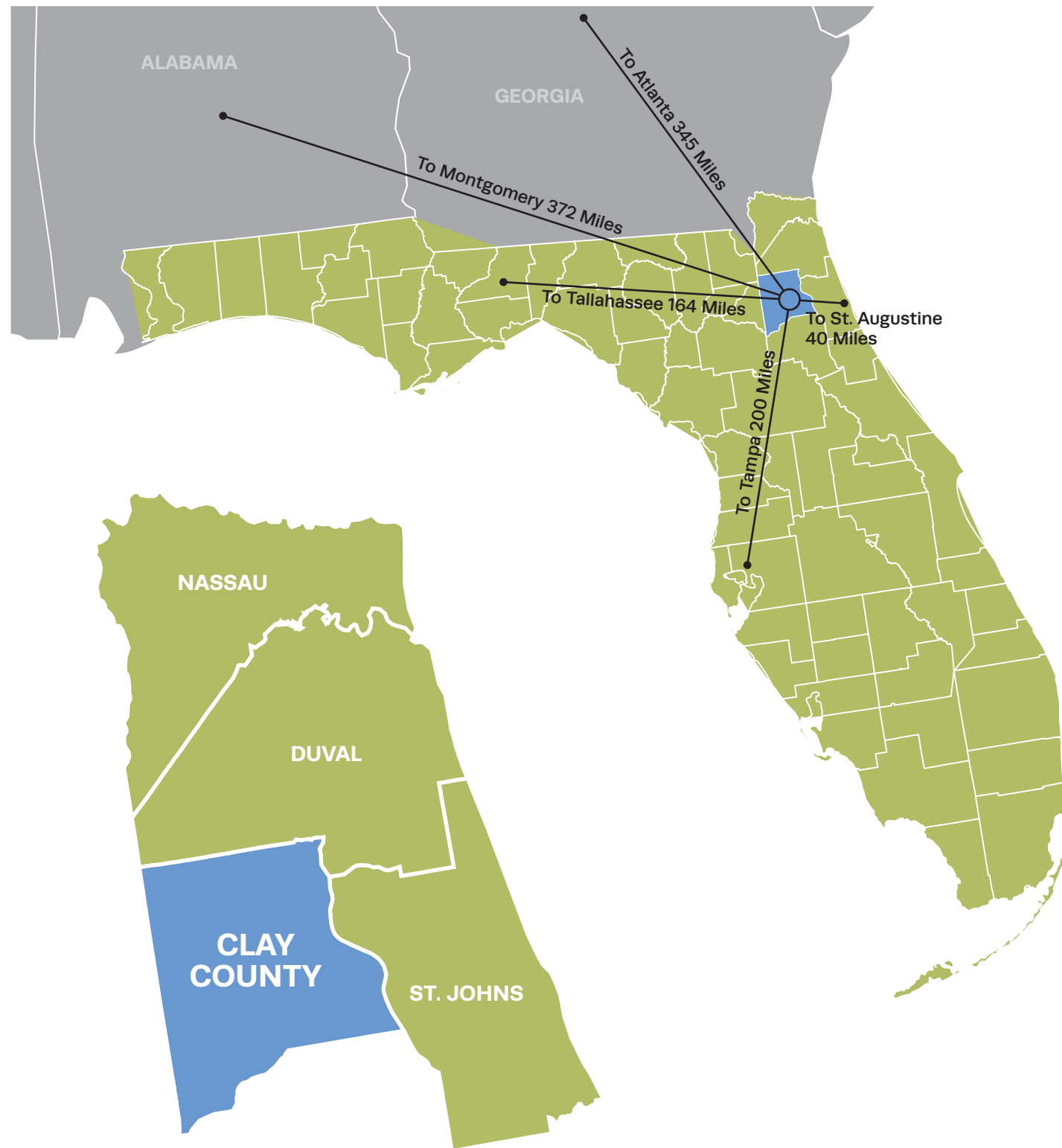
A PORTION OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTH 150 FEET OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14 WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°29'58" WEST, ALONG SAID SOUTHERLY LINE OF THE NORTH 150 FEET OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14, A DISTANCE OF 357.42 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LENO ROAD (A COUNTY RIGHT OF WAY); THENCE NORTH 41°05'10" EAST, ALONG LAST SAID LINE, 197.52 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14 ; THENCE NORTH 89°29'58" WEST, ALONG LAST SAID LINE, 10.58 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF LENO ROAD (A 40 FOOT PRESCRIPTIVE RIGHT OF WAY); THENCE NORTH 46°44'56" EAST, ALONG LAST SAID LINE, 179.18 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 21°23'31" EAST, ALONG LAST SAID LINE, 295.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.16 ACRES, MORE OR LESS.

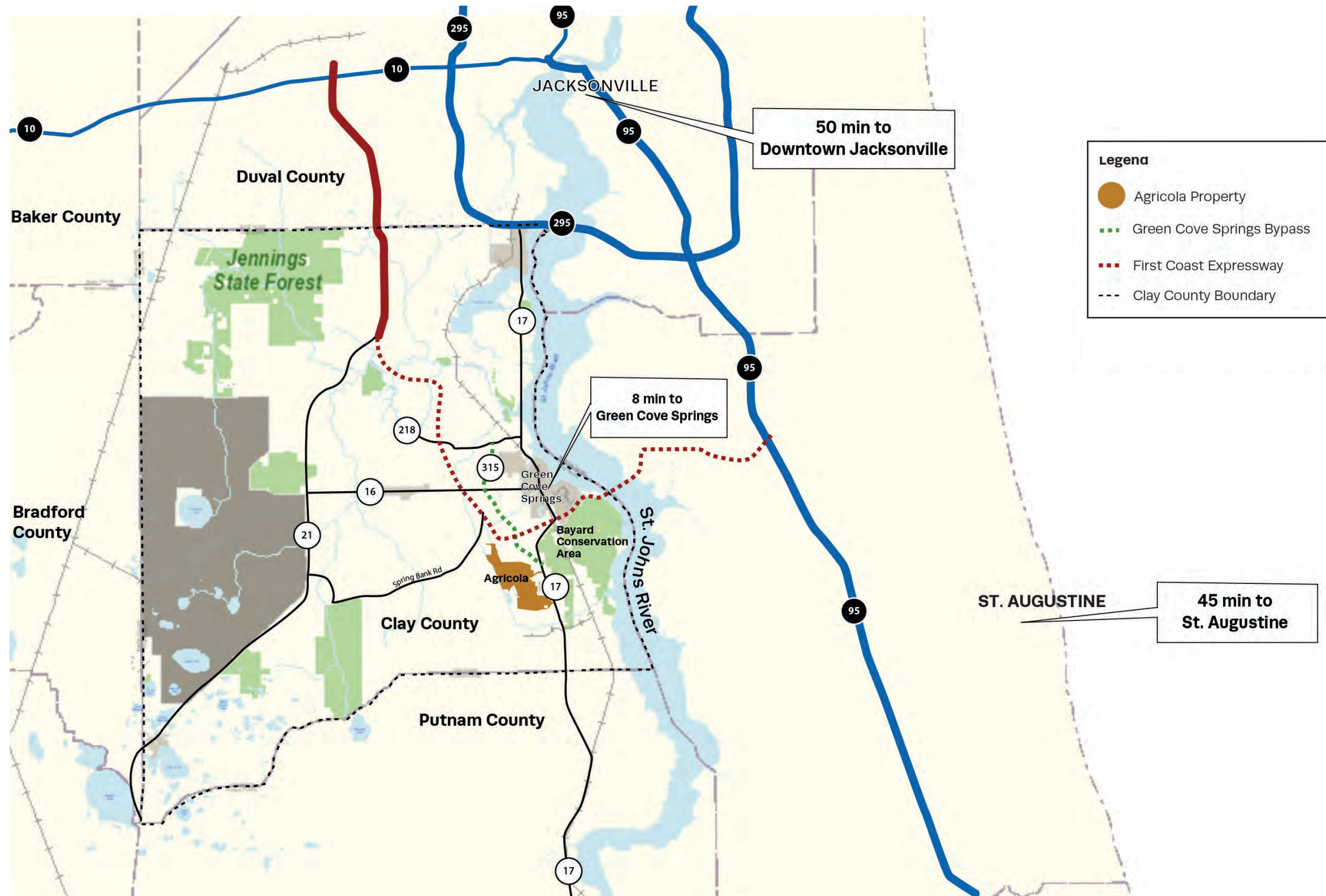
SURVEY MAP APPEARS ON FOLLOWING PAGE.

III. RELEVANT MAPS - MAP III.2 - PUD PROPERTY - REGIONAL CONTEXT

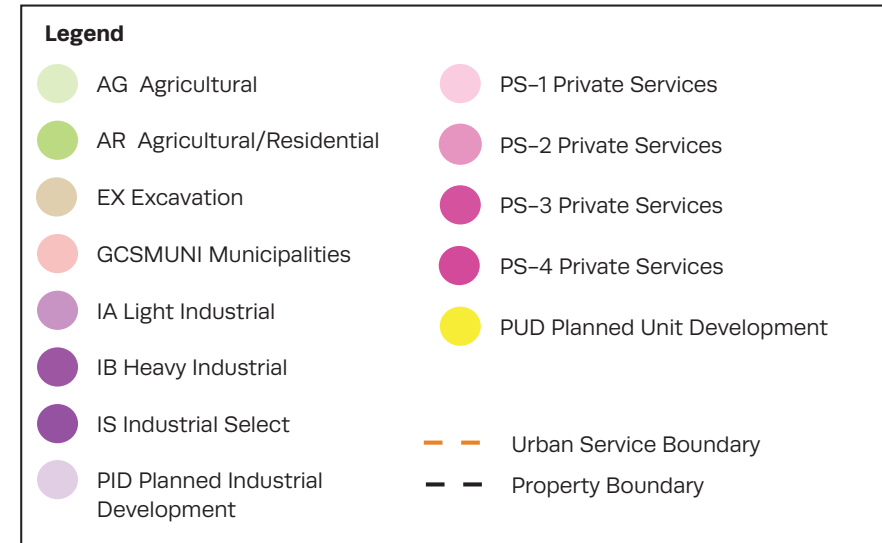
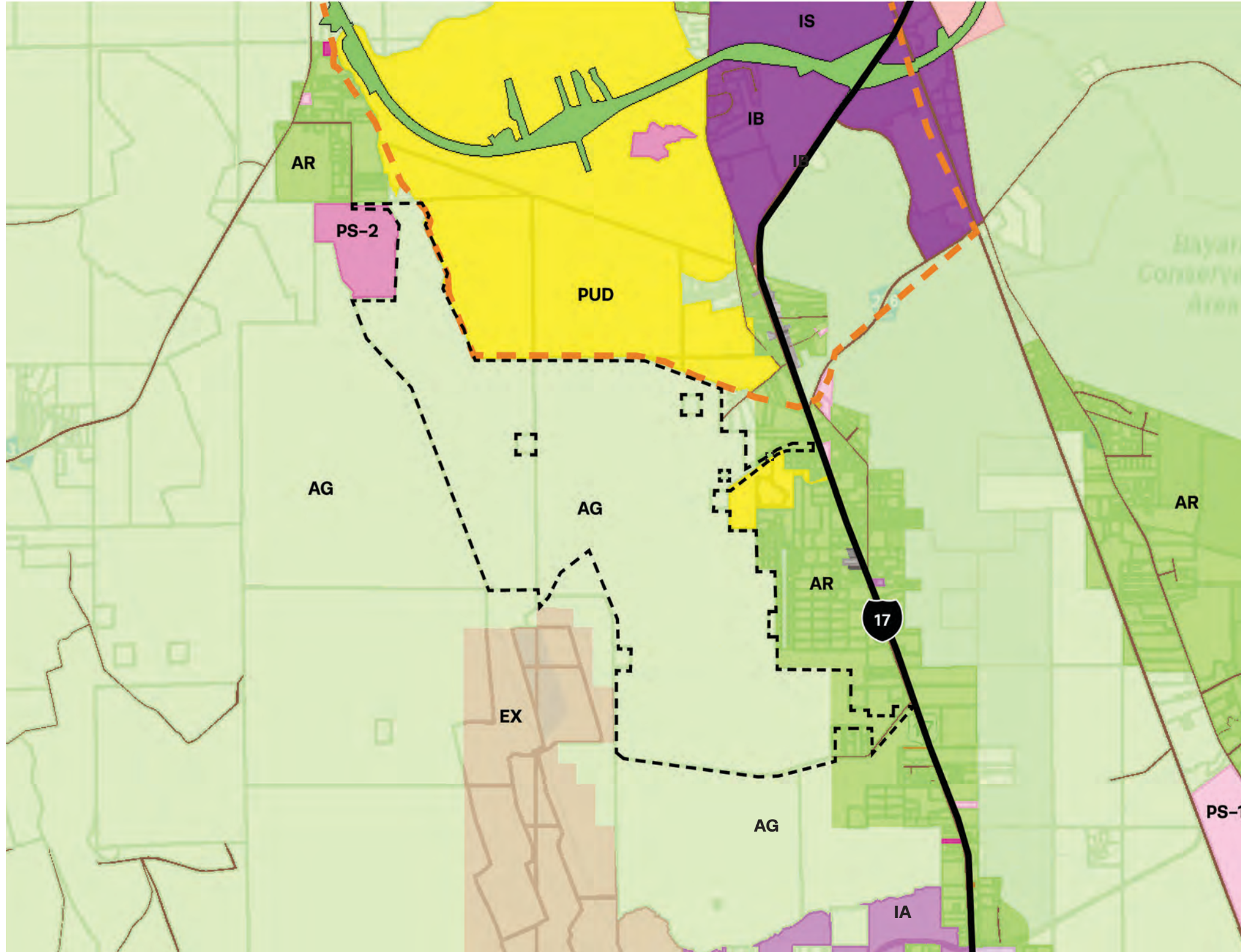


The Agricola Property is comprised of approximately 3,145 acres in Clay County, Florida at the intersection of US Highway 17 and Leno Road. The site is presently comprised of cultivated timberland and natural areas, and is conveniently located just under one hour south of Downtown Jacksonville.

III. RELEVANT MAPS - MAP III.3 - PUD PROPERTY - LOCAL CONTEXT

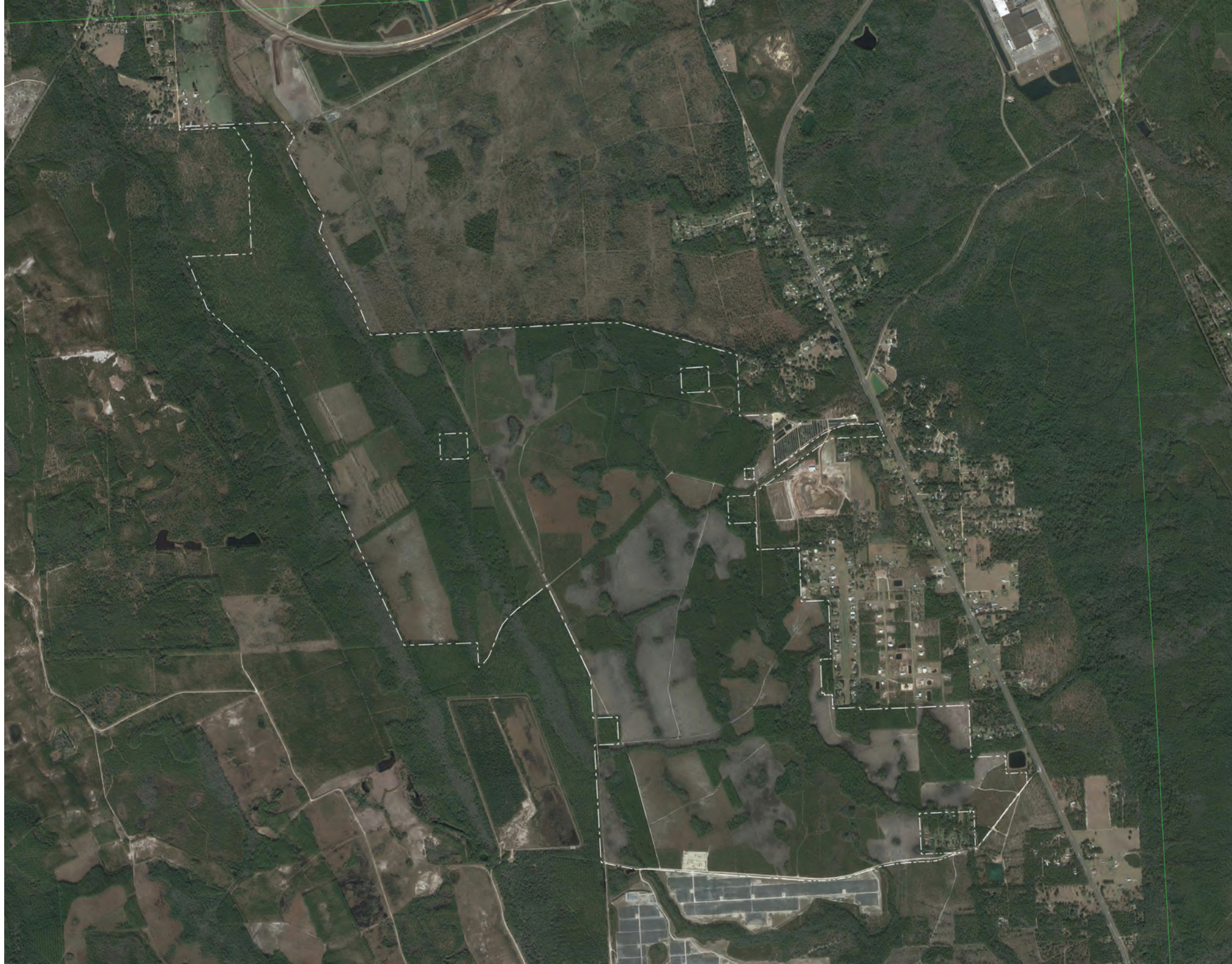


III. RELEVANT MAPS - MAP III.4 - PUD PROPERTY & ADJACENT PROPERTIES - CURRENT ZONING

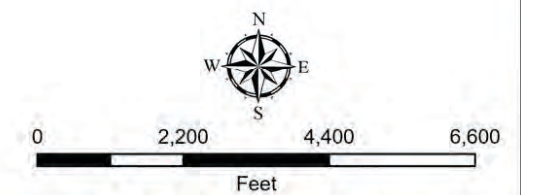
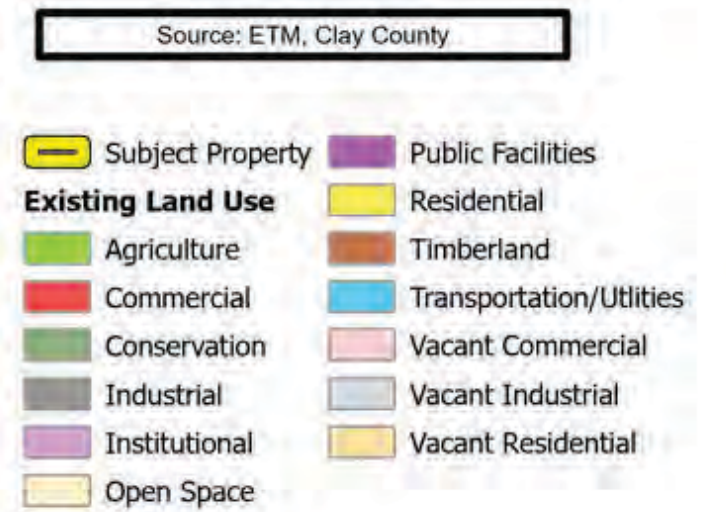
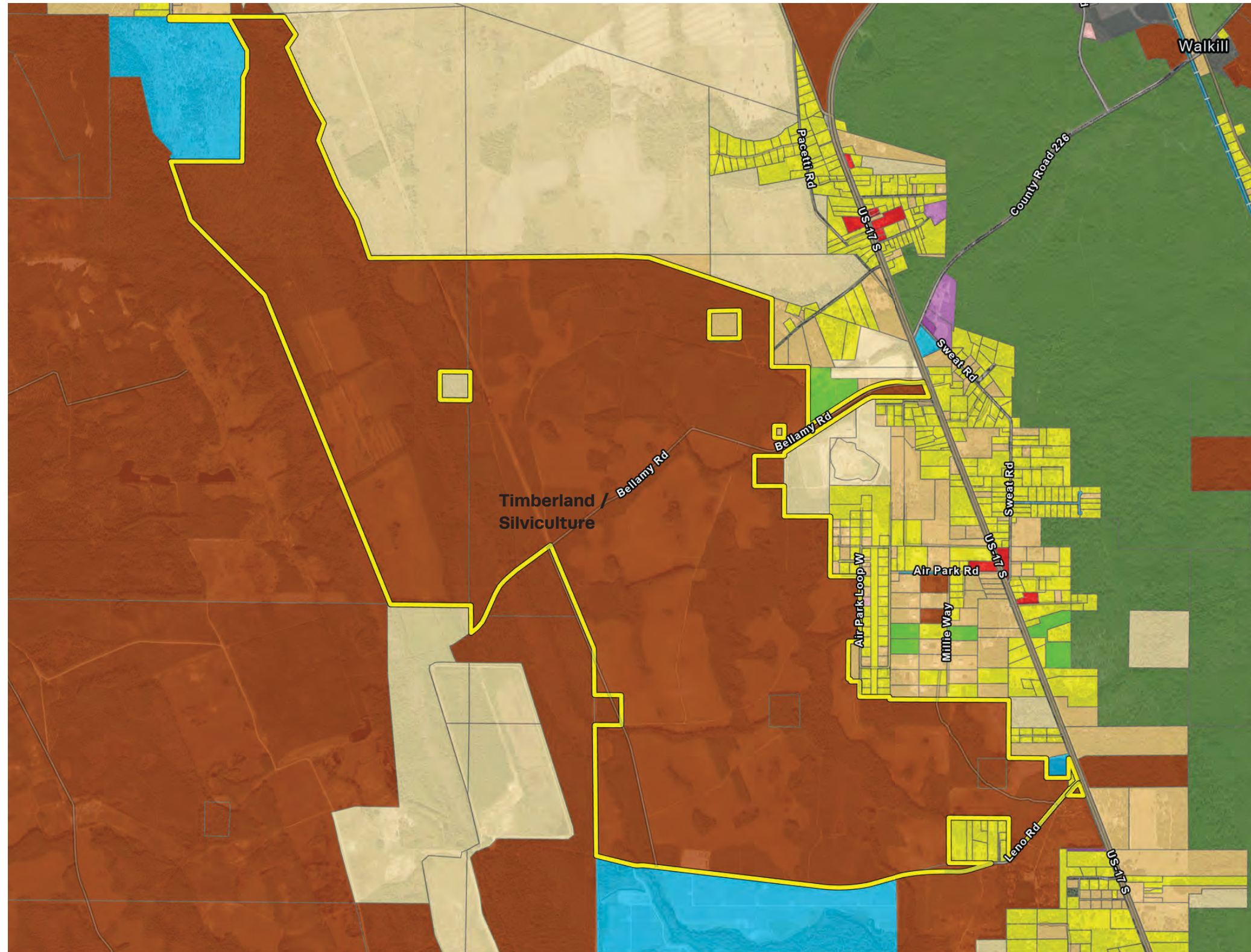


	Current Future Land Use	Current Zoning	Permitted Principal Uses
Property	AG, RR, IND, CO, COM	AG, AR	Agriculture including Silviculture & Forestry), Single Family
North	PC, AR, RR, COM	PUD, PS-2, AR, AG, BB	Ag., Res., Lodging, Public Services, Rec., Commercial, Ind., Office
South	MIN, CO, IND, AG, AR	EX, AG, AR	Res., Industrial, Agriculture, Public Services
East	RR, CO, AG	AR, PUD	Residential, Agriculture, Public Services
West	AG, MIN, IND	EX, AG, PS-2	Ag., Industrial, Public Services

III. RELEVANT MAPS - MAP III.5 - PUD PROPERTY - EXISTING CONDITIONS



III. RELEVANT MAPS - MAP III.6 - PUD PROPERTY & ADJACENT PROPERTY- EXISTING LAND USE



ETM England-Thims & Miller, Inc.
 VISION • EXPERIENCE • RESULTS
 14775 Old St. Augustine Road Jacksonville, FL 32258
 904-642-8990 • Fax: 904-646-9485 • www.etmnc.com

Date: 8/8/2023

IV. SUMMARY OF PUBLIC INPUT PROCESS

A. Community Kick-Off.

On March 20, 2022, Town Planning and Urban Design Collaborative (“TPUDC”) initiated a Community Kick-Off event by delivering an introductory presentation about best practices in innovative planning and sustainable Development, and began to establish some common reference points that would be referred to throughout the Charrette. An outline was also presented so that participants knew what was planned for the next several days of the process.

Following the presentation, participants were invited to contribute their ideas in a Hands-On Citizen Workshop, working over maps of the site to identify how they might like to see the property develop in the future, what features of the site or surrounding areas are unique and may be opportunities for improvement or have challenges that need to be addressed. In addition, participants discussed any other concerns or big ideas they might have had relating to the future Master Plan and how it affects the community. This interactive process provided a preliminary inventory and assessment of issues and opportunities based on the concerns of the public, stakeholders, and elected officials who participated in the workshop. The Opening Presentation and Hands-On Citizen Workshop were held at the Clay County Theater in Green Cove Springs, where the community felt comfortable and a general sense of invitation.

Two Topical Meetings occurred the next day, on March 21. The first meeting was on the topic of Utilities, and the second was to discuss Transportation in relation to the planning site.



B. Charrette.

Picking up from where the Community Kick-Off left off, the third and final Topical Meeting was held on April 2nd as Land Use & Character were discussed.

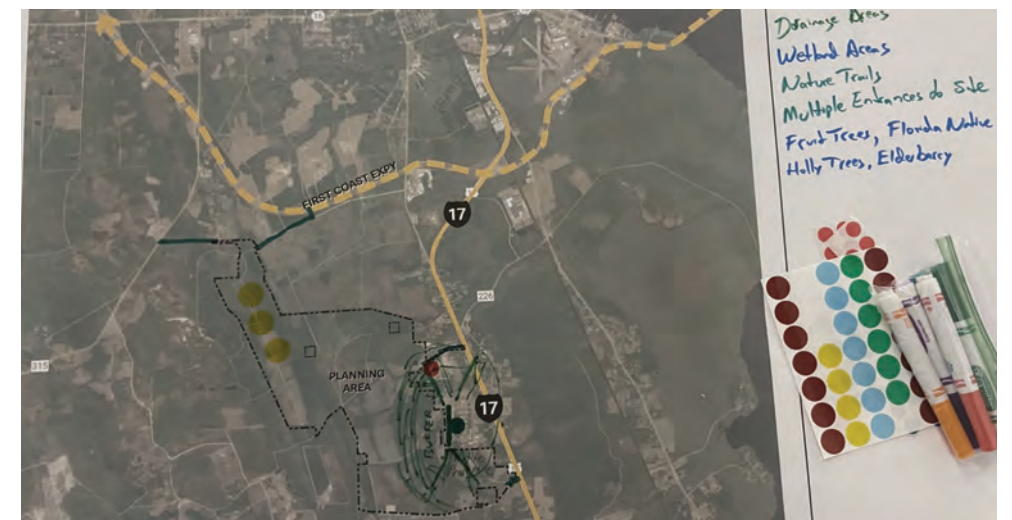
Over the course of the Charrette, the Team set up a temporary design studio at the Thrasher-Horne Conference Center in Orange Park. Any citizen, business owner, or official who wished to was welcome to drop in at their convenience during the studio hours and provide comments, suggestions, or simply watch the Team work. The Open Studio ran concurrently with the technical meetings and was part of the process where many deliverables were created.

On the final evening of the Charrette, TPUDC gave a presentation at the Clay County Theater that highlighted the community participation throughout the event and featured all of the findings and work products of the Charrette. Following the presentation, the Team hosted a Q&A session where the public asked lingering questions, their concerns were addressed, and feedback about the planning work and public process were given.



C. Project Website.

A Project website, AgricolaProperty.com, was created during the initial stages of the Project, which includes general information about the family and property, Charrette registration links, the Charrette Closing Presentation slides, discussion forums, and a contact page.



V. REZONING APPLICATION FORM

Pre-Application Meeting Date: December 5, 2022

CAC Meeting Date (if applicable): _____

Date Rec : _____, 2023 Received By: _____

IMS #: _____

REZONING APPLICATION

Owner's Name: Sandricourt Farms LLC If the property is under more than one ownership please use multiple sheets.

Owner's Address:

c/o William L. Agricola

960194 Gateway Boulevard, Unit 103

City: Fernandina Beach State: FL Zip Code: 32034

Phone: (904) 894-5803 Email: wagricola@aol.com & christopheagricola@shieldpropertiesinc.com

Parcel & Rezoning Information

Parcel Identification Number: 03-07-26-015793-000-00; 10-07-26-015836-000-00; 14-07-26-015884-000-00; 14-07-26-015889-000-00; 32-06-26-015650-000-00.

Address: Intersection of US Highway 17 and Leno Road, Clay County

City: Unincorporated Clay County State: Florida Zip Code: 32043

Number of Acres being Rezoned: 3,145 Current Zoning: AG, AR Current Land Use: Agriculture (Silviculture & Forestry)

Proposed Zoning: PUD I am seeking a: Permitted Use Conditional Use

Property Will be Used as: Residential, Office, Commercial, Institutional, Mixed-Use, Civic, Agriculture, & Open Space

Required Attachments

*Deed *Survey *Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5

*Agent Authorization Attachment A-1 *Owner's Affidavit Attachment A-2 *Legal Description Attachment A-3

*Supplemental Development Questions if Rezoning to PUD PCD PID Attachment A-4

V. REZONING APPLICATION FORM

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 days in advance of the date of the first required public hearing. The sign(s) may be removed only after final action of the Board of County Commissioners and must be removed within ten (10) days of such action. The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 7 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.


Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent must be present. If there are members of the public who wish to testify regarding your petition, they are normally allowed three (3) minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your rezoning hearing, you will need a record of the proceedings at your expense, and for such purpose you should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your rezoning legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

Application Certification

I, hereby certify that I am the Owner or the authorized agent of the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I, III, and XII of the Clay County Code.

Owner's Signature: , Managing Member of Sandricourt Farms, LLC Date: September 8, 2023
Printed Name: William L. Agricola, Managing Member of Sandricourt Farms, LLC

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V. REZONING APPLICATION FORM - ATTACHMENT A-1 - AGENT'S AUTHORIZATION

Clay County Rezoning Agent Authorization Affidavit – Attachment A-1

Date: September 8, 2023

Clay County Board of County Commissioners
Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

To Whom it May Concern:

Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. As the Owner, I hereby authorize and empower

Claire Morris (Planner), Town Planning & Urban Design Collaborative, LLC
whose address is: 1027 Westhaven Blvd, Franklin, TN 37064
Phone: 615 948 8702 Email: claire@tpudc.com

to act as agent for rezoning the property located at the intersection of US Highway 17 and Leno Road, Clay County, Florida 32043,
Parcel I.D. Nos.: 03-07-26-015793-000-00; 10-07-26-015836-000-00; 14-07-26-015884-000-00; 14-07-26-015889-000-00; 32-06-26-015650-000-00

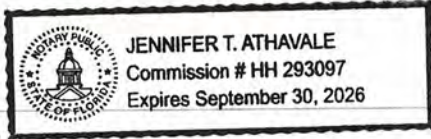
and in connection with such authorization to file such applications, papers, documents, requests, and other matters necessary for such requested change.
Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.
I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

Signature of Owner [Signature], Managing Member of Sandricourt Farms, LLC Date: September 8, 2023
Printed Name of Owner: William L. Agricola, Managing Member of Sandricourt Farms, LLC

Sworn to and subscribed before me this 8th day of September A.D. 2023 Personally known or produced identification.
Type of identification produced and number (#):

[Signature]
Signature of Notary Date: 9/8/23

SEAL



V. REZONING APPLICATION FORM - ATTACHMENT A-2 - OWNER'S AFFIDAVIT

Clay County Rezoning Property Ownership Affidavit – Attachment A-2

Date: September 8, 2023

Clay County Board of County Commissioners Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

To Whom it May Concern:

Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. I give full consent to process the application for rezoning.

Owner's Electronic Submission Statement: Under the penalty of perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

Signature of Owner W. Agricola, Managing Member of Sandricourt Farms, LLC Date: September 8, 2023

Printed Name of Owner: William L. Agricola, Managing Member of Sandricourt Farms, LLC

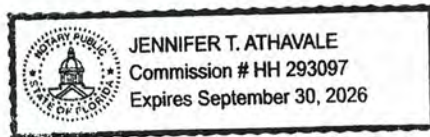
Sworn to and subscribed before me this 8th day of September A.D. 2023

Personally known or produced identification.

Type of identification produced and number (#):

Jennifer T. Athavale
Signature of Notary Date: 9/8/23

SEAL



V. REZONING APPLICATION FORM - ATTACHMENT A-3 - LEGAL DESCRIPTION OF PUD PROPERTY

PARCEL 1

A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 6 SOUTH, RANGE 26 EAST, TOGETHER WITH SECTION 4 AND A PORTION OF SECTIONS 3, 4, 5, 8, 9, 10, 11, 14, 15 AND 16, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID SECTION 4; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 4, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°29'53" EAST, 1,309.30 FEET; COURSE NO. 2: NORTH 89°28'18" EAST, 1,322.93 FEET; COURSE NO. 3: NORTH 89°29'33" EAST, 655.51 FEET; COURSE NO. 4: SOUTH 87°19'10" EAST, 660.96 FEET; COURSE NO. 5: SOUTH 71°36'41" EAST, 692.39 FEET; COURSE NO. 6: SOUTH 71°38'22" EAST, 714.46 FEET TO THE NORTHERLY LINE OF SAID SECTION 3; THENCE SOUTH 71°32'58" EAST, ALONG LAST SAID LINE, 1,454.13 FEET TO THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 00°05'57" WEST, ALONG LAST SAID LINE, 1,489.55 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°55'26" EAST, ALONG LAST SAID LINE, 803.41 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3367, PAGE 523 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°04'30" WEST, ALONG LAST SAID LINE, 1,301.30 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 56°53'54" EAST, ALONG LAST SAID LINE, 932.33 FEET; THENCE NORTH 57°50'36" EAST, CONTINUING ALONG LAST SAID LINE, 344.58 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3429, PAGE 892 OF SAID PUBLIC RECORDS AND THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,872.56 FEET, AN ARC DISTANCE OF 929.04 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 72°03'23" EAST, 919.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 134.59 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 87°01'28" EAST, 134.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,357.11 FEET, AN ARC DISTANCE OF 480.76 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 89°31'58" EAST, 478.25 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 21°18'25" EAST, ALONG LAST SAID LINE, 175.83 FEET; THENCE SOUTH 21°22'27" EAST, CONTINUING ALONG LAST SAID LINE, 174.59 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE NORTH 89°52'54" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1,178.96 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4603, PAGE 404 OF SAID PUBLIC RECORDS; THENCE WESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°51'40" WEST, 90.46 FEET; COURSE NO. 2: SOUTH 65°56'02" WEST, 146.34 FEET; COURSE NO. 3: SOUTH 57°50'36" WEST, 248.54 FEET; COURSE NO. 4: SOUTH 57°10'48" WEST, 1,899.78 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°07'32" WEST, ALONG LAST SAID LINE, 73.04 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 1496 OF SAID PUBLIC RECORDS; THENCE NORTH 89°56'26" WEST, ALONG LAST SAID LINE, 660.24 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°02'10" WEST, ALONG LAST SAID LINE, 660.07 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°50'21" EAST, ALONG LAST SAID LINE, 659.21 FEET TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4603, PAGE 404; THENCE SOUTH 00°07'32" WEST, ALONG LAST SAID LINE, 662.84 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°48'45" EAST, ALONG LAST SAID LINE, 1,019.83 FEET TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 00°17'08" WEST, ALONG LAST SAID LINE, 1,308.61 FEET; THENCE SOUTH 89°50'06" EAST, 665.65 FEET; THENCE SOUTH 00°22'37" WEST, 1,317.26 FEET; THENCE SOUTH 00°33'40" WEST, 110.23 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3281, PAGE 1681; THENCE WESTERLY, SOUTHERLY AND EASTERLY, ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°46'58" WEST, 253.01 FEET; COURSE NO. 2: SOUTH 00°27'17" WEST, 820.49 FEET; COURSE NO. 3: SOUTH 81°22'31" EAST, 54.61 FEET; COURSE NO. 4: SOUTH 22°01'50" EAST, 35.00 FEET; COURSE NO. 5: SOUTH 42°13'08" WEST, 18.46 FEET; COURSE NO. 6: SOUTH 89°46'58" EAST, 197.86 FEET TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 00°16'28" WEST, ALONG LAST SAID LINE, 335.58 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°51'37" EAST, ALONG LAST SAID LINE, 663.74 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3241, PAGE 323 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°20'33" WEST, ALONG LAST SAID LINE, 55.38 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°41'02" EAST, ALONG LAST SAID LINE, 1,289.35 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3623, PAGE 818 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°41'02" EAST, ALONG LAST SAID LINE, 1,363.37 FEET TO THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 11; THENCE SOUTH 00°33'53" WEST, ALONG LAST SAID LINE, 607.54 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 00°09'27" EAST, ALONG LAST SAID LINE, 660.28 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 89°27'11" EAST, ALONG LAST SAID LINE, 832.79 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1800, PAGE 1656 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°09'23" EAST, ALONG LAST SAID LINE, 428.57 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°50'53" EAST, ALONG LAST SAID LINE, 492.14 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°12'30" WEST, ALONG LAST SAID LINE, 423.10

FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE SOUTH 89°27'34" EAST, ALONG LAST SAID LINE, 15.56 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 21°23'31" EAST, ALONG LAST SAID LINE, 534.74 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF LENO ROAD (A 40 FOOT PRESCRIPTIVE RIGHT OF WAY); THENCE SOUTH 46°44'56" WEST, ALONG LAST SAID LINE, 237.01 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 89°12'44" WEST, ALONG LAST SAID LINE, 10.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LENO ROAD (A COUNTY RIGHT OF WAY); THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°05'10" WEST, 463.73 FEET; COURSE NO. 2: SOUTH 40°18'24" WEST, 1,516.85 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 173.04 FEET, AN ARC DISTANCE OF 80.55 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 51°08'38" WEST, 79.82 FEET TO THE EASTERLY LINE OF THE NORTH ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 00°57'27" WEST, ALONG LAST SAID LINE, 247.75 FEET TO THE EASTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 00°17'03" EAST, ALONG LAST SAID LINE, 661.11 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°32'31" WEST, ALONG LAST SAID LINE, 1,329.44 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°17'07" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID NORTH ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, A DISTANCE OF 990.36 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°33'47" EAST, ALONG LAST SAID LINE, 938.82 FEET TO THE CENTERLINE OF AN EXISTING PRIVATE ACCESS ROAD KNOWN AS "LENO ROAD"; THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 72°53'36" WEST, 506.77 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 914.15 FEET, AN ARC DISTANCE OF 303.50 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 84°01'41" WEST, 302.11 FEET; COURSE NO. 3: SOUTH 89°51'35" WEST, 318.88 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 4,947.74 FEET, AN ARC DISTANCE OF 865.35 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 84°54'30" WEST, 864.24 FEET; COURSE NO. 5: SOUTH 74°35'16" WEST, 783.13 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 3,384.81 FEET, AN ARC DISTANCE OF 977.00 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 86°59'41" WEST, 973.61 FEET; COURSE NO. 7: NORTH 83°15'33" WEST, 4,013.82 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 8: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,389.36 FEET, AN ARC DISTANCE OF 144.34 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 88°36'32" WEST, 144.28 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 9: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 914.71 FEET, AN ARC DISTANCE OF 82.60 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 84°38'50" WEST, 82.57 FEET; COURSE NO. 10: NORTH 76°12'35" WEST, 861.92 FEET TO THE CENTERLINE OF A 110 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 511, PAGE 606 OF SAID PUBLIC RECORDS; THENCE NORTH 00°36'12" WEST, ALONG LAST SAID LINE, 2,865.43 FEET TO THE SOUTHERLY LINE OF SAID SECTION 9; THENCE SOUTH 89°31'39" EAST, ALONG LAST SAID LINE, 586.45 FEET TO THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE NORTH 00°06'08" WEST, ALONG LAST SAID LINE, 657.92 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°35'05" WEST, ALONG LAST SAID LINE, 592.49 FEET TO THE AFORESAID CENTERLINE OF A 110 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE NORTH 00°37'43" WEST, ALONG LAST SAID LINE, 1,012.92 FEET; THENCE NORTH 22°53'54" WEST, CONTINUING ALONG LAST SAID LINE, 2,462.06 FEET; THENCE SOUTH 53°59'34" WEST, 936.99 FEET; THENCE SOUTH 49°19'06" WEST, 236.33 FEET; THENCE SOUTH 46°56'34" WEST, 116.64 FEET; THENCE SOUTH 41°54'24" WEST, 153.86 FEET; THENCE SOUTH 29°29'44" WEST, 199.85 FEET; THENCE SOUTH 24°19'49" WEST, 527.22 FEET; THENCE SOUTH 27°24'27" WEST, 149.23 FEET; THENCE SOUTH 41°07'05" WEST, 161.99 FEET; THENCE SOUTH 50°21'44" WEST, 180.29 FEET TO THE WESTERLY LINE OF SAID SECTION 9; THENCE NORTH 00°13'13" WEST, ALONG LAST SAID LINE, 603.61 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF SAID SECTION 8; THENCE NORTH 89°19'54" WEST, ALONG LAST SAID LINE, 1,789.67 FEET; THENCE NORTH 22°17'30" WEST, 7,323.43 FEET; THENCE NORTH 44°51'36" WEST, 2,316.49 FEET; THENCE NORTH 19°00'49" WEST, 1,354.45 FEET; THENCE NORTH 90°00'00" EAST, 1,281.73 FEET; THENCE SOUTH 90°00'00" EAST, 300.19 FEET; THENCE NORTH 00°36'52" EAST, 1,847.23 FEET; THENCE NORTH 24°36'34" EAST, 208.87 FEET; THENCE NORTH 00°00'00" EAST, 395.74 FEET; THENCE NORTH 29°37'30" WEST, 756.26 FEET; THENCE NORTH 89°46'57" WEST, 1,341.65 FEET; THENCE NORTH 00°05'34" EAST, 80.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 31; THENCE SOUTH 89°46'57" EAST, ALONG LAST SAID LINE, 1,342.38 FEET TO THE NORTHERLY LINE OF SAID SECTION 32; THENCE NORTH 89°58'33" EAST, ALONG LAST SAID LINE, 1,183.42 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3069, PAGE 1098 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 33°50'09" EAST, 471.39 FEET; COURSE NO. 2: SOUTH 34°18'28" WEST, 326.40 FEET; COURSE NO. 3: SOUTH 66°45'02" WEST, 12.08 FEET; COURSE NO. 4: SOUTH 24°31'12" EAST, 1,280.38 FEET; COURSE NO. 5: SOUTH 29°47'23" EAST, 579.85 FEET; COURSE NO. 6: SOUTH 19°01'35" WEST, 393.45 FEET; COURSE NO. 7: SOUTH 23°23'26" EAST, 1,097.20 FEET; COURSE NO. 8: SOUTH 29°22'05" EAST, 837.86 FEET; COURSE NO. 9: SOUTH 18°53'29" EAST, 888.53 FEET TO THE NORTHERLY LINE OF SAID SECTION 5; THENCE NORTH 89°44'11" EAST, ALONG LAST SAID LINE 2,230.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT

THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT

LOTS 4 THROUGH 21, INCLUSIVE, BLOCK 21, THE SOUTH ONE-HALF OF WALKILL AVENUE AND THE NORTH ONE-HALF OF SIXTH AVENUE, AS SHOWN ON THE PLAT OF WALKILL GARDENS, RECORDED IN PLAT BOOK 2, PAGE 51 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA.

CONTAINING A NET ACREAGE OF 3,143.96 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTH 150 FEET OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14 WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°29'58" WEST, ALONG SAID SOUTHERLY LINE OF THE NORTH 150 FEET OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14, A DISTANCE OF 357.42 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LENO ROAD (A COUNTY RIGHT OF WAY); THENCE NORTH 41°05'10" EAST, ALONG LAST SAID LINE, 197.52 FEET TO THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 89°29'58" WEST, ALONG LAST SAID LINE, 10.58 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF LENO ROAD (A 40 FOOT PRESCRIPTIVE RIGHT OF WAY); THENCE NORTH 46°44'56" EAST, ALONG LAST SAID LINE, 179.18 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 21°23'31" EAST, ALONG LAST SAID LINE, 295.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.16 ACRES, MORE OR LESS.

Supplemental Development Questions Attachment A-4

Planned Developments are intended to encourage flexible and creative concepts of site planning, preserve the natural amenities of the land by encouraging scenic and functional open area, accomplish a more desirable environment than would possible through the strict application of the minimum requirements of conventional zoning districts and to provide a stable environment and use which is comparable with the character of surrounding areas.

 1. Describe the existing and proposed conditions for the subject property and surrounding properties. Include a description of abutting Lot size and use.

The subject property is presently zoned Agriculture (AG) and Agriculture/Residential (AR), and is currently used for Agriculture, including Silviculture and Forestry. See **SECTION III: RELEVANT MAPS -MAP III.4 PUD PROPERTY - SUBJECT & ADJACENT PROPERTIES - CURRENT ZONING.**

The subject property is proposed to be zoned Planned Unit Development (PUD) and be developed as a number of Settlements of the following types: (a) Stewardship & Recreation, (b) Agriculture, (c) Country Living, (d) Corner, (e) Hamlet, and (f) Village, connected by rural roads in a "Town and Country" Development pattern. In addition, an Innovation Hub and an Education Hub are proposed. Each Settlement will be comprised of certain Character Districts, areas for which specific PUD Project Development Standards are provided, assuring that resulting Development has the intended character. See **Section II.B Introduction - Project Overview, Section V: PUD Rezoning Application Form- Attachment B PUD Written Statement Attachment, and Attachment V.B-1 (Master PUD Plan).**

The surrounding properties are large and moderate-size parcels presently zoned Agriculture (AG), Agriculture/Residential (AR), Excavation (EX), Planned Unit Development (PUD), and PS-2 Private Services, as shown in **SECTION III: RELEVANT MAPS -MAP III.4 PUD PROPERTY - SUBJECT & ADJACENT PROPERTIES - CURRENT ZONING.** See also **SECTION III: RELEVANT MAPS - MAP III.2 PUD PROPERTY - REGIONAL CONTEXT; - MAP III.3 PUD PROPERTY - LOCAL CONTEXT; - MAP III.5 PUD PROPERTY - EXISTING CONDITIONS; and - MAP III.6 PUD PROPERTY & ADJACENT PROPERTY - EXISTING LAND USE.**

2. Which of the following best describes the type of Development pattern the proposed Development will promote:

(Check all that apply)

- Redevelopment
- Urban Infill
- Strip Commercial
- Residential
- TND
- Office Complex / Business Park
- Industrial Complex

3. Explain how the proposed Development will contribute to the community.

The proposed Development will: (a) be character-based, focusing both on use and an intended Development pattern and result; (b) be based on a "Town and Country" Development pattern, a number of carefully planned Settlements of different types and intensities, ranging from Open Space to complete mixed-use villages, and the agrihood concept; (c) facilitate a number of activities of daily living within walking distance of homes and businesses; (d) provide opportunities for Retail, dining, and Recreational facilities; (e) provide internal and external vehicular connectivity; (f) be based on sustainable practices and materials that minimize the impact on infrastructure and wisely manage natural resources; (g) provide a broad range of housing types and price points; (h) provide a wide variety of Open Space, including Civic Space, preserves, trails, and Recreational opportunities; (i) include Agricultural land for sustainable food production and rural character; (j) provide large areas for businesses and educational institutions to locate and grow, creating diversified employment opportunities; (k) be based on PUD Project Development Standards that will establish the unique quality, identity and character of the community; (l) preserve & protect natural resources, community heritage and rural character; and (m) respond to the growth patterns of the area and create places where people can live, work, and play. See **SECTION II: INTRODUCTION** and **SECTION V: PUD REZONING APPLICATION, ATTACHMENT B PUD WRITTEN STATEMENT, INCLUDING ATTACHMENT B-1 PUD MASTER PLAN.**

V. REZONING APPLICATION FORM - ATTACHMENT A-4 - SUPPLEMENTAL DEVELOPMENT QUESTIONS (PUD)

4. Explain how the proposed change relates to the established land use pattern.

The subject property is presently undeveloped and used for Agriculture, including forestry and timberland. The Development patterns of the adjacent land include (a) a mixed-use PUD and land zoned PS-2 to the north, (b) Agricultural, Agriculture/Residential, and excavation parcels to the south, (c) Agriculture/Residential parcels to the east, and (d) excavation and Agricultural parcels to the west.

The proposed rezoning to PUD would provide smooth transitions between the proposed Town and Country agrihood-hood Development pattern of the subject property and the approved predominantly mixed-use and Residential PUD to the north, the Agricultural and Agriculture/Residential lands to the south, the Agriculture/Residential lands to the east, and the Agricultural lands to the west.

See **SECTION III: RELEVANT MAPS – MAP III.4 PUD PROPERTY – SUBJECT & ADJACENT PROPERTIES – CURRENT ZONING; SECTION V: PUD REZONING APPLICATION, ATTACHMENT B PUD WRITTEN STATEMENT – SUBSECTION C INTENDED PLAN OF DEVELOPMENT** and – **SUBSECTION D JUSTIFICATION FOR PUD REZONING.**

5. Identify Comprehensive Plan policies that support the proposed change.

Pursuant to the proposed Comprehensive Plan Amendment Application being filed contemporaneously with this Rezoning Application, the subject property would be included within the Urban Service Area boundary and the future land use designation of the subject property would be changed from Agriculture (AG), Rural Residential (RR), Industrial (IND), Conservation (CO) and Commercial (COM) to Planned Community (PC).

Additionally, the following Comprehensive Plan policies support the proposed change:

- (a) Future Land Use Element Policy 1.7.1, regarding compact developments utilizing Smart Growth Concepts.
- (b) Future Land Use Element Policy 1.7.2, regarding development of sites adjacent to existing developed areas with appropriate density and amenities.
- (c) Future Land Use Element Policy 1.7.3, regarding mixed-use developments.
- (d) Future Land Use Element Policy 1.7.6, regarding integrated land use patterns linking residential and non-residential development.
- (e) Future Land Use Element Policy 1.7.7, regarding mixed-use development providing housing and commercial services near employment centers.
- (f) Community Facilities Element Policy 1.1.7, regarding coordination with the service provider to trace existing and committed use of facilities to determine if adequate capacity is available to maintain the adopted level of service.
- (g) Community Facilities Element Policy 1.2.3, regarding requirement that all proposed developments submit drainage plans meeting minimum adopted level of service standards, including on-site retention and positive outfall, and require that such plans meet St. Johns River Management District permitting requirements, in addition to local stormwater permitting requirements, prior to development approval.
- (h) Transportation Element Policy 1.9.2, regarding new local streets and collector roads including 5' sidewalks within the dedicated right of way or an approved alternative pedestrian circulation system.
- (i) Transportation Element Policy 1.9.3, regarding development proposed adjacent to existing roads including a 5' sidewalk from lot line to lot line as part of the Final Development Plans.
- (j) Transportation Element Policy 3.2.1, regarding designing new roadways and improvements to existing roadways to meet federal and state air quality, water quality, and noise standards.
- (k) Recreation & Open Space Element Policy 1.4.3, regarding minimum Open Space requirements for mixed use (PUDs).
- (l) Economic Development Element Policy 1.3.2, regarding location of targeted/key businesses and basic industries to expand the economic capacity of the County.
- (m) Economic Development Element Policy 1.4.3, regarding coordination of future growth areas with the County Utility Authority and/or municipal government expansion areas to encourage expansion of existing and/or development of new businesses and industries.

V. REZONING APPLICATION FORM - ATTACHMENT A-4 - SUPPLEMENTAL DEVELOPMENT QUESTIONS (PUD)

6. Explain how the proposed change will not adversely affect adjacent properties.

The proposed change will not adversely affect adjacent properties due to the following:

(a) The Applicant has established the following principles to guide Development of the Project, which are key (See **Section II.B.9**):

(i) Preserve & protect natural resources, community heritage and rural character; (ii) Be a part of the region's growth management solution; (iii) Contribute to the region's economic well-being; (iv) Create affordable, diverse and balanced housing options; (v) Enhance life-long learning opportunities; and (vi) Develop sustainable communities.

(b) Key Features of the proposed Project (See **Section II.B.10**) will enhance adjacent properties by being a vibrant addition to the region, providing a balance of uses and activities. This will include:

(i) Communities that will respond to the growth patterns of the area and create places where people can live, work, and play; (ii) Large areas for businesses to locate and grow will be provided, creating diversified employment opportunities; (iii) A variety of housing types attractive to a range of homeowners; (iv) A wide variety of parks, preserves and trails for outdoor Recreation; (v) Regionally significant natural resource preserves to protect native plants and wildlife; (vi) New Retail, dining, and Recreational facilities for the area; (vii) Primary, secondary, and higher education opportunities within a short walk of many residents; and (viii) a built environment that emphasizes walkable, mixed use Development, and encourages alternatives to automobile use.

(c) The proposed rezoning to PUD will establish a Master PUD Plan and PUD Development Standards to assure that Development of the subject property will prioritize natural, Agricultural, Open Space, Civic Space, and Recreation areas. At least 50% of the property will remain Open Space, with most of the developed portion of the property being clustered. In addition, with the exception of the Stewardship and Recreation and Country Living Settlement types, each Settlement will be required by the PUD Development Standards to provide between 5% and 20% of its gross acreage as Civic Space.

(d) As described in the Introduction – Project Overview (**Section II.B**) and the **PUD Written Statement– Intended Plan of Development (Section V.B.C)**: best Development and planning practices will be incorporated into the Project, including (i) the Settlement and character-based Development concepts and their intended Development pattern and result, (ii) a mix of land Uses, internal and external vehicular connectivity, (iii) sustainable practices and materials that minimize the impact on infrastructure and wisely manage natural resources, provision of a broad range of housing types and price points, (iv) a wide variety of Open Space, including Civic Space, preserves, trails, and Recreational opportunities, (v) inclusion of Agricultural land for sustainable food production and rural character; (vi) pedestrian-oriented Development; (vii) educational and employment opportunities, and (viii) the **Master PUD Plan (Section V.B-1)** and **PUD Project Development Standards (Section V.B-2)** will establish communities having a unique quality, identity and character that will complement adjacent properties.

See also **SECTION V: PUD REZONING APPLICATION, ATTACHMENT B PUD WRITTEN STATEMENT – SUBSECTION C INTENDED PLAN OF DEVELOPMENT** and – **SUBSECTION D JUSTIFICATION FOR PUD REZONING**.

7. Explain why the proposed Development could not occur with the property's currently designated zoning district.

The currently designated zoning for the subject property, Agriculture (AG) and Agriculture Residential (AR) would not permit the proposed mixed-use Town and Country Development pattern or the pedestrian scaled, walkable places of character that will be prescribed by the **Master PUD Plan** (See **Section II.B.4**) and **PUD Project Development Standards** (See **Section V.B-2**). See **SECTION V: PUD REZONING APPLICATION, ATTACHMENT V.B PUD WRITTEN STATEMENT – SUBSECTION C INTENDED PLAN OF DEVELOPMENT**.

V. REZONING APPLICATION FORM - ATTACHMENT B - PUD WRITTEN STATEMENT

PUD WRITTEN STATEMENT "EXHIBIT B"

NOTE: The PUD Written Statement is continued in the narrative that follows the first 3 pages of this Exhibit B.

Name of Development: **AGRICOLA PUD**

Net Acres: **Approx. 2,623**

Parcel ID #: **03-07-26-015793-000-00; 10-07-26-015836-000-00; 14-07-26-015884-000-00;
14-07-26-015889-000-00; 32-06-26-015650-000-00**

Wetland Acres: **Approx. 522 per NWI data**

Total Number of Dwelling Units Proposed: **Up to 4,000**

Total Acres: **Approx. 3,145 gross**

Total Amount of Open Space: **Approx 1,600-1,900 ac.**

Total Amount of Recreation: **Approx 1,600-1,900 ac.**

Total Active Recreation: **Approx 1,600-1,900 ac.**

Phase Schedule for Construction:

See **SECTION V PUD REZONING APPLICATION ATTACHMENT V.B PUD WRITTEN STATEMENT, TABLE V.B.7, PROPOSED PHASING**

Permitted Uses:

See **SECTION V PUD REZONING APPLICATION - ATTACHMENT V.B PUD WRITTEN STATEMENT, SUBSECTION E PUD PROJECT DEVELOPMENT STANDARDS, and ATTACHMENT V.B-2 PUD PROJECT DEVELOPMENT STANDARDS SUBSECTION 9 LOT & BUILDING STANDARDS, SUBPARAGRAPH L USES, and TABLE 9.L.1 PERMITTED PRINCIPAL USES.**

Conditional Uses:

See **SECTION V PUD REZONING APPLICATION - ATTACHMENT V.B PUD WRITTEN STATEMENT, SUBSECTION E PUD PROJECT DEVELOPMENT STANDARDS, and ATTACHMENT V.B-2 PUD PROJECT DEVELOPMENT STANDARDS SUBSECTION 9 LOT & BUILDING STANDARDS, SUBPARAGRAPH L USES, and TABLE 9.L.1 PERMITTED PRINCIPAL USES.**

Permitted Accessory Uses and Structures:

See **SECTION V PUD REZONING APPLICATION - ATTACHMENT V.B PUD WRITTEN STATEMENT, SUBSECTION E PUD PROJECT DEVELOPMENT STANDARDS, and ATTACHMENT V.B-2 PUD PROJECT DEVELOPMENT STANDARDS SUBSECTION 9 LOT & BUILDING STANDARDS, SUBPARAGRAPH L USES, and TABLE 9.L.2 PERMITTED ACCESSORY USES.**

Restrictions of Uses:

See **SECTION V PUD REZONING APPLICATION - ATTACHMENT V.B PUD WRITTEN STATEMENT, SUBSECTION E PUD PROJECT DEVELOPMENT STANDARDS, and ATTACHMENT V.B-2 PUD PROJECT DEVELOPMENT STANDARDS SUBSECTION 9 LOT & BUILDING STANDARDS, SUBPARAGRAPH L USES, and TABLES 9.L.1 PERMITTED PRINCIPAL USES and TABLE 9.L.2 PERMITTED ACCESSORY USES.**

PUD WRITTEN STATEMENT "EXHIBIT B" (Continued)

Design Guidelines

A. Lot Requirements

Min. Lot Area: NA	Min. Lot Width at Bldg. Line: See Att. V.B-2 PUD PROJ DEV STDS	Min. Lot Depth: NA
Max. Lot Coverage: See Att. V.B-2 PUD PROJ DEV STDS	Max. Rear Lot Coverage: NA	Max. Bldg. Height: See Att. V.B-2 PUD PROJ DEV STDS
Min. Front Setback: See Att. V.B-2 PUD PROJ DEV STDS	Min. Side Setback: See Att. V.B-2 PUD PROJ DEV STDS	Min. Rear Setback: See Att. V.B-2 PUD PROJ DEV STDS
Min. Front Setback Inters Street: See Att. V.B-2 PUD PROJ DEV STDS	Min. Setback for Accessory Structures: See Att.V.B-2 PUD PROJ DEV STDS	Min. Living Area: NA

B. Ingress, Egress, and Circulation

Parking Requirements: The parking requirements for this Development shall be consistent with the requirements of Article VIII of the Land Development Code.

Vehicular Access: Primary vehicular access to the property shall be by way of Bellamy Road, to the south, substantially as shown in the Master PUD Plan as "Bellamy Road (South)". Bellamy Road (South) will provide two points of emergency access by design via a median seperated access connection to US 17. The final location of all access points is subject to the review of the Engineering/Public Works Department.

Non-motorized Access: Non-motorized access shall be provided by Sidewalks and pedestrian/bicycle paths installed in accordance with Article VIII of the Land Development Code.

C. Signs

Signs shall be permitted separately from Final Development Plans and shall meet the requirements of the Article VII of the Land Development Code.

D. Landscaping

Flexibility in meeting the landscape requirements of Article VI of the Land Development Code is permitted for Planned Developments provided the outcome meets or exceeds the requirements of the Code. Indicate below what alternative landscaping will be provided or leave blank if the Development will comply with the Code requirements:

Shade Cover Points:

Vehicle Use Area Landscaping: See Att. V.B-2 PUD PROJ DEV STDS.

Street Trees: Per Thoroughfare sections of the PUD Project Development Standards. See Att. V.B-2 PUD PROJ DEV STDS.

Right-of-way Buffers for Subdivision Development:

Perimeter Buffers:

E. Recreation and Open Space:

Recreation for Residential, non-Residential, and Open Space shall meet the minimum requirements of Article III of the Land Development Code.

F. Utilities

Water Provided By: CCUA per Service Availability Letter from CCUA dated July 31, 2023 in Appendix G to the related CPA

Sanitary Sewer Provided By: CCUA per Service Availability Letter from CCUA dated July 31, 2023 in Appendix G to the related CPA

Reuse Irrigation Provided By: CCUA per Service Availability Letter from CCUA dated July 31, 2023 in Appendix G to the related CPA

Electric Provided By: Clay County Electric Cooperative, Inc.

Gas Provided By: TECO Peoples Gas

G. Wetlands

Wetlands will be delineated and permitted according to local, state, and federal requirements.

H. Vegetation

The following natural communities are present on the Development site according to the County's Vegetation Map (Check all that apply)

- Scrub
- Sandhill
- Scrubby Flatwoods
- Xeric Hammock
- Upland Coniferous
- Mesic Flatwoods
- Wet Flatwoods

The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.

I. Contact Information

Owner's Name: Sandricourt Farms LLC

Owner's Address:

Sandricourt Farms LLC

William L. Agricola, Managing Member

960194 Gateway Boulevard, Unit 103

City: Fernandina Beach State: FL Zip Code: 32034

Phone: (904) 894-5803

Email: wagricola@aol.com / christopheagricola@shieldpropertiesinc.com

Agent's Name: Claire Morris

Agent Address: Town Planning and Urban Design Collaborative LLC

1027 Westhaven Boulevard

Franklin, TN 37064

Agent Phone: (205) 478-7792 / (615) 948-8702

Agent Email: claire@tpudc.com / brian@tpudc.com

V. REZONING APPLICATION FORM - ATTACHMENT B - PUD WRITTEN STATEMENT (CONT'D)

A. Project Information.

1. Name of Development: Agricola Project.

2. Summary Description of PUD Property:

Approximately 3,145 acres of timberland in Clay County, Florida at the intersection of US Hwy 17 and Leno Road. The Property subject to the PUD is more specifically described on **PUD Rezoning Application Form - Attachment A-3 (Legal Description of PUD Property)** attached hereto (the "PUD Property").

3. Parcel Identification Number(s):

- 03-07-26-015793-000-00
- 10-07-26-015836-000-00
- 14-07-26-015884-000-00
- 14-07-26-015889-000-00
- 32-06-26-015650-000-00

4. Total Acres: Approximately 3,145 gross acres

5. Wetland Acres: Approximately 522 acres based on NWI data, subject to be refined

6. Net Acres: Approximately 2,623 acres

7. Total Number of Dwelling Units Proposed: up to 4,000

8. Total Quantity of Non-Residential Development

Proposed: up to 1,980,000 square feet of gross floor area plus up to 100 Lodging rooms

9. Total Amount of Open Space Proposed:

A minimum of 1,573 acres, comprised of approximately 522 acres Existing Wetlands, approximately 472 acres of proposed Wetland Buffer, a minimum of 419 acres of natural lands, and a minimum of 160 acres of proposed Civic Space.

Open Space within the PUD Property will be designated within Stewardship and Recreation Settlements (see **Table V.B.4.C (Settlement Types / Character Districts)** and **Attachment V.B-1 (Master PUD Plan)** (as the same may be revised or amended pursuant to this PUD Rezoning Application the "Master PUD Plan"), additional land that will be designated as and when the various specific areas of

the PUD Property are developed, and any additional areas that may be designated as Character District CD-1 Natural within other Settlement types. Except within Stewardship & Recreation Settlements and those parts of other Settlement types designated as Character District CD-1, the PUD Project Development Standards also will require that between 5% and 20% of the gross acreage of each Settlement be designated as Civic Space assigned to Character District CD-CV.

Finally, each Lot will conform to the Setback and Lot Coverage requirements set forth for the applicable Character District in the PUD Project Development Standards. See **Attachment V.B-2 (PUD Project Development Standards)**.

10. Total Amount of Active Recreation Area:

A minimum of 320 acres will be available for active Recreation, including areas for park, commercial Recreation, trail, boardwalk, footpath, pedestrian, bicycle, water, dock, Recreational facilities, Open Space, and other Uses open to the public.

11. Total Amount of Recreation Area:

A minimum total of 480 acres will be available for Recreation.

B. Site Analysis.

The PUD Property is comprised of approximately 3,145 acres of cultivated timberland and natural areas in Clay County, Florida at the intersection of US Hwy 17 and Leno Road. The regional and local contexts of the PUD Property are shown on **Map III.2 (PUD Property Regional Context)** and **Map III.3 (PUD Property Local Context)**.

Existing conditions of the PUD Property are shown on **Map III.5 (PUD Property Existing Conditions)**.

The Future Land Use Categories, zoning districts, and existing Uses of the PUD Property and adjacent properties are set forth on the following Table and are shown on **Map III.4 (PUD Property & Adjacent Properties Current Zoning)** and **Map III.6 (PUD Property & Adjacent Property Existing Land Use)**:

	Current Future Land Use	Current Zoning	Permitted Principal Uses
Property	AG, RR, IND, CO, COM	AG, AR	Agriculture including Silviculture & Forestry), Single Family
North	PC, AR, RR, COM	PUD, PS-2, AR, AG, BB	Ag., Res., Lodging, Public Services, Rec., Commercial, Ind., Office
South	MIN, CO, IND, AG, AR	EX, AG, AR	Res., Industrial, Agriculture, Public Services
East	RR, CO, AG	AR, PUD	Residential, Agriculture, Public Services
West	AG, MIN, IND	EX, AG, PS-2	Ag., Industrial, Public Services

C. Intended Plan of Development.

1. General Project Concept.

- Best Development and planning practices will be incorporated into the Agricola Project.
- Rather than being primarily focused on Use, Development will be character-based (also called "form"-based), which focuses both on Use and an intended Development pattern and result;
- The Agricola Project will include a mix of land Uses;
- Sustainable practices and materials will be used to minimize the impact on infrastructure and wisely manage natural resources;
- Development will be based on the concept of a number of carefully planned mixed-use places, or Settlements, of different types and Development densities and intensities, ranging from Open Space to complete mixed-use villages.
- Developed Settlements will be clustered and surrounded by Agricultural land, timberland, Open Space, and rural areas.
- Certain Settlements will include mixed-use centers, scaled for and complementary to pedestrians, adjacent to predominantly Residential neighborhoods.

V. REZONING APPLICATION FORM - ATTACHMENT B - PUD WRITTEN STATEMENT (CONT'D)

- An Innovation Hub Settlement and an Education Hub Settlement are included to provide educational and employment opportunities.
- Each Settlement Type will be comprised of a range of specified Character Districts -- areas that have specific Development standards to create an intended character.
- Development will facilitate a number of activities of daily living occurring within walking distance of homes and businesses. This will allow independence for those who do not drive, especially the elderly and the young.
- An interconnected network of Thoroughfares, designed to encourage walking and reduce the number and length of automobile trips, will minimize the impact on adjacent Streets and the environment.
- A broad range of housing types and price points can bring people from all backgrounds and stages of life into daily interaction, strengthening the personal and commercial bonds essential to an authentic community.
- A range of Open Spaces, including parks, playgrounds, plazas, village greens, natural preserves, Community Gardens, and community supported agriculture areas, will be distributed throughout the PUD Property, providing opportunities for both active and passive Recreation.
- Conservation areas and open lands will define and connect various neighborhoods and other areas.
- Agricultural land will be included to encourage sustainable food production and maintain the rural character of the site.
- Development standards will establish the unique quality, identity and character of the community.

2. Master PUD Plan.

Development will be in accordance with the Master PUD Plan attached as **Attachment V.B-1 (Master PUD Plan)** and the PUD Project Development Standards attached as **Attachment V.B-2 (PUD Project Development Standards)**. The PUD Project Development Standards are described further in Sections C.5 and E below.

The Master PUD Plan is comprised of the following items, set forth at the end of this Section V.5.C.2:

Attachment V.B-1.1 Vicinity Map, which shows the location of the proposed PUD, its relationship to surrounding Streets and Thoroughfares, the existing zoning and existing land Use of the site and surrounding areas;

Attachment V.B-1.2 Boundary Survey Map, indicating the location of each zoning classification.

Attachment V.B-1.3 Topographic Survey

Attachment V.B-1.4 Master PUD Site Plan, showing or describing the proposed land Uses, Lot sizes (for Residential Uses), Building Setbacks, Open Spaces, Thoroughfares, bicycle accommodations and pedestrian facilities; and including a table showing acreage for each category of land Use and total acreage; and a table of proposed maximum and average densities and Setbacks for Residential land Uses. In addition, the Master PUD Site Plan indicates for the PUD Property the types and general locations of primary Thoroughfares, the general locations of a number of Settlements by specific Settlement Type (see Section V.B.C.4 below) and the categories of Uses anticipated within each Settlement, and the general locations of bicycle accommodations and pedestrian facilities. Those Settlements, in turn, will be comprised of certain allowed Character Districts to be designated in accordance with **Table V.B.4.C (Settlements / Character Districts)** at the time of Final Development Plan submission. The specific size, configuration, location, boundaries, and type of each Settlement, Thoroughfare, bikeway, or pedestrian accommodation shown on the Master PUD Site Plan may be revised during final design without the necessity of modifying the PUD, subject to review and approval by the Planning and Development Department pursuant to section 3-33(e) of the County Land Development Code and, where applicable, by the County Traffic Engineer.

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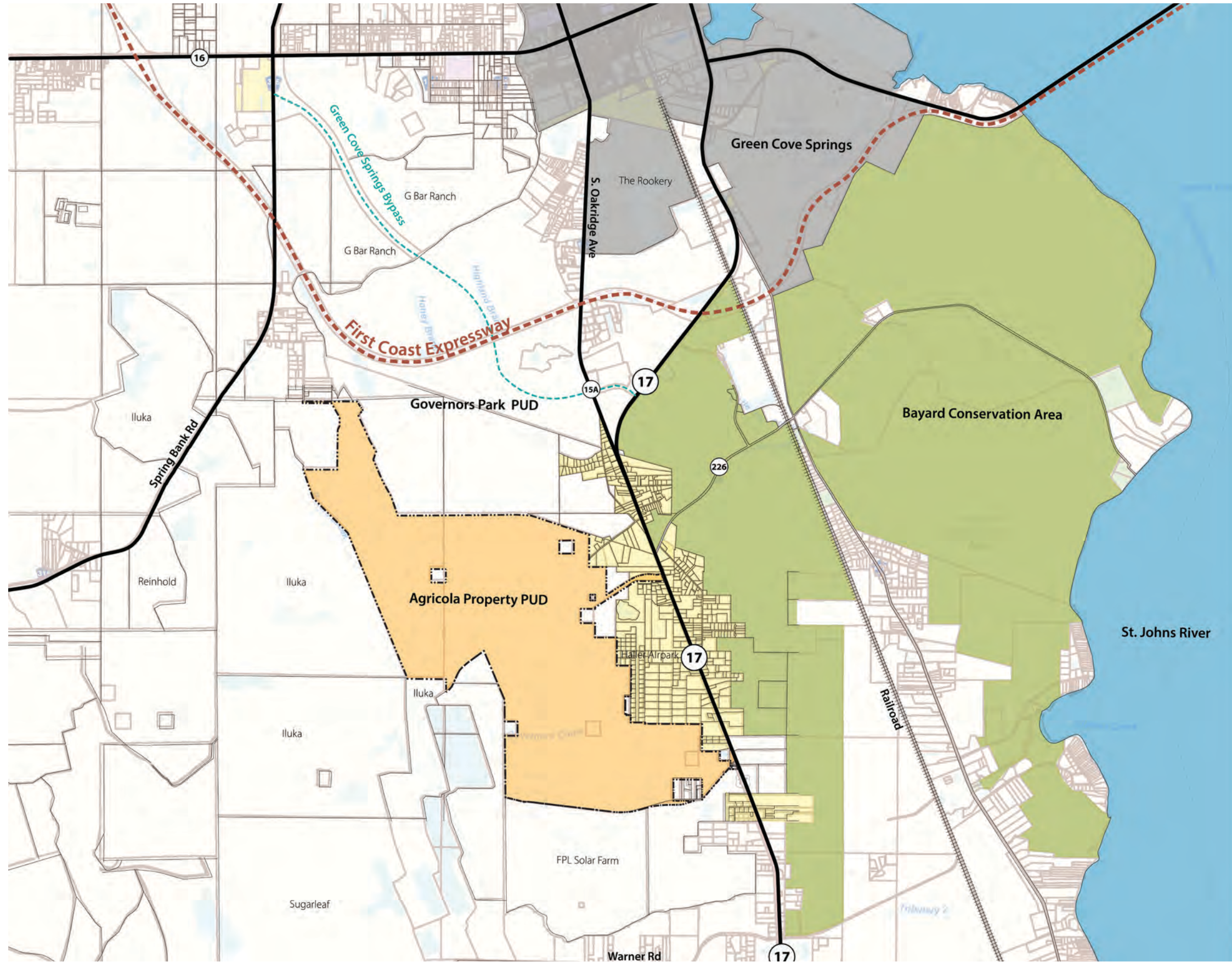
The Master PUD Plan is comprised of the following Parts 1-4, set forth on the following pages:

Part 1 – Vicinity Map

Part 2 – Boundary Survey Map

Part 3 – Topographic Survey

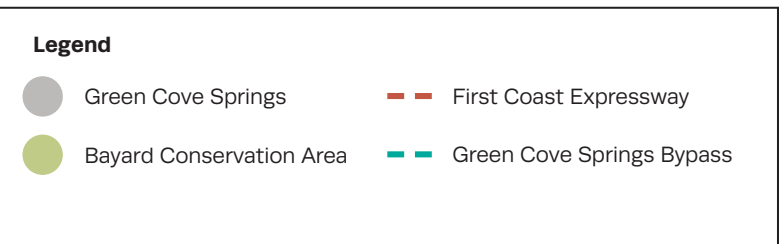
Part 4 – Master PUD Site Plan



Agricola Property PUD

PUD Rezoning
Application

Attachment V.B-1.1
Vicinity Map



V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT (CONT'D): V.B-1.2 (MASTER PUD PLAN: BOUNDARY SURVEY MAP)

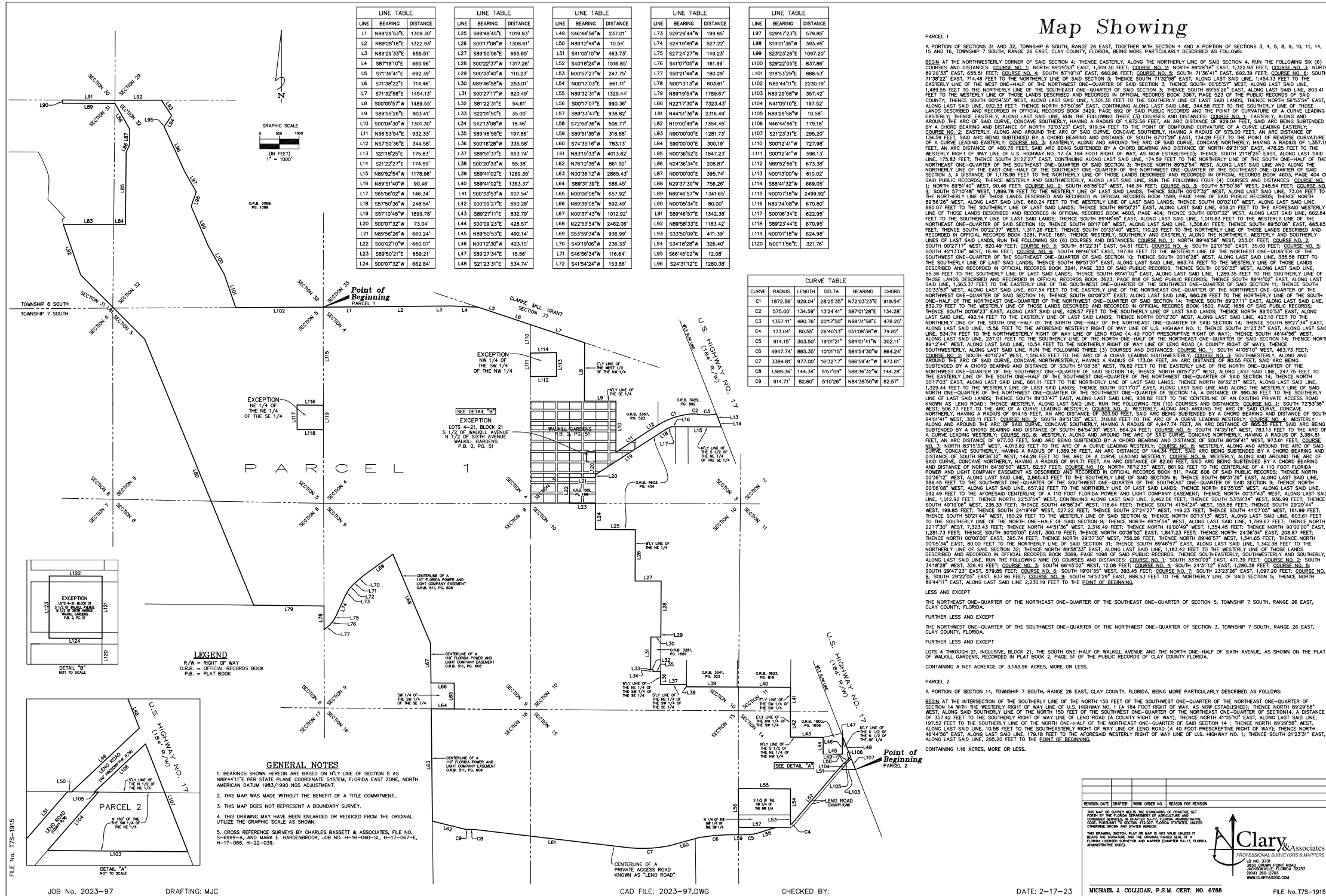
Agricola Property PUD

PUD Rezoning Application

Attachment V.B-1.2 Boundary Survey Map

The approximate locations and types of each Settlement are shown on Attachment V.B-1.4 Master PUD Site Plan. Within each Settlement, Character Districts will be designated according to the applicable Settlement Type at the time of Final Development Plan submission.

Map Showing





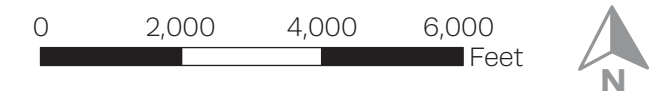
Agricola Property PUD

PUD Rezoning
Application

Attachment V.B-1.3
Topographic Survey

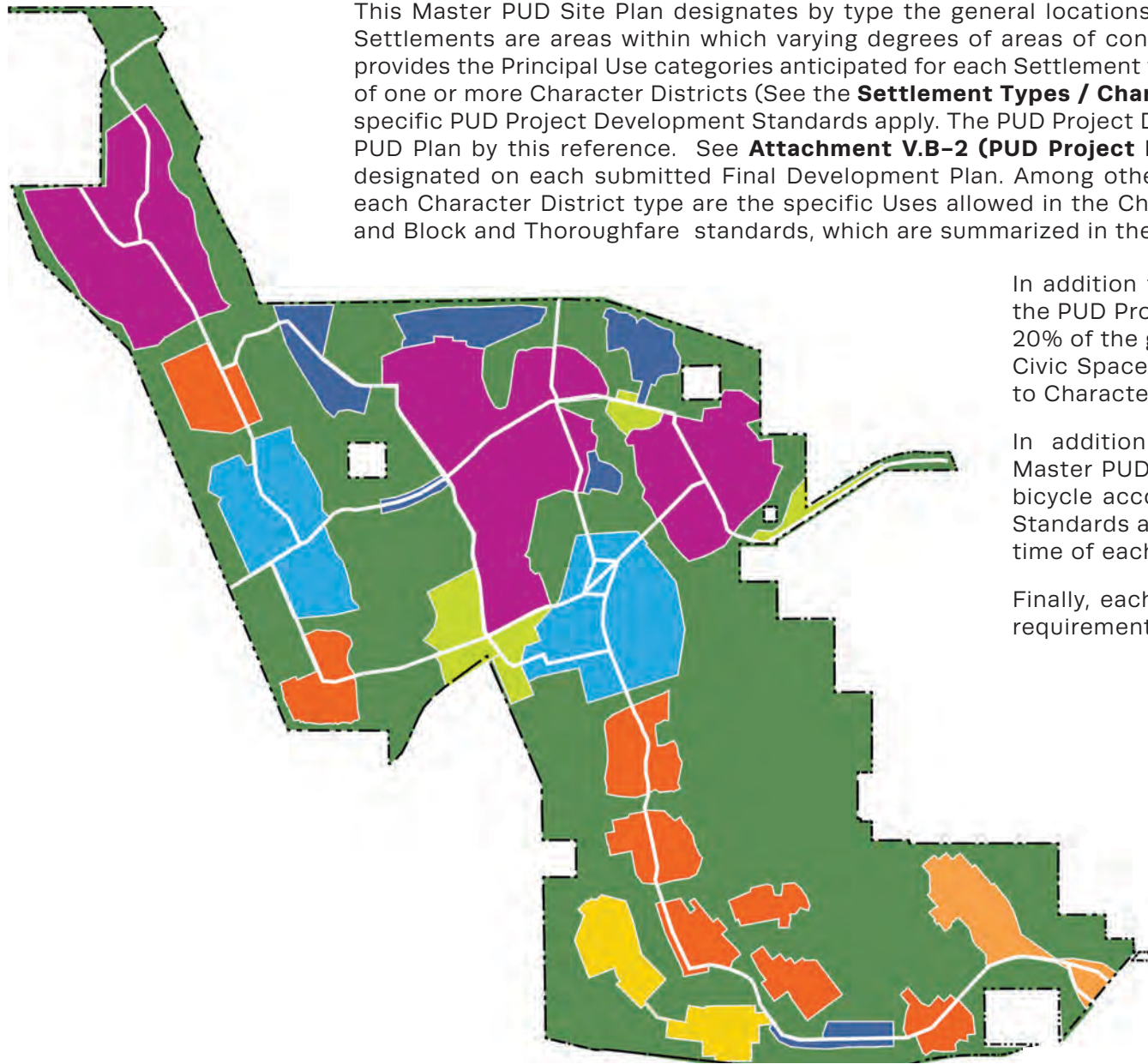


Vicinity Map



V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT (CONT'D): V.B-1.4 (MASTER PUD PLAN: MASTER PUD SITE PLAN)

This Master PUD Site Plan designates by type the general locations of several Settlements within the Agricola Property. Settlements are areas within which varying degrees of areas of conservation and Development may occur. In addition, it provides the Principal Use categories anticipated for each Settlement type. Each Settlement type is required to be comprised of one or more Character Districts (See the **Settlement Types / Character District Table**, below), which are areas to which specific PUD Project Development Standards apply. The PUD Project Development Standards are incorporated in the Master PUD Plan by this reference. See **Attachment V.B-2 (PUD Project Development Standards)**. Character Districts will be designated on each submitted Final Development Plan. Among other PUD Project Development Standards applicable to each Character District type are the specific Uses allowed in the Character District, applicable Lot dimensions, Setbacks, and Block and Thoroughfare standards, which are summarized in the **Project Development Standards Table** to the left.



In addition to Open Space shown on this Master PUD Site Plan, the PUD Project Development Standards require between 5% and 20% of the gross acreage of each Settlement to be designated as Civic Space of one or more of the permitted types and assigned to Character District CD-CV.

In addition to the primary Thoroughfares indicated on the Master PUD Site Plan, other Thoroughfares, pedestrian ways and bicycle accommodations meeting the PUD Project Development Standards are required to be located and identified by type at the time of each Final Development Plan submission.

Finally, each lot must conform to the setback and Lot Coverage requirements of the PUD Project Development Standards.

LAND USES BY SETTLEMENT TYPE

Settlement Type	Principal Use Categories
Stewardship & Recreation	Natural & other Open Space, Open Recreation Areas
Agriculture	Agricultural, Residential
Country Living	Residential
Corner	Residential, Commercial, Mixed-Use, Institutional
Hamlet	Residential, Commercial, Mixed-Use, Institutional
Village	Residential, Commercial, Mixed-Use, Institutional
Innovation Hub	Residential, Commercial, Mixed-Use, Institutional
Education Hub	Education

SETTLEMENT TYPES / CHARACTER DISTRICT	Stewardship & Recreation	Agriculture	Country Living	Corner	Hamlet	Village	Innovation Hub	Education Hub
CD-1								
CD-2	NP							
CD-3L	NP	NP					NP	NP
CD-3	NP	NP	NP					NP
CD-4	NP	NP	NP	LIGHT	LIGHT			
CD-IH	NP	NP	NP	NP	NP	NP		NP
CD-EH	NP	NP	NP	NP	NP	NP	NP	
CD-CV								

NP: Not Permitted

PROPOSED LAND USE		
	% of total site	Acres
Developed Land	40% - 50%	1,257-1,573
Open Space	50% - 60%	1,573-1,899
Total	100%	3,145

Regardless of percentage chosen within given range, the total should always equal 100% and total to 3,145 acres once.

RESIDENTIAL - PROPOSED MAXIMUM DENSITY & INTENSITY OF USE			
	Units	% of Units	Unit/ Gross Developed AC
Single-Family Residential - Detached	2,170	54.3	3.1
Single-Family Residential - DU/TH	370	9.3	
Multi-Family Residential	1,460	36.4	
Total	4,000	100	

NON-RESIDENTIAL - PROPOSED MAXIMUM DENSITY & INTENSITY OF USE	
	Keys
Hotel	100
GSF	
Education	640,000
Commercial	340,000
Office/Light Industrial/Flex	1,000,000

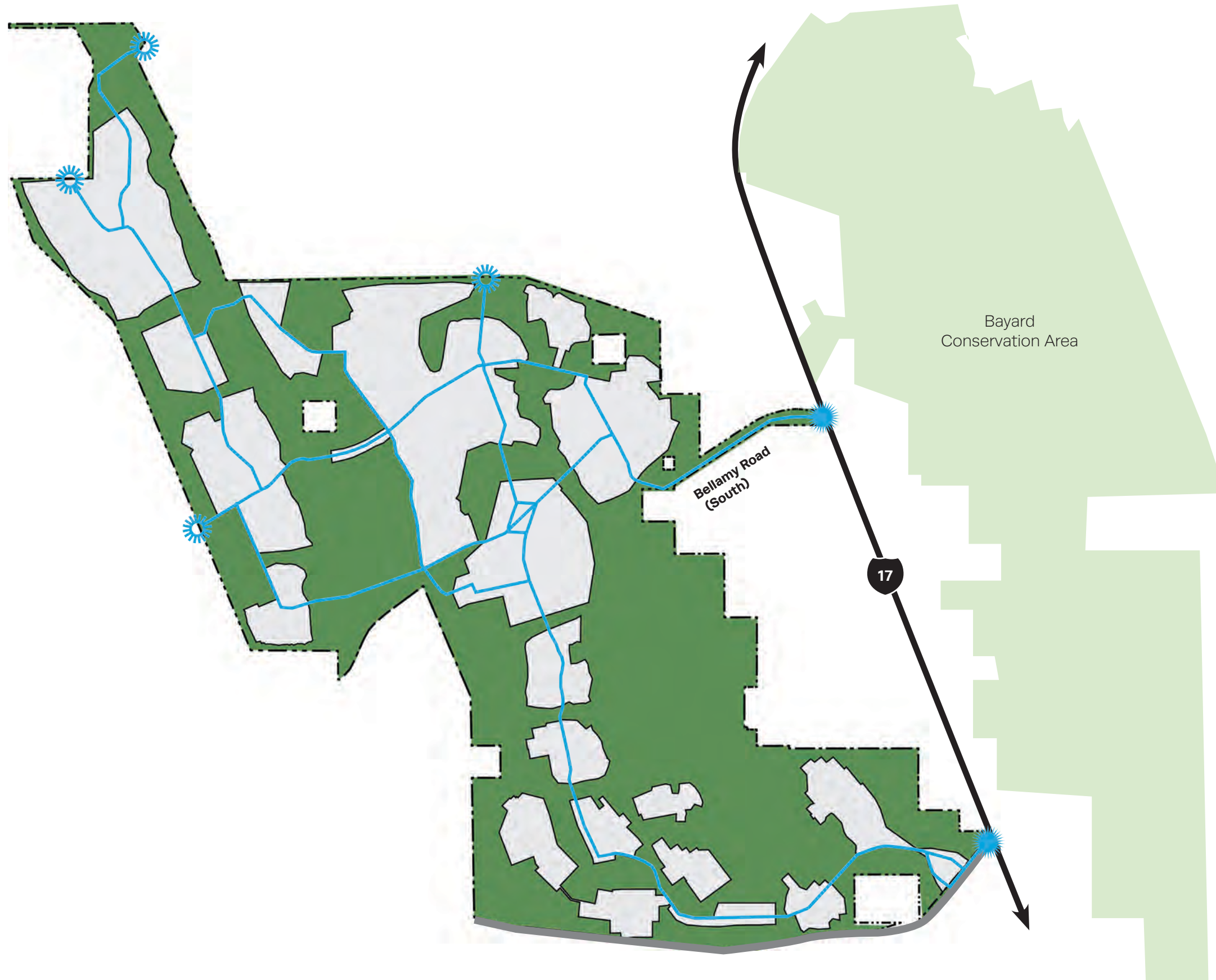
Settlements Map & Tables

PROJECT DEVELOPMENT STANDARDS								
	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
BLOCK SIZE								
Block Perimeter	NA	NR	3500 ft. max.	3000 ft. max.	2400 ft. max.	NR	NR	NR
THOROUGHFARES								
EL-20-14	NA	P	P	P	P	P	P	P
RL-18-12	NA	P	P	P	P	NP	NP	P
RA-20-14	NA	NP	NP	NP	P	P	P	P
DR-48-18	P	P	NP	NP	NP	P	P	P
RD-34-18	p***	p***	p***	p***	p***	p***	p***	p***
RD-50-20	P	P	P	P	NP	P	NP	P
ST-60-36	NP	NP	P	P	P	P	P	P
ST-56-32	NP	NP	P	P	P	P	NP	P
SO-54-28	NP	NP	NP	NP	P	P	P	P
MUS-62-36	NP	NP	NP	NP	P	P	P	P
ST-44-18	NP	NP	P	P	P	P	NP	P
LOT OCCUPATION								
Lot Size	NR	NR	NR	NR	NR	NR	NR	NR
Lot Width	NA	200 ft. min.	80 ft. min., 200 ft. max.	50 ft. min., 100 ft. max.	18 ft. min., 100 ft. max., except 45 ft. max. for House Building Type	NR	100 ft. max., except 50 ft. min., 150 ft. max. for Flex Building Type	NR
SETBACKS - PRINCIPAL BUILDING								
Front Setback (Principal)	NA	40 ft. min.	40 ft. min.	20 ft. min.	0 ft. min., 10 ft. max.	15 ft. min.	10 ft. min.	0 ft. min., 50 ft. of Lot Depth max.
Front Setback (Secondary)	NA	40 ft. min.	40 ft. min.	20 ft. min.	0 ft. min., 10 ft. max.	NA	NA	0 ft. min.
Side Setback	NA	50 ft. min.	20 ft. min.	12 ft. min.	0 ft. min.	10 ft. min.	5 ft. min.	0 ft. min.
Rear Setback	NA	20 ft. min.	20 ft. min.	20 ft. min.	3 ft. min., or 5 ft. min. if along a Rear Lane or Rear Alley	NR	NR	0 ft. min.
Frontage Buildout	NA	NA	NA	40% min.	60% min.	NR	NR	NR
SETBACKS - ACCESSORY BUILDING								
Front Setback (Principal)	NA	20 ft. min. + Principal Building Setback*	20 ft. min. + Principal Building Setback*	20 ft. min. + Principal Building Setback	20 ft. min. + Principal Building Setback	NA	NA	NA
Front Setback (Secondary)	NA	20 ft. min. + Principal Building Setback*	20 ft. min. + Principal Building Setback*	10 ft. min.	0 ft. min.	NA	NA	NA
Side Setback	NA	**	**	5 ft. min.	0 ft. min.	NA	NA	NA
Rear Setback	NA	3 ft. min.	5 ft. min., or 15 ft. min. from center line of Rear Lane	5 ft. min., or 15 ft. min. from center line of Rear Lane	3 ft. min., or 5 ft. min. if Garage faces Rear Lane or Rear Alley	NA	NA	NA

*Agricultural Accessory Buildings may be permitted in 1st Layer.

** Not more than 50 ft. from a side Elevation of a Principal Building

***As an entrance to Settlement



**Master PUD Site Plan
Primary Thoroughfares**






The primary Thoroughfares illustrated here represent the main corridors within the Project that connect each Settlement. These are anticipated to carry the majority of automobile and commuter bicycle traffic.

Existing site access points are shown as solid blue starbursts along US 17. Primary vehicular access to the Project shall be by way of Bellamy Road, to the south, substantially as shown here as "Bellamy Road (South)". Bellamy Road (South) will provide two points of emergency access via a median separated access connection to US 17. The final location of all access points is subject to the review of the Engineering/Public Works Department.

Clay County has expressed a strong desire for connectivity between neighboring Developments and has regulations in place to aid in that effort. The Agricola Property is open to connecting with cooperating neighborhoods and properties wherever possible to increase mobility and decrease congestion by dispersing local traffic. Open blue starbursts represent potential connection points to the Agricola Property in the future.

The Property will contain a network of additional secondary and tertiary Thoroughfares, which will be detailed at Final Development Plan submission.

Legend

-  Site Access Point
-  Potential Future Access Points
-  Main Thoroughfare
-  Open Space
-  Development Area



**Master PUD Site Plan
Primary Pedestrian Network**

This diagram shows the Agricola Property's pedestrian network along the primary Thoroughfares. These Thoroughfares pass through many contexts, or Character Districts, throughout the site, so no one pedestrian accommodation can be assumed for the Thoroughfares shown here. Instead, a range of pedestrian accommodations will be applied to these Thoroughfares as required by the PUD Project Development Standards for each Character District.

The Agricola Property will contain a vast network of secondary and tertiary Thoroughfares. All other Thoroughfares will be detailed at Final Development Plan submission. The Agricola PUD's Master PUD Site Plan consists of a series of Settlements that are each oriented around a Standard Pedestrian Shed, meaning that from the center of each Settlement to the edge can largely be covered within a 5 minute walk. The clustering of Development over the majority of the site provides a series of walkable human scaled Settlements. As such, all Thoroughfares will be pedestrian oriented.

Legend

- Anticipated Primary Trail Alignment
- Primary Pedestrian Network
- Open Space
- Development Area



**Master PUD Site Plan
Primary Bicycle Network**




Primary roads will carry the majority of commuter bicycle and automobile traffic. This diagram shows the Agricola Property's bicycle network along the Project's primary Thoroughfares. These Thoroughfares pass through many contexts, or Character Districts, so no one bicycle accommodation can be assumed for the Thoroughfares shown here. Instead, a range of bicycle accommodations will be applied to these Thoroughfares as required by the PUD Project Development Standards for each Character District within this document.

All other Thoroughfares and bicycle accommodations will be detailed at Final Development Plan submission.



Illustration of street scene with bicycle accommodation.

Legend

-  Primary Bicycle Network
-  Open Space
-  Development Area

V. REZONING APPLICATION FORM - ATTACHMENT B - PUD WRITTEN STATEMENT (CONT'D)

3. Thoroughfares.

Thoroughfares within the PUD Property will include both rural and more urban, pedestrian-focused Thoroughfares. These may include features such as reduced lane width, reduced intersection spacing, on-street parking, and other design features that are pedestrian- and bicycle-accommodating.

The general locations of the proposed primary Thoroughfares and bicycle and pedestrian networks are shown on the Master PUD Site Plan.

The specific size, configuration, location, boundaries, and type of each Thoroughfare, bicycle accommodation, and pedestrian accommodation shown on the Master PUD Site Plan may be revised during final design without the necessity of modifying the PUD, subject to review and approval by the Planning and Development Department pursuant to section 3-33(e) of the County Land Development Code and, where applicable, by the County Traffic Engineer.

The types of the primary Thoroughfares and the types and general locations of the local Thoroughfares and bicycle and pedestrian networks within the area of a Final Development Plan will be submitted on each Final Development Plan submitted throughout the course of Development.

Standards for each Thoroughfare type are included in the PUD Project Development Standards. See **Attachment V.B-2 (PUD Project Development Standards)**.

4. Settlements & Character Districts.

A. Settlements.

Settlements are areas within the PUD Property of several different types within which varying degrees of conservation and Development may occur. The proposed general locations and types of the Settlements for the PUD Property are shown on the Master Site PUD Plan. There are eight (8) Settlement types, which are further described as follows:

Stewardship & Recreation

This Settlement type includes undeveloped areas, comprised of natural, Recreational, and other Open Space areas. The land designated as such will be comprised of protected wetlands, a 100-foot wetland buffer (on average), natural Open Space, and light Recreational Uses.

Agriculture

This type is comprised of land devoted to farming, forestry, silviculture, raising livestock, and related Uses, which may also include single-family homes and other Agricultural-related Buildings.

Country Living

The Country Living Settlement type provides for rural Residential Development featuring single-family residences located along a rural corridor.

Corner

A Corner is a small, compact, clustered rural Settlement structured on the basis of a partial Standard Pedestrian Shed about a crossroads or Open Space, with a range of Uses that includes single-family residences, corner stores, farms, and limited commercial services or Civic activities. A Corner is surrounded by countryside, forest, or farmland.

Hamlet

This is a small- to medium-clustered Settlement standing free in the countryside, structured on the basis of a partial or whole Standard Pedestrian Shed oriented toward a Common Destination, such as a Civic Space, general store, meeting hall, school, or church. A Hamlet has a limited center, with a small number of clustered Residential, Retail / Service / Artisan, mixed, Commercial, Institutional, and/or Civic Uses.

Village

The Village Settlement is a medium-sized compact, clustered, complete neighborhood along a transportation corridor, which is structured on the basis of a whole Standard Pedestrian Shed oriented toward a strong activity center of Residential dwellings of mixed types and mixed, commercial, Institutional, and Civic Uses. A Village is surrounded by undeveloped land, countryside, or Agricultural lands.

Innovation Hub

This type features a strong mixed-use employment center. The Innovation Hub is focused on creating a vibrant area for employment, with Residential, mixed, Retail / Service / Artisan, Commercial, Light Industrial, Office, Institutional, Recreational, and/or Entertainment Uses.

Education Hub

This Settlement type accommodates education and research

Uses. It would be comprised of Buildings oriented along large Open Spaces, or quads. It is envisioned to include a hands-on trade school, post-graduate opportunities, and satellite programs for schools, colleges, and universities. The Education Hub will have a mix of other supportive Uses, such as Residential, Retail / Service / Artisan, Office, Institutional, and Civic.

Attachment V.B-1.4 (Master PUD Site Plan) shows the general locations and types of the various Settlements anticipated for the Agricola Project. Size, configuration, location, boundaries, and types of Settlements may be revised during final design without the necessity of modifying the PUD, subject to review and approval by the Planning and Development Department pursuant to section 3-33(e) of the County Land Development Code.

Each Settlement type will be made up of one or more Character Districts.

B. Character Districts.

Character Districts are areas within Settlements that have specific Development standards, which are intended to create a range of natural and built environments having a specific character. Character Districts will be designated pursuant to **Table V.B.4.C (Settlement Types / Character Districts)** on each submitted Final Development Plan.

The Character Districts are as shown on **Table V.B.4.B (Character District Descriptions - Summary)**:

V. REZONING APPLICATION FORM - ATTACHMENT B - PUD WRITTEN STATEMENT (CONT'D)

TABLE V.B.4.B CHARACTER DISTRICT DESCRIPTIONS – SUMMARY

Districts



CD-1 (Natural)

The CD-1 Natural Character District consists of natural landscape approximating or reverting to a wilderness condition, including lands unsuitable for Development due to topography, hydrology, or vegetation. This district typically does not contain Buildings; however, small commercial Buildings or interpretive centers may be located here.



CD-2 (Agricultural)

The CD-2 Agricultural Character District consists of sparsely settled, primarily Agricultural or low-density, Single-Family Detached Residential areas. Typical Buildings include farmhouses and Agricultural Buildings.



CD-3L (Neighborhood - Large)

The CD-3L Neighborhood - Large Character District consists of primarily a low-density Single-Family Detached Residential area in which Houses are the predominant Building Type. It has large Lots, medium-to-deep Front Setbacks and medium-to-wide Side Setbacks. Its Thoroughfares have Curbs and may include Sidewalks and/or Street trees, and form medium-to-large Blocks.



CD-3 (Neighborhood)

The CD-3 Neighborhood District consists of primarily a low-density, Single-Family Detached Residential area in which Houses are the predominant Building Type. It has medium-to-deep Front Setbacks and medium-to-wide Side Setbacks. Its Thoroughfares have Curbs and may include Sidewalks and/or Street trees, and form medium-to-large Blocks.

Renderings are illustrative and provided for conceptual purposes only.

TABLE V.B.4.B CHARACTER DISTRICT DESCRIPTIONS – SUMMARY

Districts



CD-4 (Village Center)

The CD-4 Village Center Character District consists of a medium-density area that has a mix of Building Types and primarily Residential, Commercial, mixed, Retail / Service / Artisan, Office, Lodging, Education, and Civic Uses; there are medium, narrow or no Front Setbacks and narrow-to-medium Side Setbacks; it has variable private landscaping; and it has Thoroughfares with Curbs, Sidewalks and trees that define medium-sized Blocks.



CD-EH (Education Hub)

The CD-EH Education Hub Character District accommodates education and research. It is comprised of a number of Buildings oriented along large Open Spaces, or quads. Predominant Uses would be Education, Research, and a mix of other supportive Uses, such as Residential, Retail / Service / Artisan, Office, Civil Support, and Civic Uses.



CD-IH (Innovation Hub)

The CD-IH Innovation Hub Character District features a strong mixed-Use employment center focused on creating a vibrant area for employment, with Residential, Commercial, mixed, Retail / Service / Artisan, Office, Light Industrial, Recreational, and/or Civic Uses.



CD-CV (Civic Character District)

The CD-CV Civic Character District is assigned to areas designated for Civic purposes. These may be Open Space of one or more Civic Space Types allowed within or adjacent to any specific Character District, as well as sites dedicated to significant Buildings to be used for Civic and Civil Support purposes, such as city halls, Post Offices, Libraries, Places of Assembly, Places of Worship, and community centers.

Renderings are illustrative and provided for conceptual purposes only.

V. REZONING APPLICATION FORM - ATTACHMENT B - PUD WRITTEN STATEMENT (CONT'D)

Size, configuration, location, and boundaries of Character Districts will be designated at the time of Final Development Plan submission and may be revised during final design without the necessity of modifying the PUD, subject to review and approval by the Planning and Development Department pursuant to section 3-33(e) of the County Land Development Code.

The following **Table V.B.4.C (Settlement Type / Character Districts)** indicates the Character Districts permitted in each Settlement Type:

TABLE V.B.4.C

SETTLEMENT TYPES / CHARACTER DISTRICT								
	Stewardship & Recreation	Agriculture	Country Living	Corner	Hamlet	Village	Innovation Hub	Education Hub
CD-1								
CD-2	NP							
CD-3L	NP	NP					NP	NP
CD-3	NP	NP	NP					NP
CD-4	NP	NP	NP	LIGHT	LIGHT			
CD-IH	NP	NP	NP	NP	NP	NP		NP
CD-EH	NP	NP	NP	NP	NP	NP	NP	
CD-CV								

NP: Not Permitted

5. PUD Project Development Standards.

A. General.

In addition to the Master PUD Plan, Development within the PUD will be regulated by the PUD Project Development Standards included below as **Attachment V.B-2 (PUD Project Development Standards)**. The PUD Project Development Standards include without limitation standards for Buildings and other Structures within each Character District. These include regulations of Lot Widths, Setbacks, Uses, Frontages, Building types, and locations and numbers of Principal Buildings and Accessory Buildings on each Lot.

B. Uses.

The categories of Uses proposed for each Settlement are designated on the Master PUD Site Plan. Specific Uses for each Character District designated within a Settlement will be regulated pursuant to the PUD Project Development Standards.

The Principal Uses and Accessory Uses allowed as permitted Uses

and conditional Uses within each Character District are set forth in **Table 9.L.1 (Permitted Principal Uses)** and **Table 9.L.2 (Permitted Accessory Uses)** of the PUD Project Development Standards.

Any Uses indicated as "NP" (Not Permitted), and any Uses not indicated as "P" (Permitted by Right) or as "CU" (Conditional Use), as set forth on such Tables, are prohibited.

Additionally, Uses shown on such Tables as Conditional Uses are allowed only upon satisfaction of the conditions indicated.

6. Compliance with Comprehensive Plan.

The County Comprehensive Plan in effect as of the date this Application is being submitted contemplates an Agriculture Future Land Use for most of the PUD Property, with minimal parts of the PUD Property being designated as Rural Residential (RR), Industrial (IND), and Conservation (CO). In addition, the PUD Property is outside the Urban Service Boundary as delineated in the current County Comprehensive Plan. Therefore, it will be necessary for the Comprehensive Plan to be amended to permit the Agricola Project.

Applicant is submitting a Comprehensive Plan Amendment Application contemporaneously with the submission of this Application, requesting the Future Land Use designation for the property to be changed to PC Planned Community and for the Urban Service Boundary to be extended to include the PUD Property.

The Agricola Project will be Developed in accordance with the Comprehensive Plan, as so amended.

7. Phased Development.

It is anticipated that the Agricola Project will be developed in phases. As presently contemplated, Development would proceed generally in accordance with the following Anticipated Project Phasing Plan, as shown in **Table V.B.7 (Proposed Phasing)**. The phasing shown is only one of a number of possible ways the Agricola Project may be developed. The order of the various phases is subject to change from time to time in Applicant's discretion.

TABLE V.B.7

PROPOSED PHASING						
		Residential	Hotel	Office/L-I/Flex	Education	Commercial
	Timing	Units	Keys	GSF		
Phase 1	Year 1 - 5	450		30,000		22,500
Phase 2	Year 6 - 10	800		50,000		22,500
Phase 3	Year 11 - 15	770	100	70,000	160,000	22,500
Phase 4	Year 16 - 20	700		250,000	160,000	22,500
Phase 5	Year 21 - 25	640		270,000	160,000	125,000
Phase 6	Year 26 - 30	640		330,000	160,000	125,000
Build Out	Year 30	4,000	100	1,000,000	640,000	340,000

D. Justification for PUD Rezoning.

The Project meets the stated intent and purpose of PUD Zoning as set out in the County Land Development Code to: encourage the Development of land as planned communities; encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open area; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the other districts within the County Land Development Code; provide for the efficient use of land resulting in smaller networks of Utilities and Streets and thereby lowering Development and housing costs; and provide a stable environment character compatible with surrounding areas.

Upon approval of the Comprehensive Plan Amendment Application, the Agricola Property will be designated as Planned Community (PC) on the 2040 FLUM and within the Urban Service Area boundary. The PUD Rezoning would therefore be consistent with the designated Planned Community future land use, as requested in the Comprehensive Plan Amendment Application.

PUD rezoning would also be consistent with the PUD zoning of the adjacent Governors Park project, and utilize anticipated public facilities and recent investment in infrastructure.

The proximity of the PUD Property to Governors Park is viewed as an advantage, as Governors Park and the accompanying First Coast Expressway expansion draw visitors and residents alike. Governors Park is a planned community with a mix of Uses, including single- and multi-family Residential, Commercial, Retail/service, Office, Lodging, and Light Industrial. As previously noted, the Agricola Project would blend the Development types of the Governors Park community to the north and existing Agricultural and Industrial Uses to the south, taking advantage of the synergies between varying Uses and intensities.

The regional location of the PUD Property and its proximity to the First Coast Expressway position it well to capitalize on that investment and support the County's effort to concentrate growth along its investments. The First Coast Expressway is a 46-mile road that runs predominately through Clay County, connecting I-10 west of Jacksonville to I-95 north

V. REZONING APPLICATION FORM - ATTACHMENT B - PUD WRITTEN STATEMENT (CONT'D)

of St. Augustine. This infrastructure investment is planned to connect Duval, Clay, and St. Johns Counties to support the current and future economic growth in the region. The segment closest to the PUD Property ranges from 1/2 mile – 2 miles from the PUD Property's roughly 3-mile-long northern boundary. Construction of this segment is anticipated to be completed in 2026, with the completion of the bridge over the St. Johns River anticipated in 2029.

The PUD Property is presently zoned Agriculture (AG) and Agriculture Residential (AR). Contiguous lands have been transitioning from Open Space and Agriculture to Residential and mixed use over the past decade. In addition, roads and services have been moving into this part of the County.

The proposal for Development of the PUD Property is based on maximizing Open Space and Agricultural areas, with clustered Development at intersections of and along rural roads, in a "Town and Country" Development pattern.

The Agricola Project is based on the concept of a carefully planned mixed use Development scaled for and complementary to the pedestrian, as well as a regional Office and Commercial area.

In addition, best Development and planning practices will be incorporated into the Agricola Project, as set out in Section C of this **Attachment V.B (PUD Written Statement)**.

Considering the foregoing, the PUD rezoning requested in this Application and the anticipated Development of the PUD Property are appropriate and compatible with nearby Development.

E. PUD Project Development Standards.

In addition to the Master PUD Plan, Development of the PUD Property will be governed by the PUD Project Development Standards attached as **Attachment V.B-2 (PUD Project Development Standards)**, following, as the same may be amended or revised from time to time.

As noted above, the Project will be comprised of designated Settlements, each of which will consist of specified Character Districts, allowed according to the applicable Settlement type. See **Attachment V.B-1 (Master PUD Plan)** and **Table V.B.4.C (Settlement / Character Districts)**.

The PUD Project Development Standards provide standards for each Character District. See **Attachment V.B-2 (PUD Project Development Standards)** and **Tables 9.B.1 – 9.B.8 (Character District Standards)** therein.

The PUD Project Development Standards address (a) Settlements, (b) Character Districts, (c) Lots and Buildings, (d) Lot Width, (e) Lot

Coverage, (f) number of Buildings on a Lot, (g) Building placement, (h) Encroachments, (i) Building Height, (j) floor finish elevation, (k) Private Frontages, (l) Building types, (m) Uses, (n) parking, loading space, Drive-Throughs, storage, trash receptacles, dumpster/compactor/recycling containers, equipment and other items, (o) access/vehicular circulation, (p) pedestrian and bikeway circulation, and Sidewalks, trails and bikeways (q) Thoroughfare network, types and standards, (r) Public Frontages, (s) Block standards, and (t) Civic Space and other Open Space. In addition, the PUD Project Development Standards will regulate overall maximum densities and intensities and provision of Recreation space, including active Recreation space.

In addition to the PUD Project Development Standards, the Agricola Project will be further regulated by private covenants and restrictions, which will include a Pattern Book that addresses architectural patterns. Those private regulations will be enforceable by a property owners association and/or architectural review board.

It is intended that a property owner's association, community development district, and/or land trust or conservancy foundation will provide for the continued operation and maintenance of common areas and facilities within the Project that are not to be provided, operated, or maintained by the County.

The PUD Project Development Standards and such private covenants and restrictions are intended to result in the envisioned natural and built environment.

AGRICOLA PUD PROJECT DEVELOPMENT STANDARDS

1. Applicability.

These PUD Project Development Standards (as the same may be amended from time to time, these “**PUD Project Development Standards**”) apply to all and every part of the land described in **Exhibit 1 (PUD Property)** hereto (the “**PUD Property**”).

2. Graphic Depictions.

The renderings, diagrams, illustrations, images, and other graphic depictions throughout these PUD Project Development Standards are conceptual only, are intended to help the reader envision the concepts being presented, and not intended to be, and shall not be restricting, limiting, or binding upon the PUD Property or Development within the PUD.

3. Compliance.

Except as may otherwise be required by applicable federal laws and regulations, all Development, re-Development, construction, re-construction, land, subdivision, re-subdivision, Improvements, and Uses within the PUD Property must comply with these PUD Project Development Standards.

4. Master PUD Plan.

The PUD Property is subject to the Master PUD Plan attached hereto as **Exhibit 2 (Master PUD Plan)** (as may be revised or amended from time to time, the “**Master PUD Plan**”), which is comprised of four (4) parts, as follows:

- Exhibit 2-1 Vicinity Map of PUD Property
- Exhibit 2-2 Boundary Survey Map of PUD Property
- Exhibit 2-3 Topographic Survey of PUD Property
- Exhibit 2-4 Master PUD Site Plan of PUD Property

The Master PUD Plan is incorporated herein by reference.

The Master PUD Site Plan designates the general locations of a number of Settlements by specific type, as well as the general Use categories anticipated within each Settlement. In addition, the Master PUD Plan indicates the Thoroughfare types and general locations of

anticipated primary Thoroughfares within the PUD Property.

The specific size, configuration, location, and boundaries of each Settlement and each Thoroughfare shown on the Master PUD Plan may be revised during final design without the necessity of amending the PUD, subject to the review and approval of the Planning and Development Department pursuant to section 3-33(e) of the County Land Development Code.

Settlements and Settlement types are described more fully in Section 5 below.

5. Settlements.

Settlements are places of different types and Development densities and intensities, ranging from Open Space to complete mixed-use villages. There are eight (8) Settlement types, which are further described as follows:

Stewardship & Recreation

This Settlement type includes undeveloped areas, comprised of natural, Recreational, and other Open Space areas. The land designated as such will be comprised of protected wetlands, a 100-foot wetland buffer (on average), natural Open Space, and light Recreational Uses.

Agriculture

This type is comprised of land devoted to farming, forestry, silviculture, raising livestock, and related Uses, which may also include single-family homes and other Agricultural-related Buildings.

Country Living

The Country Living Settlement type provides for rural Residential Development featuring single-family residences located along a rural corridor.

Corner

A Corner is a small, compact, clustered rural Settlement structured on the basis of a partial Standard Pedestrian Shed about a crossroads or Open Space, with a range of Uses that includes single-family residences, corner stores, farms, and limited commercial services or commercial activities. A Corner is surrounded by countryside, forest, or farmland.

Hamlet

This is a small- to medium-clustered Settlement standing free in the countryside, structured on the basis of a partial or whole Standard Pedestrian Shed oriented toward a Common Destination such as a

Civic Space, general store, meeting hall, school, or church. A Hamlet has a limited center, with a small number of clustered Residential, Retail / Service / Artisan, mixed, Commercial, Institutional, and/or Civic Uses.

Village

The Village Settlement is a medium-sized compact, clustered, complete neighborhood along a transportation corridor, which is structured on the basis of a whole Standard Pedestrian Shed oriented toward a strong activity center of Residential dwellings of mixed types and mixed, Retail / Service / Artisan, Commercial, Institutional, and Civic Uses. A Village is surrounded by undeveloped land, countryside, or Agricultural lands.

Innovation Hub

This type features a strong mixed-use employment center. The Innovation Hub is focused on creating a vibrant area for employment, with Residential, mixed, Retail / Service / Artisan, Commercial, Office, Institutional, Recreational, and/or Civic Uses.

Education Hub

This Settlement type accommodates education and research. It would be comprised of Buildings oriented along large Open Spaces, or quads. It is envisioned to include a hands-on trade school, post-graduate opportunities, and satellite programs for schools, colleges, and universities. The Education Hub will have a mix of other supportive Uses, such as Residential, Retail / Service / Artisan, Office, Institutional, and Civic.

Each Settlement type will be made up of one or more Character Districts, as provided more fully in Section 6 below.

6. Character Districts.

Each Settlement type will be comprised of a range of specified Character Districts, which are areas to which certain of these PUD Project Development Standards apply, and which are intended to provide a range of natural and built environments, each having a specific character. The Character Districts are as follows in **Table 6 (Character District Descriptions – Summary)**:

V. REZONING APPLICATION FORM-ATTACHMENT B -PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

TABLE 6 (CHARACTER DISTRICT DESCRIPTIONS – SUMMARY)

Districts



CD-1 (Natural)

The CD-1 Natural Character District consists of natural landscape approximating or reverting to a wilderness condition, including lands unsuitable for Development due to topography, hydrology, or vegetation. This district typically does not contain Buildings; however, small Civic Buildings or interpretive centers may be located here.



CD-2 (Agricultural)

The CD-2 Agricultural Character District consists of sparsely settled, primarily Agricultural or low-density, single-family detached Residential areas. Typical Buildings include farmhouses and Agricultural Buildings.



CD-3L (Neighborhood – Large)

The CD-3L Neighborhood – Large Character District consists of primarily a low-density single-family detached Residential area in which Houses are the predominant Building Type. It has large Lots, medium-to-deep Front Setbacks and medium-to-wide Side Setbacks. Its Thoroughfares have Curbs and may include Sidewalks and/or Street trees, and form medium-to-large Blocks.



CD-3 (Neighborhood)

The CD-3 Neighborhood District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type. It has medium-to-deep Front Setbacks and medium-to-wide Side Setbacks. Its Thoroughfares have Curbs and may include Sidewalks and/or Street trees, and form medium-to-large Blocks.

Renderings are illustrative and provided for conceptual purposes only.

TABLE 6 (CHARACTER DISTRICT DESCRIPTIONS – SUMMARY)

Districts



CD-4 (Village Center)

The CD-4 Village Center Character District consists of a medium-density area that has a mix of Building Types and primarily Residential, Commercial, mixed, Retail/Service/Artisan, Office, Lodging, Educational, and Civic Uses; there are medium, narrow or no Front Setbacks and narrow-to-medium Side Setbacks; it has variable private landscaping; and it has Thoroughfares with Curbs, Sidewalks and trees that define medium-sized Blocks.



CD-EH (Education Hub)

The CD-EH Education Hub Character District accommodates education and research. It is comprised of a number of Buildings oriented along large Open Spaces, or quads. Predominant Uses would be Education, Research, and a mix of other supportive Uses, such as Residential, Retail/Service/Artisan, Office, Civil Support, and Civic Uses.



CD-IH (Innovation Hub)

The CD-IH Innovation Hub Character District features a strong mixed use employment center focused on creating a vibrant area for employment, with Residential, Commercial, mixed, Retail/Service/Artisan, Office, Light Industrial, Recreational, and/or Civic Uses.



CD-CV (Civic Character District)

The CD-CV Civic Character District is assigned to areas designated for Civic purposes. These may be Open Space of one or more Civic Space types allowed within or Adjacent to any specific Character District, as well as sites dedicated to significant Buildings to be used for Civic and Civil Support purposes, such as city halls, Post Offices, Libraries, Places of Assembly, Places of Worship, and community centers.

Renderings are illustrative and provided for conceptual purposes only.

V. REZONING APPLICATION FORM-ATTACHMENT B -PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

Size, configuration, location, and boundaries of Character Districts shall be designated at the time of Final Development Plan submission and may be revised during final design without the necessity of amending the PUD, subject to the review and approval of the Planning and Development Department pursuant to section 3-33(e) of the County Land Development Code.

7. Settlement Types / Character Districts Table.

The following **Table 7 (Settlements / Character Districts)** shows which Character Districts are permitted within each of the designated Settlement Types:

TABLE 7

SETTLEMENT TYPES / CHARACTER DISTRICT								
	Stewardship & Recreation	Agriculture	Country Living	Corner	Hamlet	Village	Innovation Hub	Education Hub
CD-1								
CD-2	NP							
CD-3L	NP	NP					NP	NP
CD-3	NP	NP	NP					NP
CD-4	NP	NP	NP	LIGHT	LIGHT			
CD-IH	NP	NP	NP	NP	NP	NP		NP
CD-EH	NP	NP	NP	NP	NP	NP	NP	
CD-CV								

NP: Not Permitted

8. Final Development Plans.

In addition to all other items required for Final Development Plan submission, each Final Development Plan shall include Settlement(s) and Character District(s) designations. Assignment of Character Districts shall be in accordance with those permitted in the applicable Settlement type(s), as set forth on **Table 7 (Settlements / Character Districts)**.

Each Final Development Plan shall also include Lots, Blocks, Thoroughfares, Buildings and all other information necessary to demonstrate compliance with these PUD Project Development Standards.

9. Lot and Building Standards.

A. General.

Lots and Buildings shall comply with this Section 9.

B. Lots.

Standards for Lots are set forth in **Tables 9.B.1 – 9.B.8 (Character District Standards)** and elsewhere herein. A summary of **Tables 9.B.1 – 9.B.8 (Character District Standards)** is set forth in **Table 9.B.9 (Character District Standards Summary)**.

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Conceptual illustration of Character District CD-1 Natural.

General Description

The CD-1 Natural Character District consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for Development due to topography, hydrology, or vegetation. This District typically does not contain Buildings, however small Civic Buildings or interpretive centers may be located within this District.

Block Size

Block Perimeter NA

Private Frontage Types

Common Yard	NA	Stoop	NA
Porch	NA	Shopfront	NA
Fence	NA	Commercial Porch	NA
Terrace/Lightwell	NA	Gallery	NA
Forecourt	NA	Arcade	NA

See Table 9.H (Private Frontage Types)

Civic Space Types

Natural Area	P	Playground	P
Green	NP	Sport Field, Court, or Course	NP
Square	NP	Community Garden	NP
Plaza	NP	Pocket Park	NP

See Table 15 (Civic Space Types)

Permitted Uses

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	NA
Accessory Buildings	NA

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Lot Occupation

Lot Width	NA
Frontage Buildout	NA
Lot Coverage	NA
Lot Enfrontment	NA
Lot Access	NA

Setbacks

Principal Building	Accessory Building
Front Setback, Principal Frontage	Front Setback, Principal Frontage
Front Setback, Secondary Frontage	Front Setback, Secondary Frontage
Side Setback, each side	Side Setback, each side
Rear Setback	Rear Setback

Building Standards

Building Height

Principal Building	NA
Accessory Building	NA

Ceiling Height

NA

Building Composition

Vertical Composition	NA
Finished Floor Level	NA

Facade

Main Entrance	NA
Facade Position	NA
Facade & Facade Element Design Proportions	NA
Blank Walls	NA
Facade Articulation	NA
Facade Openings	NA
Facade Glazing	NA
Window Alignment	NA
Window Glazing Material	NA
Facade Window Sill Height	NA
Porch Frontages	NA
Shopfront Frontages	NA
Facade Variety	NA

Building Standards (continued)

Roof Type

Flat	NA
Shed	NA
Hip	NA
Gable	NA

Building Materials

Primary Building Material on Facades	NA
Changes in Building Materials	NA
Building Colors	NA
Foundation Cladding	NA
Porch Pier Cladding	NA
Chimney Cladding	NA

Building Types

House	NA	Country Store	NA
Duplex	NA	Commercial	NA
Townhouse	NA	Mixed Use	NA
Small Multifamily	NA	Flex	NA
Farm Compound	NA	Large Scale Commercial	NA
Hospitality or Retreat	NA	Live/Work	NA
		Civic	P

See Table 9.1 (Principal Building Types – Specific Standards).

LEGEND
The following notations are utilized in this table.

P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	NR	NR
Recreational Vehicles	NR	NR
Heavy Equipment	NR	NR
Tractor trailers (including trailers for storage)	NR	NR
All Other Vehicles	NR	NR

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage Location	NP
Garage Design	NA
Driveway/Vehicular Entrance Location	NA
Driveway/Vehicular Entrance Maximum Width	NA
Parking Structures	NP
Parking Structure Pedestrian Exit Location	NA

Thoroughfare Types

See Section 13.B and Table 13.B (Thoroughfare Types - Specific Standards) for additional requirements.

Loading & Access

Off-Street Loading and Storage	NA
Utility Box & Service Meter* Locations (*Not including water meters)	NA
Off-Street Trash Receptacle Locations	NA
Off-Street Dumpster Locations	NA
Drive-Through Locations	NP

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NA	NA	NA
Solar Panels	NA	NA	NA
Antennas & Satellite Equipment	NA	NA	NA
Recreation or Play Equipment	NA	NA	NA
Animal Enclosures, Runs or Shelters	NA	NA	NA
Swimming Pools, Hot Tubs and Spas	NA	NA	NA
Transmitting and/or receiving towers or antennas and wind-generating machines	NA	NA	NA

LEGEND					
The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

Screens & Streetscreens

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	NA	NA
Fence Screen/Streetscreen Height	NA	NA
Hedge Screen/Streetscreen Height	NA	NA

Materials

Wall Screen or Streetscreen	NA
Fence Screen or Streetscreen	NA
Hedge Screen or Streetscreen	NA

Additional Standards

Non-Residential & Multi-Family Residential Screen /Streetscreen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	NA
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/ Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	NA
Rooftop Antenna Screening	NA
Rooftop HVAC, Mechanical and other Equipment Screening	NA
Self-Service Storage Facility Screening	NA
Streetscreen Location	NA

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LEGEND					
The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated



Conceptual illustration of Character District CD-2 Agricultural.

General Description

The CD-2 Agricultural Character District consists of sparsely settled, primarily Agricultural or low-density, single-family detached Residential areas. Typical Buildings include farmhouses and Agricultural Buildings.

Block Size

Block Perimeter **NR**

Private Frontage Types

Common Yard	P	Stoop*	NP
Porch	P	Shopfront*	P
Fence	P	Commercial Porch*	P
Terrace/Lightwell	NP	Gallery	NP
Forecourt	NP	Arcade	NP
Courtyard	P		

See Table 9.H (Private Frontage Types).

*Shopfront and Commercial Porch are not permitted for Buildings within a Farm Compound. Stoops are permitted for Buildings within a Farm Compound or Retreat. All other Private Frontage Types permitted in CD-2 are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

Civic Space Types

Natural Area	P	Playground	P
Green	NP	Sport Field, Court, or Course	NP
Square*	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 15 (Civic Space Types).

*A Square is permitted within a Farm Compound or Retreat. All other Civic Space Types permitted in CD-2 are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

Permitted Uses

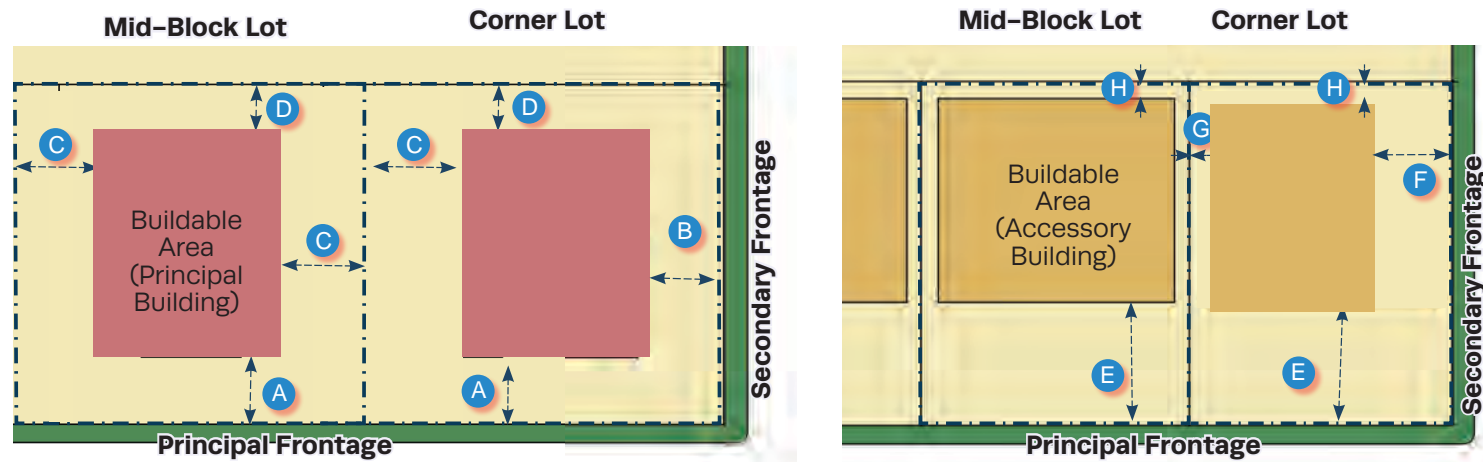
See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building 1 max., except **NR** for Farm Compounds and Retreats.

Accessory Buildings **NR**

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Illustrations of Lot & Setback concepts

Lot Occupation

Lot Width	Farm Compound or Retreat: NR Otherwise 200 ft. min.
Frontage Buildout	NR
Lot Coverage	NR
Lot Enfrontment	Farm Compound or Retreat: NR Otherwise must Enfront a vehicular Thoroughfare.
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway, or Easement.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage or Secondary Frontage	Farm Compound or Retreat: 40 ft. min., measured from front Lot Line to closest portion of closest Principal Building; Otherwise 40 ft min. A B	Front Setback, Principal Frontage or Secondary Frontage	behind closest Principal Building Facade*; Otherwise 20 ft. min. behind Principal Bldg Facade* E F
Side Setback, each side of Lot	50 ft. min C	Side Setback, each side	Not more than 50 ft. from a side Elevation of a Principal Building G
Rear Setback	20 ft. min. D	Rear Setback	3 ft. min. H

*Farm Compound Accessory Buildings may be permitted in 1st Layer.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Building Standards

Building Height

Principal Building	2 Stories max.
Accessory Building	2 Stories max.

Ceiling Height

9 ft. min., except 10 ft. min. on first floor

Building Composition

Vertical Composition	Farm Compound Buildings: NR Others: Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	Farm Compound, Hospitality, & Retreat Buildings: NR Others: 18 in. above finished grade at Facade

Facade

Main Entrance	Farm Compound & Retreat Buildings: NR Others: Main Entrance must be in Facade of Principal Frontages.
Facade Position	Farm Compound & Retreat Buildings: NR Others: Generally parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Farm Compound & Retreat Buildings: NR Others: Must be vertically proportioned
Blank Walls	Farm Compound Buildings: NR Others: NP at Frontage
Facade Articulation	NR Windows and/or doors spaced ≤ 20 ft. apart.
Facade Openings	In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Facade Glazing	20% - 60% of total Facade area
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.

Facade (continued)

Window Glazing Material	Clear glass R for all Elevations.
Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	Min. 8 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	Farm Compound & Retreat Buildings: NR Others: No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type

Flat	NP
Shed	Farm Compound Buildings: P Others: P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Gambrel	P for Farm Compound Buildings only

Building Standards (continued)

Building Materials				
Primary Building Material on Facades*	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	Farm Compound Buildings P Others: NP , unless Agricultural Use Accessory Building

Changes in Building Materials Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.

Building Colors Farm Compound Buildings: **NR**
Others: Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors

Foundation Cladding **R**; brick or natural stone

Porch Pier Cladding **R**; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers

Chimney Cladding **R**; brick, natural stone, or material matching primary material of Facade

Building Types

House	P	Country Store	P
Duplex** ##	NP	Commercial ##	NP
Townhouse	NP	Mixed Use ##	NP
Small Multifamily ##	NP	Flex ** ##	NP
Farm Compound*	P	Large Scale Commercial	NP
Hospitality* ##/ Retreat*	P	Civic	P

See Table 9.1 (Principal Building Types - Specific Standards).
*Farm Compound, Hospitality Building, & Retreat are permitted only with approval by Community Design Review Committee.
** Permitted in Farm Compound if approved by Community Design Review Committee. All other Building Types permitted in CD-2 are permitted in a Farm Compound if approved by Community Design Review Committee.
Permitted as part of a Retreat if approved by Community Design Review Committee. All other Building Types permitted in CD-2 are permitted in a Retreat if approved by Community Design Review Committee.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only, and in Driveway
Recreational Vehicles	NP	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only
Heavy Equipment	NP	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage / Covered Location	Farm Compound: NR Others: P in 3rd Layer only
Garage Design	NR
Driveway/Vehicular Entrance Location	NR
Driveway/Vehicular Entrance Maximum Width	Farm Compound: NR Others: 10 ft. max. in 1st Layer
Parking Structures	NP
Parking Structure Pedestrian Exit Location	NA

Thoroughfares Types

See Section 13.B and Table 13.B (Thoroughfare Types – Specific Standards) for additional requirements.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

Loading & Access

Off-Street Loading and Outdoor Storage	Off-Street Loading: P; Off-Street Storage: NP
Utility Box & Service Meter* Locations (*Not including water meters)	Farm Compound or Retreat: P only at rear of Building Others: P in 3rd Layer only.
Off-Street Trash Receptacle Locations	Farm Compound or Retreat: P only at rear of Building and Screened from view from any Thoroughfare Others: P in 3rd Layer only.
Off-Street Dumpster Locations	NA
Drive-Through Locations	NP

Non-Building Components

	1st Layer	2nd Layer	3rd Layer or behind Building
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from view from any Thoroughfare	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Solar Panels	P if coplanar to and integrated into roof design		Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Antennas & Satellite Equipment	P if only possible location for satisfactory reception, as set forth by the FCC.		Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Recreation or Play Equipment	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Animal Enclosures, Runs or Shelters	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Swimming Pools, Hot Tubs and Spas	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Transmitting and/or receiving towers or antennas and wind-generating machines	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer

Screens & Streetscreens

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3 ft. to 3.5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 3.5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways. Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
Rooftop HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Streetscreen Location	NR

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LEGEND	
The following notations are utilized in this table.	<p> P Permitted NP Not Permitted NA Not Applicable R Required NR Not Regulated </p>



Conceptual illustration of Character District CD-3 Neighborhood - Large.

General Description

The CD-3L Neighborhood - Large Lot Character District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type. It has large Lots, medium-to-deep front, Setbacks and medium-to-wide side Setbacks. Its Thoroughfares have Curbs and may include Sidewalks and/or Street trees, and form medium-to-large Blocks.

Block Size

Block Perimeter **NR** for Blocks that include a Farm Compound or Retreat; Otherwise, 3500 ft. max.

Private Frontage Types

Common Yard	P	Stoop*	NP
Porch	P	Shopfront*	NP
Fence	P	Commercial Porch*	NP
Terrace/Lightwell	NP	Gallery	NP
Forecourt	NP	Arcade	NP
Courtyard	P		

See Table 9.H (Private Frontage Types)

*Shopfront and Commercial Porch are not permitted for Buildings within a Farm Compound. Stoops are permitted for Buildings within a Farm Compound or Retreat. All other Private Frontage Types permitted in CD-3L are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

Civic Space Types

Natural Area	P	Playground	P
Green	P	Sport Field, Court, or Course	P
Square*	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 15 (Civic Space Types)

*A Square is permitted within a Farm Compound or Retreat. All other Civic Space Types permitted in CD-3L are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

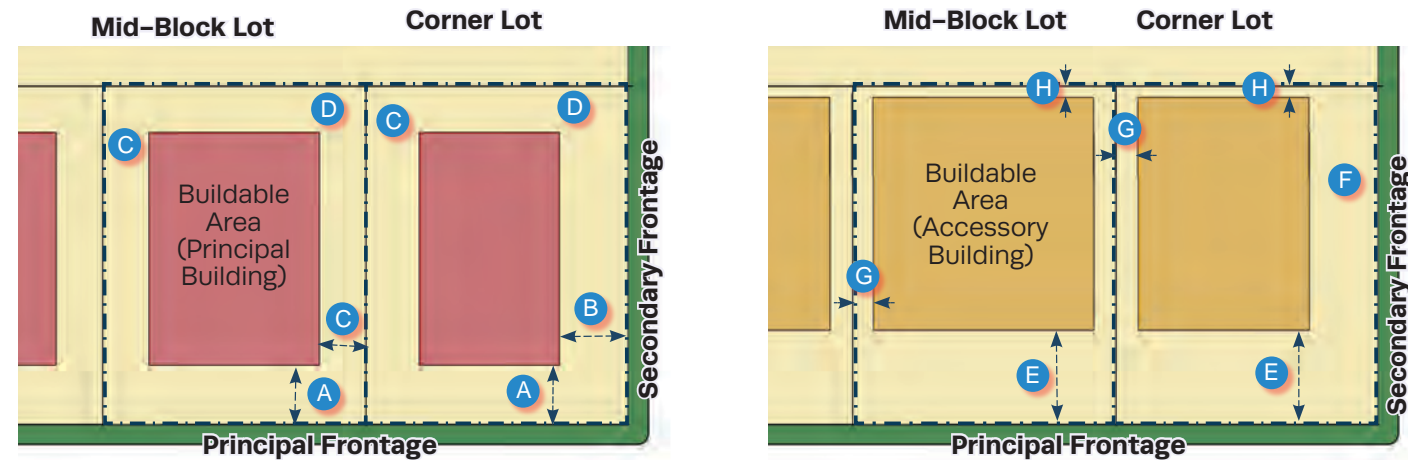
Permitted Uses

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	1 max., except NR for Farm Compounds and Retreats.
Accessory Buildings	NR

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Illustrations of Lot & Setback concepts

Lot Occupation

Lot Width	Farm Compound or Retreat: NR ; Otherwise: 80 ft. min., 200 ft. max.
Frontage Buildout	NA
Lot Coverage	40% max.
Lot Enfrontment	Farm Compound or Retreat: NR ; Otherwise: 80% of Lots within the Character District of a Final Development Plan must Enfront a vehicular Thoroughfare, and ≤ 20% of the Lots may Enfront a Pedestrian Path, Passage, Civic Space, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage & Secondary Frontage	Farm Compound or Retreat: 40' min., measured from front Lot Line to closest portion of closest Principal Building; Otherwise 40'min. A B	Front Setback, Principal Frontage & Secondary Frontage	20 ft. min.+ Principal Building Setback* E F
Side Setback, each side of Lot	20 ft. min. C	Side Setback, each side	** G
Rear Setback	20 ft. min. D	Rear Setback	5 ft. min; or 15 ft. min. from center line of Rear Lane H

**shall not be more than 50 ft. from a side Elevation of a Principal Building.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Building Standards

Building Height

Principal Building	2 Stories max.
Accessory Building	2 Stories max.

Ceiling Height

9 ft. min., except 10 ft. min. on first floor

Building Composition

Vertical Composition	Farm Compound Buildings: NR Others: Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	Farm Compound, Hospitality, & Retreat Buildings: NR Others: 18 in. above finished grade at Facade

Facade

Main Entrance	Farm Compound & Retreat Buildings: NR Others: Main Entrance must be in Facade of Principal Frontages.
Facade Position	Farm Compound & Retreat Buildings: NR Others: Generally parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Farm Compound & Retreat Buildings: NR Others: Must be vertically proportioned
Blank Walls	Farm Compound Buildings: NR Others: NP at Frontage
Facade Articulation	NA
Facade Openings	Farm Compound & Retreat Buildings: NR Others: Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Facade Glazing	Farm Compound & Retreat Buildings: NR Others: 20% - 60% of total Facade area
Window Alignment	Farm Compound & Retreat Buildings: NR Others: Upper floor windows and other features must be aligned with those of first floor.

Facade (continued)

Window Glazing Material	Clear glass R for all Elevations.
Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	Min. 8 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NA
Facade Variety	Farm Compound & Retreat Buildings: NR Others: No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type

Flat	NP
Shed	Farm Compound Buildings: P Others: P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Gambrel	P for Farm Compound Buildings only

Building Standards (continued)

Building Materials

Primary Building Material on Facades	Brick P	Authentic stucco over masonry P
	Natural stone P	Exposed concrete NP
	Wood P	Aluminum or vinyl siding NP
	Cementitious siding P	Farm Compound Buildings P Others: NP , unless Agricultural Use Accessory Building
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.	
Building Colors	Farm Compound Buildings: NR Others: Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors	
Foundation Cladding	R ; brick or natural stone	
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers	
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade	

Building Types

House	P	Country Store	NP
Duplex**##	NP	Commercial##	NP
Townhouse**##	NP	Mixed Use##	NP
Small Multifamily**##	NP	Flex**##	NP
Farm Compound*	P	Large Scale Commercial	NP
Live/Work	NP	Civic	P
Hospitality *##/ Retreat*	P		

See Table 9.1 (Principal Building Types – Specific Standards).

*Farm Compound, Hospitality Building, & Retreat are permitted only with approval by Community Design Review Committee.

** Permitted in Farm Compound if approved by Community Design Review Committee. All other Building Types permitted in CD-3L are permitted in a Farm Compound if approved by Community Design Review Committee.

Permitted in Retreat if approved by Community Design Review Committee. All other Building Types permitted in CD-3L are permitted in a Retreat if approved by Community Design Review Committee.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only, and in Driveway
Recreational Vehicles	NP	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only
Heavy Equipment	NP	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: NP
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage / Covered Parking	Farm Compound: NR Others: P in 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. for single car Garage and 20 ft. x 20 ft. for double car Garage. If Garage faces Street: max. Garage width 30% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	Farm Compound: NR Others: 10 ft. max. in 1st Layer
Parking Structures	NP
Parking Structure Pedestrian Exit Location	NA

Thoroughfare Types

See Section 13.B and Table 13.B (Thoroughfare Types – Specific Standards) for additional requirements.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

Loading & Access

Off-Street Loading and Outdoor Storage	Off-Street Loading: P; Off-Street Outdoor Storage: NP
Utility Box & Service Meter* Locations (*Not including water meters)	Farm Compound or Retreat: P only at rear of Building Others: P in 3rd Layer only.
Off-Street Trash Receptacle Locations	Farm Compound or Retreat: P only at rear of Building and Screened from view from any Thoroughfare Others: P in 3rd Layer only.
Off-Street Dumpster Locations	NA
Drive-Through Locations	NP

Non-Building Components

	1st Layer	2nd Layer	3rd Layer or behind Building
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Solar Panels	P if coplanar to and integrated into roof design		Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception, as set forth by the FCC.		Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Recreation or Play Equipment	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Animal Enclosures, Runs or Shelters	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Swimming Pools, Hot Tubs and Spas	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Transmitting and/or receiving towers or antennas and wind-generating machines	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer

Screens & Streetscreens

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3 ft. to 3.5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 3.5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
Rooftop HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Streetscreen Location	Coplanar with Principal Building Facade

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LEGEND	
The following notations are utilized in this table.	<p> P Permitted NP Not Permitted NA Not Applicable R Required NR Not Regulated </p>



Conceptual illustration of Character District CD-3 Neighborhood.

General Description

The CD-3 Neighborhood Character District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type. It has medium-to-deep front Setbacks and medium-to-wide side Setbacks. Its Thoroughfares have Curbs and may include Sidewalks and/or Street trees, and form medium-to-large Blocks.

Block Size

Block Perimeter **NR** for Blocks that include a Farm Compound or Retreat;
Otherwise, 3000 ft. max

Private Frontage Types

Common Yard	P	Stoop*	NP
Porch	P	Shopfront*	NP
Fence	P	Commercial Porch*	NP
Terrace/Lightwell	NP	Gallery	NP
Forecourt	NP	Arcade	NP
Courtyard	P		

See Table 9.H (Private Frontage Types)

*Shopfront and Commercial Porch are not permitted for Buildings within a Farm Compound. Stoops are permitted for Buildings within a Farm Compound or Retreat. All other Private Frontage Types permitted in CD-3 are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

Civic Space Types

Natural Area	P	Playground	P
Green	P	Sport Field, Court, or Course	P
Square*	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 15 (Civic Space Types)

*A Square is permitted within a Farm Compound or Retreat. All other Civic Space Types permitted in CD-3 are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

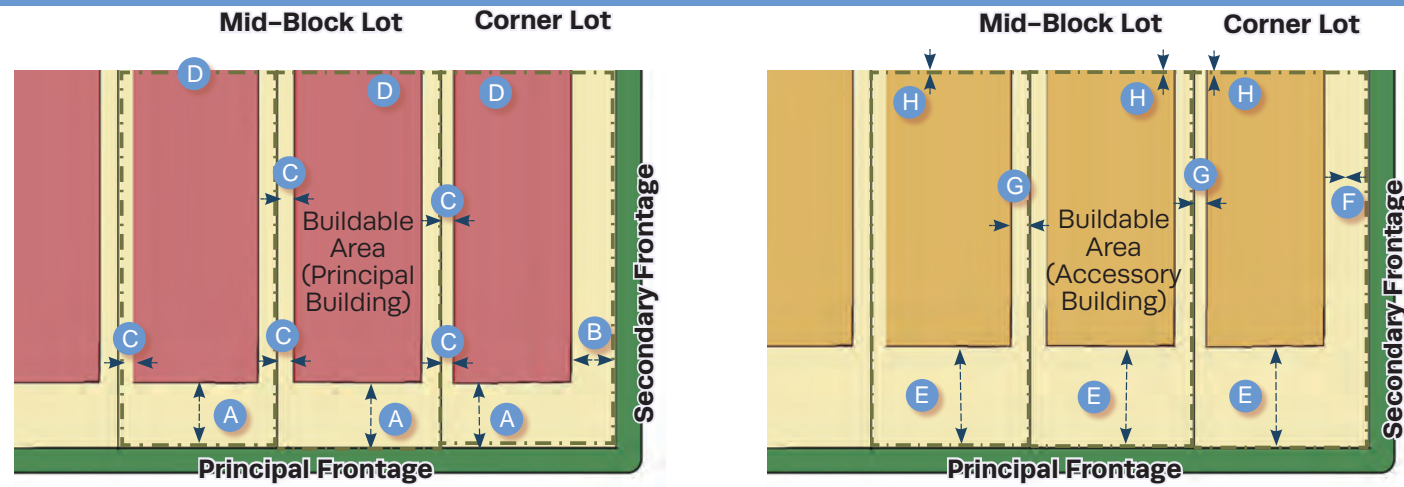
Permitted Uses

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	1 max., except NR for Farm Compounds and Retreats.
Accessory Buildings	1 max.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Illustrations of Lot & Setback concepts

Lot Occupation

Lot Width	Farm Compound or Retreat: NR ; Otherwise: 50 ft. min., 100 ft. max.
Frontage Buildout	Farm Compound or Retreat: NR ; Otherwise: 40% min.
Lot Coverage	60% max
Lot Enfrontment	Farm Compound or Retreat: NR 80% of Lots within the Character District of a Final Development Plan must Enfront a vehicular Thoroughfare; ≤ 20% of the Lots may Enfront a Pedestrian Path, Passage, Civic Space, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway, Easement, and/or Alley.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage & Secondary Frontage	Farm Compound or Retreat: 20 ft. min., measured from front Lot Line to closest portion of closest Principal Building; Otherwise 20 ft min. A B	Front Setback, Principal Frontage & Secondary Frontage	Principal 20 ft. min. + Principal Building Setback* E 10 ft. min. F
Side Setback, each side	12 ft. min C	Side Setback, each side	5 ft. min.** G
Rear Setback	20 ft. min. D	Rear Setback	5 ft. min.; or 15 ft. min. from center line of Rear Alley H

**For Farm Compound Accessory Buildings, Accessory Buildings shall not be more than 50 ft. from a side Elevation of a Principal Building.

LEGEND
The following notations are utilized in this table.

P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Building Standards

Building Height

Principal Building	2 Stories max.
Accessory Building	2 Stories max.

Ceiling Height

9 ft. min., except 10 ft. min. on first floor

Building Composition

Vertical Composition	Farm Compound Buildings: NR Others: Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	Farm Compound, Hospitality, & Retreat Buildings: NR Others: 18 in. above finished grade at Facade

Facade

Main Entrance	Farm Compound & Retreat Buildings: NR Others: Main Entrance must be in Facade of Principal Frontages.
Facade Position	Farm Compound & Retreat Buildings: NR Others: Generally parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Farm Compound & Retreat Buildings: NR Others: Must be vertically proportioned
Blank Walls	Farm Compound Buildings: NR Others: NP at Frontage
Facade Articulation	NA
Facade Openings	Farm Compound & Retreat Buildings: NR Others: Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Facade Glazing	Farm Compound & Retreat Buildings: NR Others: 20% – 60% of total Facade area
Window Alignment	Farm Compound & Retreat Buildings: NR Others: Upper floor windows and other features must be aligned with those of first floor.

Facade (continued)

Window Glazing Material	Clear glass R for all Elevations.
Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	Min. 8 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NA
Facade Variety	Farm Compound & Retreat Buildings: NR Others: No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type

Flat	NP
Shed	Farm Compound Buildings: P Others: P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Gambrel	P for Farm Compound Buildings only

Building Standards (continued)

Building Materials				
	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
Primary Building Material on Facades	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	Farm Compound Buildings P Others: NP , unless Agricultural Use Accessory Building
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Farm Compound Buildings: NR Others: Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R ; brick or natural stone			
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers			
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade			

Building Types

House	P	Country Store	NP
Duplex	P	Commercial##	NP
Townhouse**##	NP	Mixed Use##	NP
Small Multifamily**##	NP	Flex**##	NP
Farm Compound*	P	Large Scale Commercial	NP
Live/Work	NP	Civic	P
Hospitality* / Retreat*	P		

See Table 9.1 (Principal Building Types – Specific Standards).

*Farm Compound, Hospitality Building, & Retreat are permitted only with approval by Community Design Review Committee.

** Permitted in Farm Compound if approved by Community Design Review Committee. All other Building Types permitted in CD-3 are permitted in a Farm Compound if approved by Community Design Review Committee.

Permitted in Retreat if approved by Community Design Review Committee. All other Building Types permitted in CD-3 are permitted in a Retreat if approved by Community Design Review Committee.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location		
	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only, and in Driveway
Recreational Vehicles	NP	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only
Heavy Equipment	NP	Farm Compound or Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: NP
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage Location / Covered Parking Location	Farm Compound: NR Others: P in 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. for single car Garage and 20 ft. x 20 ft. for double car Garage. If Garage faces Street: max. Garage width 30% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	Farm Compound: NR Others: 10 ft. max. in 1st Layer
Parking Structures	NP
Parking Structure Pedestrian Exit Location	NA

Thoroughfare Types

See Section 13.B and Table 13.B (Thoroughfare Types – Specific Standards) for additional requirements.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

Loading & Access

Off-Street Loading and Outdoor Storage	Off-Street Loading: P; Off-Street Outdoor Storage: NP
Utility Box & Service Meter* Locations (*Not including water meters)	Farm Compound or Retreat: P only at rear of Building Others: P in 3rd Layer only.
Off-Street Trash Receptacle Locations	Farm Compound or Retreat: P only at rear of Building and Screened from view from any Thoroughfare Others: P in 3rd Layer only.
Off-Street Dumpster Locations	NA
Drive-Through Locations	NP

Non-Building Components

	1st Layer	2nd Layer	3rd Layer or behind Building
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Solar Panels	P if coplanar to and integrated into roof design		Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception, as set forth by the FCC.		Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Recreation or Play Equipment	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Animal Enclosures, Runs or Shelters	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Swimming Pools, Hot Tubs and Spas	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer
Transmitting and/or receiving towers or antennas and wind-generating machines	NP	NP	Farm Compound or Retreat: P only behind Building Others: P in 3rd Layer

Screens & Streetscreens

Height	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3 ft. to 3.5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 3.5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
Rooftop HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Streetscreen Location	Coplanar with Principal Building Facade

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LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated



Conceptual illustration of Character District CD-4 Village Center.

General Description

The CD-4 Village Center Character District consists of a medium-density area that has a mix of Building Types and primarily Residential, Retail/Service/Artisan, Commercial, Office, Lodging, Educational, and Civic Uses; there are medium, narrow or no front Setbacks and narrow-to-medium side Setbacks; it has variable private landscaping; and it has Thoroughfares with Curbs, Sidewalks and trees that define medium-sized Blocks.

Block Size

Block Perimeter **NR** for Blocks that include a Retreat;
Otherwise, 2400 ft. max

Private Frontage Types

Common Yard	P	Stoop	P
Porch	P	Shopfront	P
Fence	P	Commercial Porch	P
Terrace/Lightwell	P	Gallery	P
Forecourt	P	Arcade	P
Courtyard	P		

See Table 9.H (Private Frontage Types)

Civic Space Types

Natural Area	P	Playground	P
Green	P	Sport Field, Court, or Course	P
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 15 (Civic Space Types).

Permitted Uses

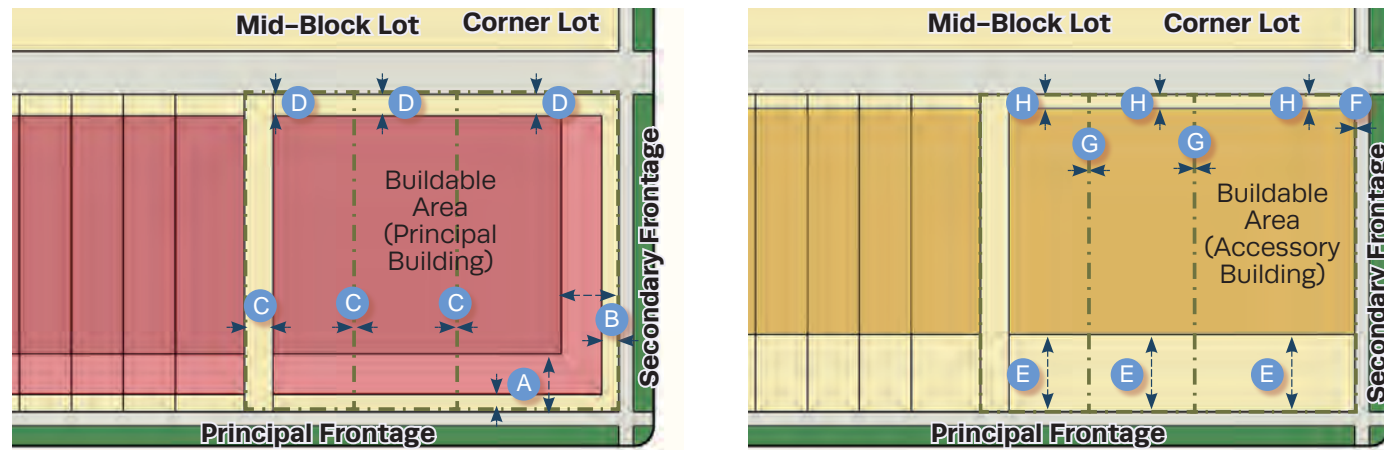
See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	1 max., except NR for Retreats.
Accessory Buildings	1 max.

LEGEND
The following notations are utilized in this table.

P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Illustrations of Lot & Setback concepts

Lot Occupation

Lot Width	Retreat: NR Otherwise 18 ft. min., 100 ft. max.; except 45 ft. max. for House Building Type
Frontage Buildout	Retreat: NR Otherwise: 60% min
Lot Coverage	80% max
Lot Enfrontment	80% of Lots within each type of Character District of a Final Development Parcel must Enfront a vehicular Thoroughfare; ≤ 20% of the Lots may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway, Easement, and/or Alley.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage & Secondary Frontage	Retreat: 20 ft. min., measured from front Lot Line to closest portion of closest Principal Building; Otherwise 0 ft. min., 10 ft. max	Front Setback, Principal Frontage & Secondary Frontage	Principal: 20 ft. min. + Principal Building Setback Secondary 0 ft. min.
Side Setback, each side	0 ft. min.	Side Setback, each side	0 ft. min.
Rear Setback	3 ft. min; or 5 ft. min. if along a Rear Lane or Rear Alley	Rear Setback	3 ft. min. or 5 ft. min. if Garage door faces Rear Alley

LEGEND
The following notations are utilized in this table.

P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Building Standards

Building Height

Principal Building	4 Stories max.
Accessory Building	2 Stories max.

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Commercial, Office, Retail/Service/Artisan, or Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Buildings in a Retreat: NR Others: Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	If Residential: 18 in. min., 36 in. max. above avg. grade at Facade

Facade

Main Entrance	Buildings in a Retreat: NR Others: Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Facade Position	Buildings in a Retreat: NR Others: Generally parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Buildings in a Retreat: NR Others: Must be vertically proportioned
Blank Walls	NP at Frontage
Facade Articulation	NA

Building Standards (continued)

Facade (continued)

Facade Openings	Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area. Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area min. for Shopfront
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Glazing Material	Clear glass R for all Elevations.
Facade Window Sill Height	If Residential, 5 ft. min. above avg. grade at Facade
Porch Frontages	Min. 8 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Gambrel	NP

Building Standards (continued)

Building Materials

Primary Building Material on Facades	Brick P	Authentic stucco over masonry P
	Natural stone P	Exposed concrete NP
	Wood P	Aluminum or vinyl siding NP
	Cementitious siding P	Corrugated and/or sheet metal NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.	
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors	
Foundation Cladding	R ; brick or natural stone	
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers	
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade	

Building Types

House	P	Country Store	P
Duplex	P	Commercial	P
Townhouse	P	Mixed Use	P
Small Multifamily	P	Flex##	NP
Farm Compound	NP	Large Scale Commercial	NP
Hospitality* / Retreat*	P		
Live/Work	P	Civic	P

See Table 9.1 (Principal Building Types – Specific Standards).

*Hospitality Building & Retreat are permitted only with approval by Community Design Review Committee.

Permitted in Retreat if approved by Community Design Review Committee. All other Building Types permitted in CD-4 are permitted in a Retreat if approved by Community Design Review Committee.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only, and in Driveway
Recreational Vehicles	NP	Retreat: behind one or more Principal Buildings and Screened from view from any Thoroughfare; Others: P in 3rd Layer only, and in Driveway
Heavy Equipment	NP	NP
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage / Covered Parking Location	Retreat: NR Otherwise: P in 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. for single car Garage and 20 ft. x 20 ft. for double car Garage. If Garage faces Street: max. Garage width 30% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors.
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	Retreat: NR Otherwise: 10 ft max. in 1st Layer if Residential; 20 ft max. in 1st Layer if non-Residential, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Thoroughfare Types

See Section 13.B and Table 13.B (Thoroughfare Types - Specific Standards) for additional requirements.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

Loading & Access

Off-Street Loading and Storage	Off-Street Loading: P; Off-Street Outdoor Storage: NP
Utility Box & Service Meter* Locations (*Not including water meters)	Retreat: P only at rear of Building Others: P in 3rd Layer only.
Off-Street Trash Receptacle Locations	Retreat: P only at rear of Building and Screened from view from any Thoroughfare Others: P in 3rd Layer only.
Off-Street Dumpster Locations	Retreat: P only at rear of Building and Screened from view from any Thoroughfare Others: P in 3rd Layer only.
Drive-Through Locations	Retreat: NP; Others, only P in 3rd Layer if approved by Community Design Review Committee; otherwise, NP

Non-Building Components

	1st Layer	2nd Layer	3rd Layer or behind Building
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	Retreat: P only behind Building Others: P in 3rd Layer
Solar Panels	P if coplanar to and integrated into roof design		Retreat: P only behind Building Others: P in 3rd Layer
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception, as set forth by the FCC.		Retreat: P only behind Building Others: P in 3rd Layer
Recreation or Play Equipment	NP	NP	Retreat: P only behind Building Others: P in 3rd Layer
Animal Enclosures, Runs or Shelters	NP	NP	Retreat: P only behind Building Others: P in 3rd Layer
Swimming Pools, Hot Tubs and Spas	NP	NP	Retreat: P only behind Building Others: P in 3rd Layer
Transmitting and/or receiving towers or antennas and wind-generating machines	NP	NP	Retreat: P only behind Building Others: P in 3rd Layer

Screens & Streetscreens

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen /Streetscreen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Service Storage Facility Screening	NA (not permitted in District)
Streetscreen Location	2nd Layer

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LEGEND					
The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated



Conceptual illustration of Character District CD-EH Education Hub.

General Description

The CD-EH Education Hub Character District accommodates education and research. It is comprised of a number of Buildings oriented along large Open Spaces, or quads. Predominant Uses would be education, research, and a mix of other supportive Uses, such as Residential, Retail/Service/Artisan, Office, Civil Support, and Civic Uses.

Block Size

NR

Private Frontage Types

Common Yard	NP	Stoop	P
Porch	NP	Shopfront	P
Fence	NP	Commercial Porch	P
Terrace/Lightwell	P	Gallery	P
Forecourt	P	Arcade	P
Courtyard	P		

See Table 9.H (Private Frontage Types)

Civic Space Types

Natural Area	P	Playground	P
Green	P	Sport Field, Court, or Course	P
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 15 (Civic Space Types)

Permitted Uses

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	1 max.
Accessory Buildings	1 max.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Lot Occupation

Lot Width	NR
Frontage Buildout	NR
Lot Coverage	NR
Lot Enfrontment	NR
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks

Principal Building

Front Setback	15 ft. min.
Side Setback, per side	10 ft. min.
Rear Setback	NR

Building Standards

Building Height

Principal Building	3 Stories max.
Accessory Building	2 Stories max.

Ceiling Height

14 ft. min. 1st floor; 10 ft. min. other floors

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Facade Articulation	NA

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Facade (continued)

Facade Openings	Windows and/or doors spaced ≤ 20 ft. apart.
Facade Glazing	In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Glazing Material	Clear glass R for all Elevations
Facade Window Sill Height	If Residential: 5 ft. min. above avg. grade at Facade
Porch Frontages	NA
Shopfront Frontages	12 in.-24 in. kneewall required at Frontage
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Gambrel	NP

Building Standards (continued)

Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R ; brick or natural stone			
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by paint or stained latticework between piers			
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade			

Building Types

House	P	Country Store	P
Duplex	P	Commercial	P
Townhouse	P	Mixed Use	P
Small Multifamily	P	Flex	P
Hospitality / Retreat	NP	Large Scale Commercial	NP
Live/Work	P	Civic	P
Farm Compound	NP		

See Table 9.1 (Principal Building Types - Specific Standards).

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in any Layer
Recreational Vehicles	NP	NP
Heavy Equipment	NP	NP
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3rd Layer only
All Other Vehicles	NP	P in 3rd Layer only

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage Location	P in 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. for single car Garage and 20 ft. x 20 ft. for double car Garage.
	If Garage faces Street: max. Garage width 30% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	10 ft max. in 1st Layer and 2nd Layer if Residential; 24 ft max. in 1st Layer if non-Residential, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Thoroughfare Types

See Section 13.B and Table 13.B (Thoroughfare Types - Specific Standards) for additional requirements.

Loading & Access

Off-Street Loading and Storage	P only in 3rd Layer
Utility Box & Service Meter* Locations (*Not including water meters)	P only in 3rd Layer
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	P in 3rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	NP

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception, as set forth by the FCC.		P
Recreation or Play Equipment	NP	NP	P
Animal Enclosures, Runs or Shelters	NP	NP	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers or antennas and wind-generating machines	NP	NP	P

LEGEND					
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

Screens & Streetscreens

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen/Streetscreen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Service Storage Facility Screening	R; except at Driveways: Screening must be by Building, Wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Streetscreen Location	2nd Layer

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LEGEND					
The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated



Conceptual illustration of Character District CD-IH Innovation Hub.

General Description

The CD-IH Innovation Hub Character District features a strong Mixed-Use employment center focused on creating a vibrant area for employment, with Residential, Commercial, mixed, Retail / Service /Artisan, Office, Light Industrial, Entertainment & Recreation and/or Civic Uses.

Block Size

NR

Private Frontage Types

Common Yard	NP	Stoop	P
Porch	NP	Shopfront	P
Fence	NP	Commercial Porch	P
Terrace/Lightwell	P	Gallery	P
Forecourt	P	Arcade	P
Courtyard	NP		

See Table 9.H (Private Frontage Types)

Civic Space Types

Natural Area	P	Playground	P
Green	P	Sport Field, Court, or Course	P
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 15 (Civic Space Types)

Permitted Uses

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	1 max.
Accessory Buildings	1 max.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Lot Occupation

Lot Width	100 ft. max., except 50 ft. min., 150 ft. max. for Flex Building Type
Frontage Buildout	NR
Lot Coverage	75% max
Lot Enfrontment	NR
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks

Principal Building

Front Setback	10 ft. min.
Side Setback, per side	5 ft. min.
Rear Setback	NR

Building Standards

Building Height

Principal Building	3 Stories max.
Accessory Building	2 Stories max.

Building Standards (continued)

Ceiling Height

14 ft. min. 1st floor; 10 ft. min. other floors

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Facade

Main Entrance Main Entrance must be in Facade of Principal Frontages.

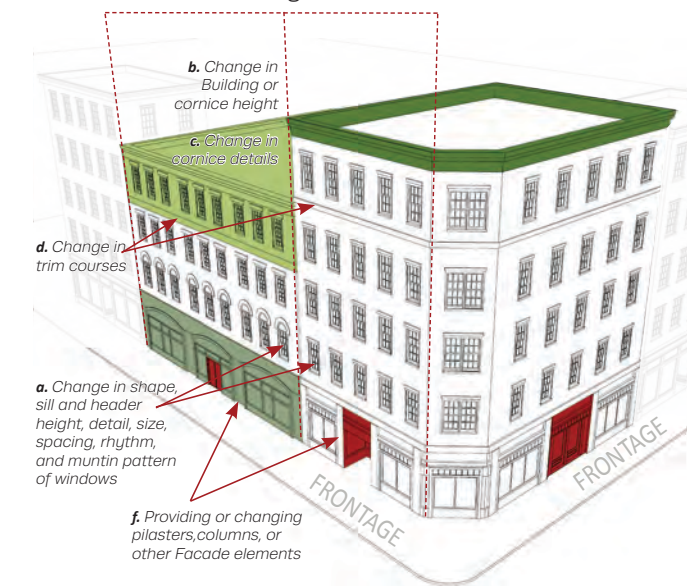
Facade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Facade & Facade Element Design Proportions Must be vertically proportioned

Blank Walls NP at Frontage

For a Flex Building Type greater than 100 ft. in width, such Facade must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Facade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin patterns of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of Wall material or Wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Facade elements; and (2) is composed with a defined center and edges. See the illustration below:

Facade Articulation



Conceptual illustration of certain Facade Articulation Elements.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Facade (continued)

Facade Openings	Windows and/or doors spaced ≤ 20 ft. apart.
Facade Glazing	In Stories above first, Facade openings must be ≤ 50% of total Facade area. 20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area min. for Shopfront
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Glazing Material	Clear glass R for all Elevations
Facade Window Sill Height	If Residential: 5 ft. min. above avg. grade at Facade
Porch Frontages	NA
Shopfront Frontages	12 in.-24 in. kneewall required at Frontage
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Gambrel	NP

Building Standard(continued)

Building Materials

Primary Building Material on Facades	Brick P	Authentic stucco over masonry P
	Naturone P	Exposed concrete NP
	Wood P	Aluminum or vinyl siding NP
	Cemen P	Corrugated metal P ; Sheet metal NP
Changes in Building Materials	terials must continue along side Elevations through 2nd Layer. Primary materials shall continue for ene length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.	
Building Colors	Up ttural color of any allowed materials, but excluding trim colors	
Foundation Cladding	R ; brick or natural stone	
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by paint or stained latticework between piers	
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade	

Building Types

House	P	Country Store	NP
Duplex	P	Commercial	P
Townhouse	P	Mixed Use	P
Small Multifamily	P	Flex	P
Hospitality / Retreat	NP	Large Scale Commercial	P
Live/Work	P	Civic	P
Farm Compound	NP		

See Table 9.I (Principal Building Types – Specific Standards).

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in any Layer
Recreational Vehicles	NP	NP
Heavy Equipment	NP	NP
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in Third Layer only
All Other Vehicles	NP	NP

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage Location	P in 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. for single car Garage and 20 ft. x 20 ft. for double car Garage.
	If Garage faces Street: max. Garage width 30% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	10 ft max. in 1st Layer and 2nd Layer if Residential; 24 ft max. in 1st Layer if non-Residential, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Thoroughfare Types

See Section 13.B and Table 13.B (Thoroughfare Types - Specific Standards) for additional requirements.

LEGEND	
The following notations are utilized in this table.	P Permitted NP Not Permitted NA Not Applicable R Required NR Not Regulated

Loading & Access

Off-Street Loading and Storage	P only in 2nd or 3rd Layer, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in 2nd or 3rd Layer, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3rd Layer only.
Off-Street Dumpster Locations	P in 3rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	CU in 3rd Layer only; otherwise, NP

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception, as set forth by the FCC.		P
Recreation or Play Equipment	NP	NP	P
Animal Enclosures, Runs or Shelters	NP	NP	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers or antennas and wind-generating machines	NP	NP	P

Screens & Streetscreens

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

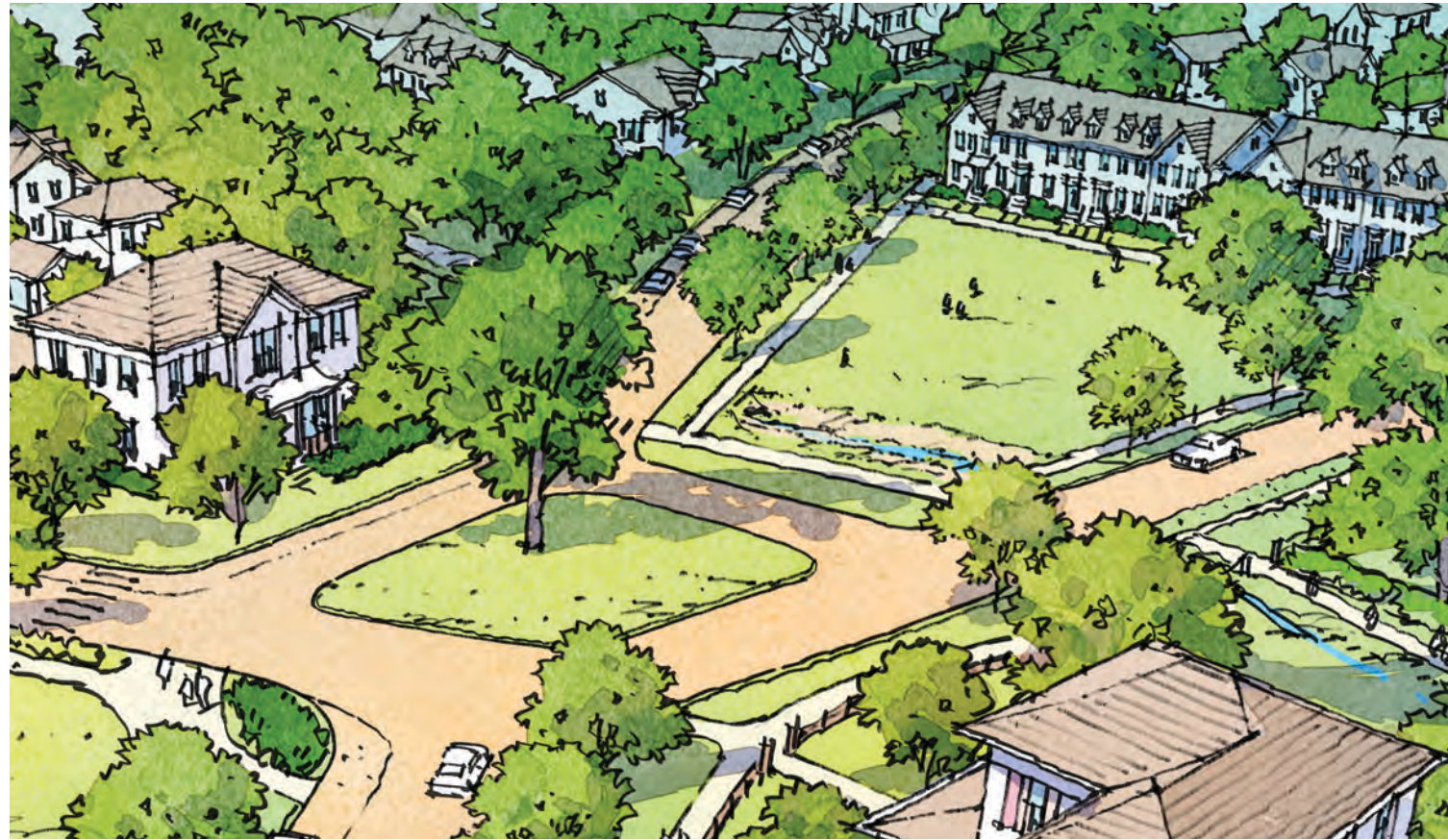
Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen/Streetscreen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Service Storage Facility Screening	R; except at Driveways: Screening must be by Building, Wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Streetscreen Location	2nd Layer

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LEGEND					
The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated



Conceptual illustration of Civic Character District CD-CV.

General Description

The CD-CV Civic Character District is assigned to areas designated for Civic purposes. These may be Open Space of one or more Civic Space types allowed within or Adjacent to any specific Character District, as well as sites dedicated to significant Buildings to be used for Civic and Civil Support purposes, such as City Halls, Post Offices, Libraries, Places of Assembly, Places of Worship, and Community Centers.

Block Size

NR

Private Frontage Types

NA

Civic Space Types

Natural Area	P	Playground	P
Green	P	Sport Field, Court, or Course	P
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 15 (Civic Space Types)

Permitted Uses

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	1 max.
Accessory Buildings	1 max.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Lot Occupation

Lot Width	NR
Frontage Buildout	NR
Lot Coverage	NR
Lot Enfrontment	Must Enfront a vehicular Thoroughfare, Pedestrian Path, Passage, pedestrian walkway or waterbody
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks

Principal Building

Front Setback, Principal Frontage	0 ft. min., 50 ft. of Lot Depth max
Front Setback, Secondary Frontage	0 ft. min
Side Setback	0 ft. min
Rear Setback	0 ft. min

Building Standards

Building Height*

Principal Building	20 ft. higher than max. Height of any Adjacent Character District, max.
Accessory Building	Not to exceed Principal Building Height

Ceiling Height

14 ft. min. 1st floor; 10 ft. min. other floors

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Facade Articulation	NA
Facade Openings	In Stories above first, Facade openings must be ≤ 50%
Facade Glazing	20% min. – 60% max.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Facade (continued)

Window Glazing Material	Clear glass R for all Elevations.
Facade Window Sill Height	NR
Porch Frontages	NA
Shopfront Frontages	NA
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Gambrel	NP

Building Standards (continued)

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
	Natural stone	P	Exposed concrete NP
	Wood	P	Aluminum or vinyl siding NP
	Cementitious siding	P	Corrugated and/or sheet metal NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.		
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors		
Foundation Cladding	R ; brick or natural stone		
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers		
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade		

Building Types

House	NP	Country Store	NP
Duplex	NP	Commercial	NP
Townhouse	NP	Mixed Use	NP
Small Multifamily	NP	Flex	NP
Hospitality / Retreat	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P
Farm Compound	NP		

See Table 9.1 (Principal Building Types - Specific Standards).

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd Layer only
Recreational Vehicles	NP	NP
Heavy Equipment	NP	NP
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, gravel, compacted earth/crushed shell, or other hard surface
Garage Location	P in 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. for single car Garage and 20 ft. x 20 ft. for double car Garage.
	If Garage faces Street: max. Garage width 30% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	24 ft. max. in 1st Layer and 2nd Layer
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Thoroughfare Types

See Section 13.B and Table 13.B (Thoroughfare Types – Specific Standards) for additional requirements.

Loading & Access

Off-Street Loading and Storage	P in 3rd Layer only.
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3rd Layer only.
Off-Street Trash Receptacle Locations	P in 3rd Layer only.
Off-Street Dumpster Locations	P in 3rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	P in 3rd Layer only.

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception as set forth by the FCC.		P
Recreation or Play Equipment	NP	NP	P
Animal Enclosures, Runs or Shelters	NP	NP	NP
Swimming Pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers or antennas and wind-generating machines	NP	NP	P

LEGEND	
The following notations are utilized in this table.	P Permitted NP Not Permitted NA Not Applicable R Required NR Not Regulated

Screens & Streetscreens

Height	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3.5 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen /Streetscreen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	NA
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Service Storage Facility Screening	NA (not permitted in District)
Streetscreen Location	2nd Layer

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LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

TABLE 9.B.9 (CHARACTER DISTRICT STANDARDS SUMMARY)

	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
BLOCK SIZE								
Block Perimeter	NA	NR	3500 ft. max.	3000 ft. max.	2400 ft. max.	NR	NR	NR
THOROUGHFARES								
EL-20-14	NA	P	P	P	P	P	P	P
RL-18-12	NA	P	P	P	P	NP	NP	P
RA-20-14	NA	NP	NP	NP	P	P	P	P
DR-48-18	P	P	NP	NP	NP	P	P	P
RD-34-18	P***	P***	P***	P***	P***	P***	P***	P***
RD-50-20	P	P	P	P	NP	P	NP	P
ST-60-36	NP	NP	P	P	P	P	P	P
ST-56-32	NP	NP	P	P	P	P	NP	P
SQ-54-28	NP	NP	NP	NP	P	P	P	P
MUS-62-36	NP	NP	NP	NP	P	P	P	P
ST-44-18	NP	NP	P	P	P	P	NP	P
CIVIC SPACE TYPES								
Natural Area	P	P	NP	NP	NP	P	P	P
Green	NP	NP	P	P	P	P	P	P
Square	NP	NP	NP	NP	P	P	P	P
Plaza	NP	NP	NP	NP	P	P	P	P
Playground	P	P	P	P	P	P	P	P
Sport Field, Court, or Course	NP	NP	P	P	NP	P	P	P
Community Garden	NP	P	P	P	P	P	P	P
Pocket Park	NP	P	P	P	P	P	P	P

***as an entrance to Settlement

LEGEND	P Permitted	NP Not Permitted	NA Not Applicable	NR Not Regulated
The following notations are utilized in this table.				

TABLE 9.B.9 (CHARACTER DISTRICT STANDARDS SUMMARY)

	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
LOT OCCUPATION								
Lot Width	NA	200 ft. min.	80 ft. min., 200 ft. max.	50 ft. min., 100 ft. max.	18 ft. min., 100 ft. max.; except 45 ft. max. for House Building Type	NR	100 ft. max., except 50 ft. min, 150 ft. max. for Flex Building Type	NR
Lot Coverage	NA	NR	40% max.	60% max.	80% max.	NR	75% max.	NR
SETBACKS - PRINCIPAL BUILDING								
Front Setback (Principal)	NA	40 ft. min	40 ft. min.	20 ft. min.	0 ft. min., 10 ft. max.	15 ft. min.	10 ft. min.	0 ft. min., 50 ft. of Lot Depth max.
Front Setback (Secondary)	NA	40 ft. min	40 ft. min.	20 ft. min.	0 ft. min., 10 ft. max.	NA	NA	0 ft. min.
Side Setback	NA	NR	20 ft. min.	12 ft. min.	0 ft. min.	10 ft. min.	5 ft. min.	0 ft. min.
Rear Setback	NA	20 ft. min.	20 ft. min.	20 ft. min.	3 ft. min.; or 5 ft. min. if along a Rear Lane or Rear Alley	NR	NR	0 ft. min.
Frontage Buildout	NA	NA	NA	40% min.	60% min.	NR	NR	NR
SETBACKS - ACCESSORY BUILDING								
Front Setback (Principal)	NA	20 ft. min. + Principal Building Setback*	20 ft. min. + Principal Building Setback*	20 ft. min. + Principal Building Setback	20 ft. min. + Principal Building Setback	NA	NA	NA
Front Setback (Secondary)	NA	20 ft. min. + Principal Building Setback*	20 ft. min. + Principal Building Setback*	10 ft. min.	0 ft. min.	NA	NA	NA
Side Setback	NA	**	**	5 ft. min.	0 ft. min.	NA	NA	NA
Rear Setback	NA	3 ft. min.	5 ft. min.; or 15 ft. min. from center line of Rear Lane	5 ft. min.; or 15 ft. min. from center line of Rear Lane	3 ft. min.; or 5 ft. min. if Garage faces Rear Lane or Rear Alley	NA	NA	NA

*Agricultural Accessory Buildings may be permitted in 1st Layer.

**not more than 50 ft. from a side Elevation of the Principal Building

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

TABLE 9.B.9 (CHARACTER DISTRICT STANDARDS SUMMARY)

	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
PRIVATE FRONTAGE TYPES								
Common Yard	NA	P	P	P	P	NP	NP	NA
Porch	NA	P	P	P	P	NP	NP	NA
Fence	NA	P	P	P	P	NP	NP	NA
Terrace/Lightwell	NA	NP	NP	NP	P	P	P	NA
Forecourt	NA	NP	NP	NP	P	P	P	NA
Stoop	NA	NP	NP	NP	P	P	P	NA
Shopfront	NA	P	NP	NP	P	P	P	NA
Commercial Porch	NA	P	NP	NP	P	P	P	NA
Gallery	NA	NP	NP	NP	P	P	P	NA
Arcade	NA	NP	NP	NP	P	P	P	NA
BUILDING TYPES								
House	NA	P	P	P	P	P	P	NP
Duplex	NA	NP	NP	P	P	P	P	NP
Townhouse	NA	NP	NP	NP	P	P	P	NP
Small Multifamily	NA	NP	NP	NP	P	P	P	NP
Loft	NP	P	P	NP	NP	NP	NP	NP
Live/Work	NA	NP	NP	NP	P	P	P	NP
Country Store	NA	P	NP	NP	P	P	NP	NP
Commercial	NA	NP	NP	NP	P	P	P	NP
Mixed Use	NA	NP	NP	NP	P	P	P	NP
Flex	NA	NP	NP	NP	NP	NP	P	NP
Large Scale Commercial	NA	NP	NP	NP	NP	NP	P	NP
Civic	P	P	P	P	P	P	P	P

TABLE 9.B.9 (CHARACTER DISTRICT STANDARDS SUMMARY)

	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
BUILDING CONFIGURATION								
Principal Building Height	NA	2 Stories max.	2 Stories max.	2 Stories max.	4 Stories max.	3 Stories max.	3 Stories max.	20 ft. higher than max. Height of any Adjacent Character District, max.
Accessory Building Height	NA	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.	2 Stories max.	Not to exceed Principal Building Height

USES

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), & Table 9.L.3 (Permitted Temporary Uses).

LEGEND	P Permitted	NP Not Permitted	NA Not Applicable	NR Not Regulated
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The following notations are utilized in this table.

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

C. Width of Lots.

Standards for the width of Lots within each Character District are set forth in **Tables 9.B.1 – 9.B.8 (Character District Standards)**. There are no standards regulating area of Lots.

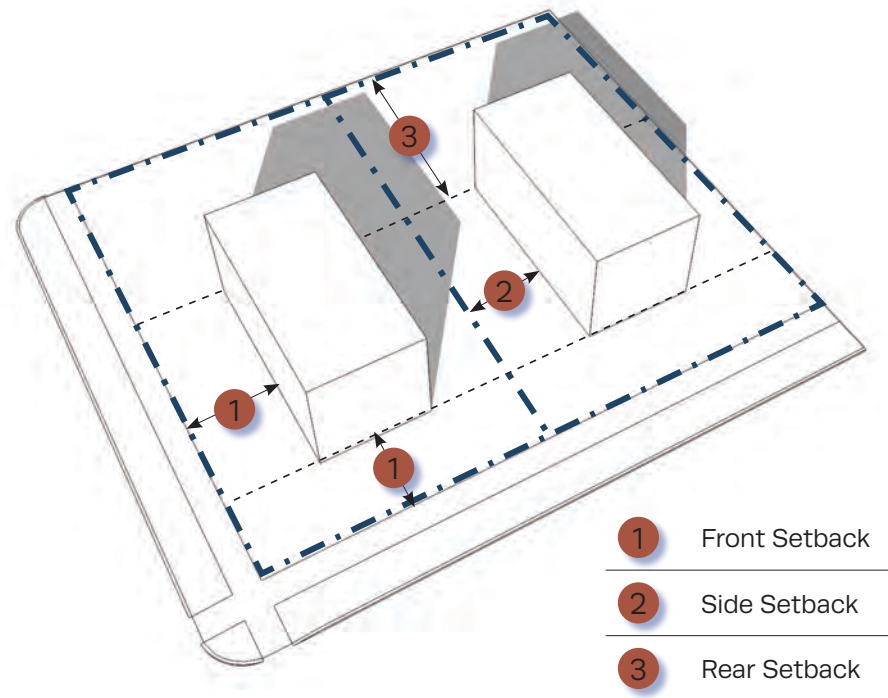
D. Lot Coverage by Buildings & Structures.

Standards for maximum Lot Coverage by Buildings for each Character District are set forth in **Tables 9.B.1 – 9.B.8 (Character District Standards)**.

E. Building Placement.

- (1) Buildings may only be constructed on Lots, each of which must be within a designated Character District.
- (2) Buildings shall be located in relation to the boundaries of their respective Lots and shall comply with the applicable Setback standards, according to **Tables 9.B.1 – 9.B.8 (Character District Standards)**. See **Illustration 9.E.2 (Setback Designations)**.
- (3) Buildings shall be oriented and situated generally as specified in **Tables 9.B.1 – 9.B.8 (Character District Standards)**.

ILLUSTRATION 9.E.2 SETBACK DESIGNATIONS



Conceptual illustration of Setback Designations.

F. Building & Structure Standards.

Buildings and Structures shall conform to **Table 9.B.1 – 9.B.8 (Character District Standards)**.

G. Building Height; Floor Finish Elevation.

Without limitation to Section 9.F:

- (1) Building Height shall conform to **Tables 9.B.1 – 9.B.8 (Character District Standards)**.
- (2) In calculating the Height of a Building, none of the following shall be considered:
 - (a) Attics;
 - (b) Basements;
 - (c) Rooftop masts, belfries, clock towers, chimneys, chimney flues, rooftop silos, water tanks, elevator bulkheads, stairways, Recreational, entertainment, bar, restaurant, or deck areas, or enclosed equipment and mechanical areas; or
 - (d) Decorative rooftop structures including: Screening, mechanical equipment, roof access, spires, cupolas, parapets, antennas, chimneys and other appurtenances not generally intended for human occupancy.

H. Private Frontage Types.

Without limitation to Sections 9.F and 9.G:

The Private Frontage of each Lot must conform to and be allocated in accordance with **Tables 9.B.1 – 9.B.8 (Character District Standards)** and **Table 9.H (Private Frontage Types)** for the applicable Character District.

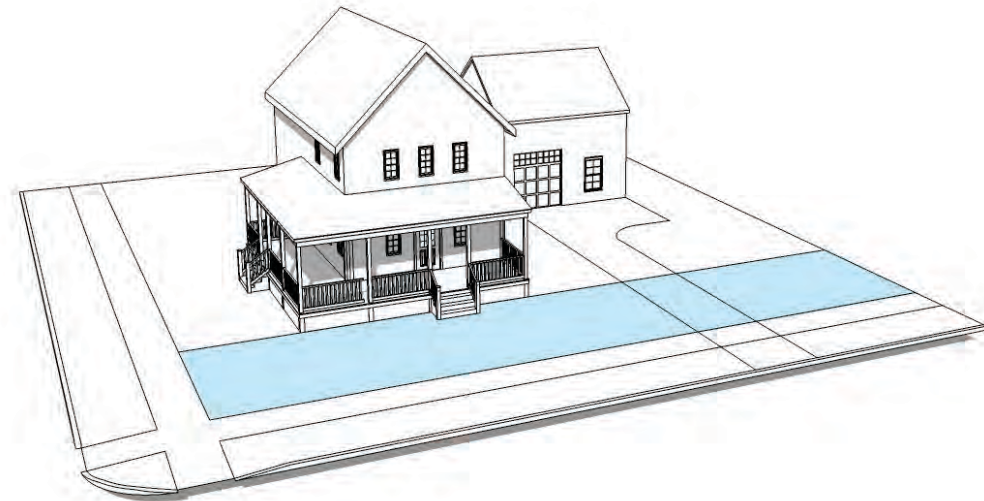
I. Building Types.

Without limitation to Sections 9.F-9.G, Buildings shall be of one or more of the Building Types specified in **Tables 9.B.1 – 9.B.8 (Character District Standards)** and **Table 9.I (Principal Building Types – Specific Standards)** for the applicable Character District.

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

COMMON YARD

TABLE 9.H PRIVATE FRONTAGE TYPES SPECIFIC STANDARDS



Conceptual illustration of Common Yard Private Frontage.

Permitted Districts

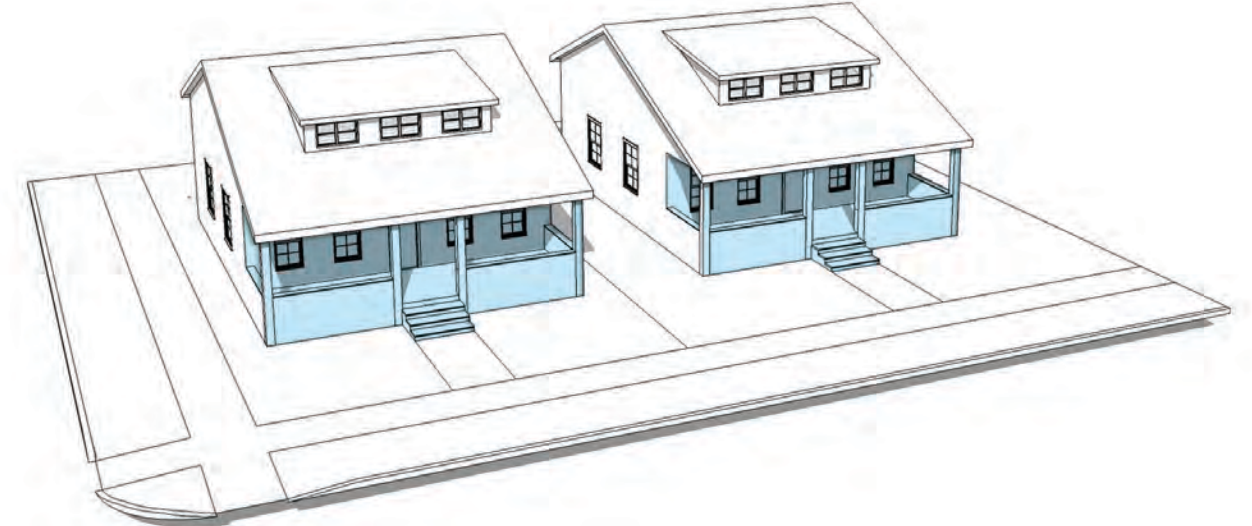
CD-2 | **CD-3L** | **CD-3** | **CD-4**

General Description

A planted Frontage wherein the Facade is set back substantially from the Frontage Line, and the Front Yard so created remains unfenced and is visually continuous with Adjacent yards, supporting a common landscape. This may be used with or without a Porch or Fence Private Frontage.

PORCH

TABLE 9.H PRIVATE FRONTAGE TYPES SPECIFIC STANDARDS



Conceptual illustration of Porch Private Frontage.

Permitted Districts

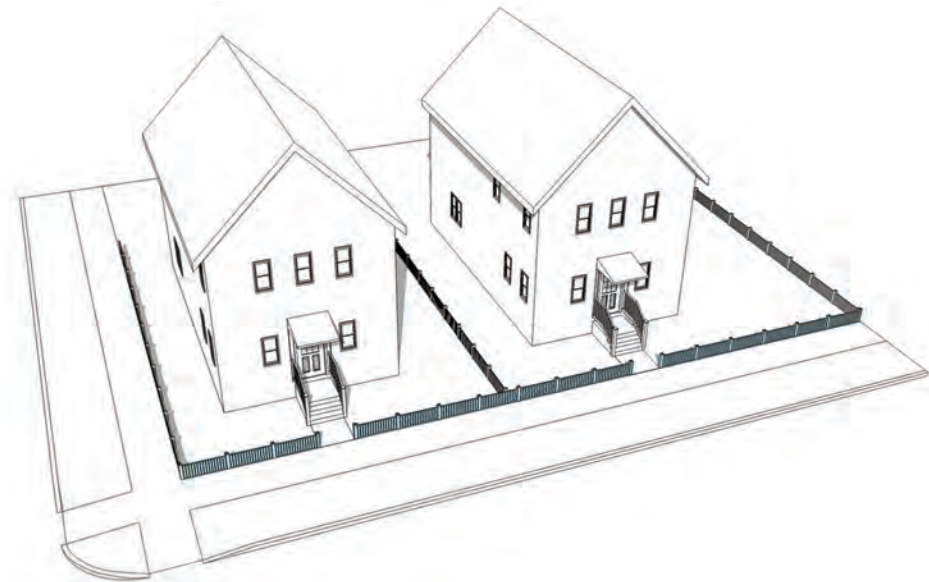
CD-2 | **CD-3L** | **CD-3** | **CD-4**

General Description

A planted Frontage wherein the Facade is set back from the Frontage line with an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback. This may be used with or without a fence to maintain Thoroughfare spatial definition.

FENCE

**TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Fence Private Frontage.

Permitted Districts

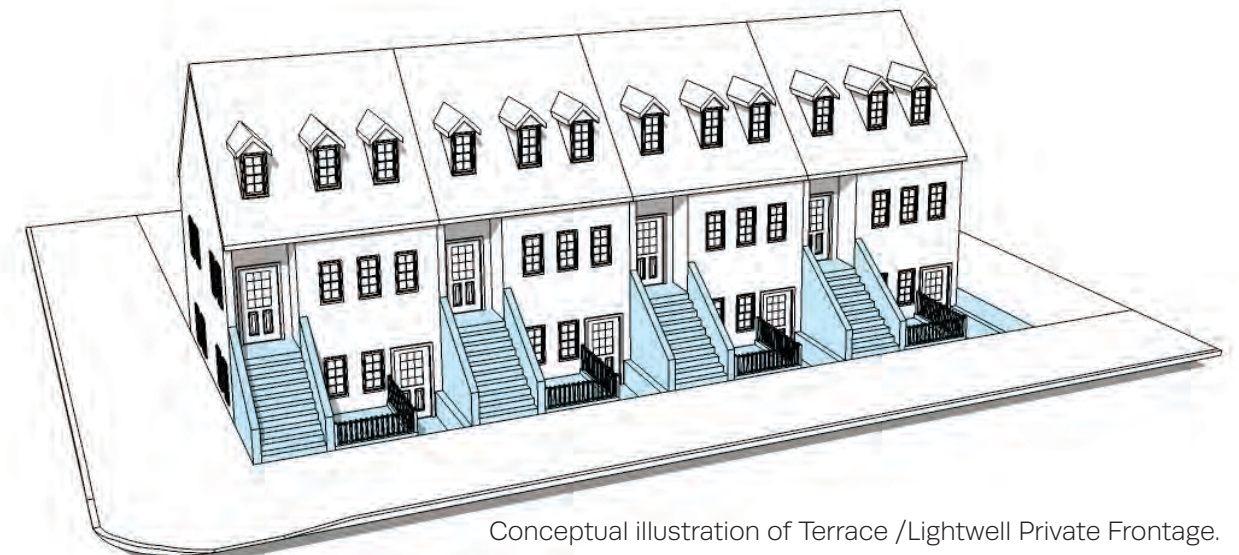
CD-2 | CD-3L | CD-3 | CD-4

General Description

A Frontage wherein the Facade is set back from the Frontage Line, and the Front Yard so created is separated from the Public Frontage by a fence. This may be used with or without a Porch or a Common Yard Frontage.

TERRACE/LIGHTWELL

**TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Terrace /Lightwell Private Frontage.

Permitted Districts

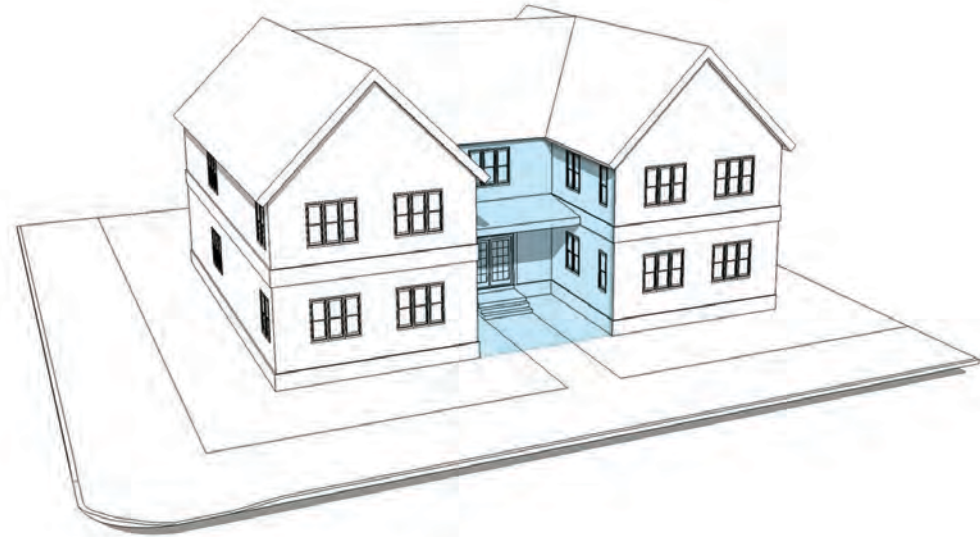
CD-4 | CD-EH | CD-IH

General Description

A Frontage wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type buffers Residential Uses from urban Sidewalks with the first Story elevated from the Sidewalk for privacy, and may allow for activation of space below grade. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use.

FORECOURT

**TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Forecourt Private Frontage.

Permitted Districts

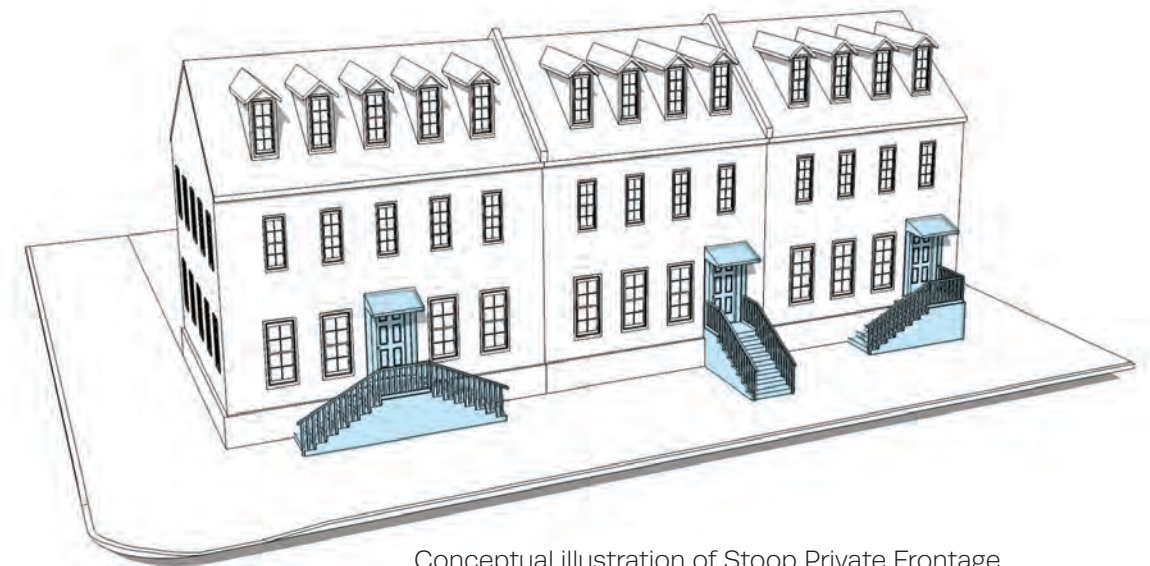
CD-4 | CD-EH | CD-IH

General Description

A Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back, creating a gathering space for residents or additional shopping or restaurant seating area within Retail/Service Use areas. This type should be used sparingly and may be used in conjunction with other Frontage types.

STOOP

**TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Stoop Private Frontage.

Permitted Districts

CD-2* | CD-3L | CD-3 | CD-4 | CD-EH | CD-IH

General Description

A Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use.

*Permitted for Buildings in Farm Compound or Retreat only.

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

SHOPFRONT

TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS



Conceptual illustration of Shopfront Private Frontage.

Permitted Districts

CD-2* **CD-4** **CD-EH** **CD-IH**

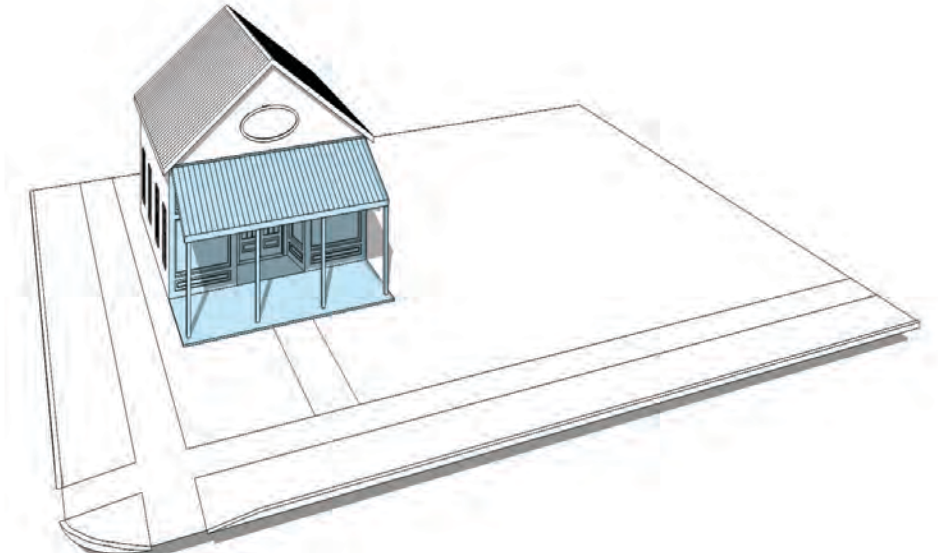
General Description

A Frontage conventional for Retail / Service / Artisan Use, wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning overlapping the Sidewalk.

*Permitted for Buildings in Retreat only.

COMMERCIAL PORCH

TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS



Conceptual illustration of Commercial Porch Private Frontage.

Permitted Districts

CD-2* **CD-3L*** **CD-3*** **CD-4** **CD-EH** **CD-IH**

General Description

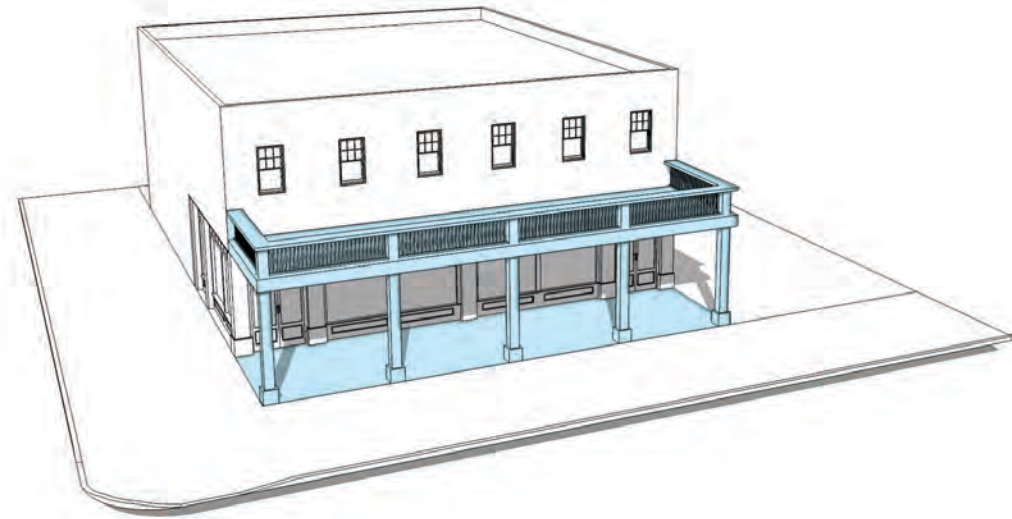
A Frontage type found in many rural Commercial nodes, wherein the Facade can be either set back or close to the Frontage Line with an attached Porch. The Porch is typically raised no more than six (6) inches higher than the Sidewalk or may be level with the Sidewalk to avoid the need for a ramp. A Commercial Porch may be combined with a Shopfront Frontage, or may have windows and doors more typical of a Residential Use. This type is for ground-floor Retail / Service / Artisan Use only.

*Permitted for Buildings in Retreat only.

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

GALLERY

TABLE 9.H PRIVATE FRONTAGE TYPES SPECIFIC STANDARDS



Conceptual illustration of Gallery Private Frontage.

Permitted Districts

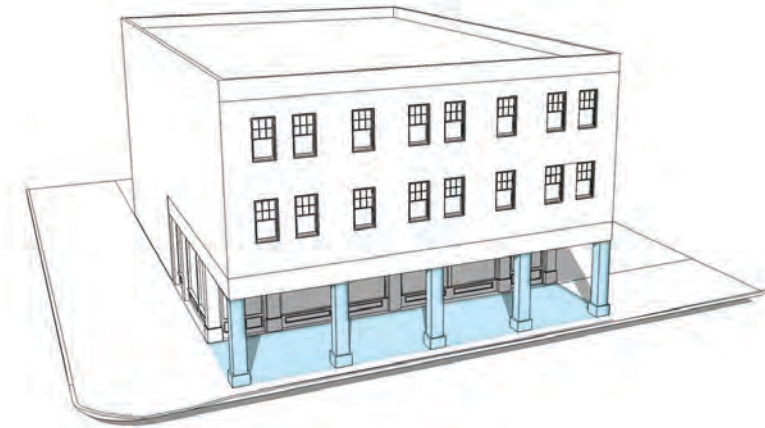
CD-4 | CD-EH | CD-IH

General Description

A Private Frontage conventional for Commercial Use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

ARCADE

TABLE 9.H PRIVATE FRONTAGE TYPES SPECIFIC STANDARDS



Conceptual illustration of Arcade Private Frontage.

Permitted Districts

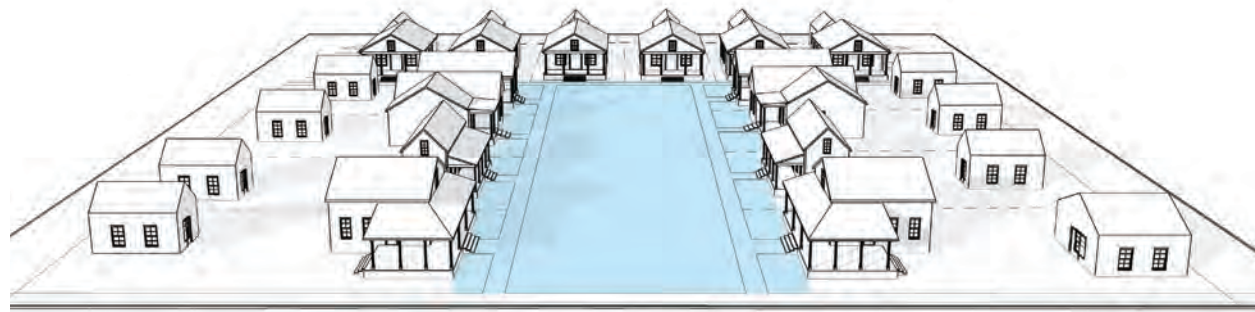
CD-4 | CD-EH | CD-IH

General Description

A Private Frontage conventional for Commercial Use, wherein a colonnade supporting habitable space in one or more upper levels overlaps the Sidewalk, while the Facade at the first level remains at the Frontage Line.

COURTYARD

**TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Courtyard Private Frontage.

Permitted Districts

CD-2* | CD-3L | CD-3 | CD-4

General Description

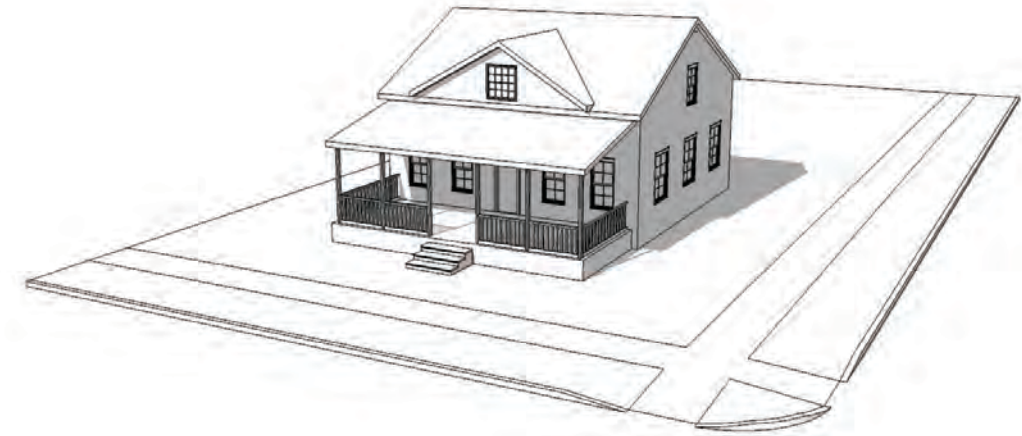
A Frontage wherein Facades of Buildings may face a either a lawn or other landscaped area, a Thoroughfare, a sidewalk or other pedestrian way. The Courtyard Frontage may be used with or without a Porch or a Fence Private Frontage.

* Permitted in CD-2 only within a Farm Compound or Retreat approved by the Community Design Review Committee.

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HOUSE

**TABLE 9.1 PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**



Conceptual illustration of House Building Type.

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Permitted Districts

- CD-2 | CD-3L | CD-3 | CD-4 | CD-EH | CD-IH**

General Description

A Building designed as a Single-Family Detached Dwelling having an Edgeyard yard type that may be shared with an Accessory Building in the backyard. This Building type typically incorporates a single Residential unit.

Lot

Width Per District Lot Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P
Courtyard	P

Building Size and Massing

Height

3 Stories max

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

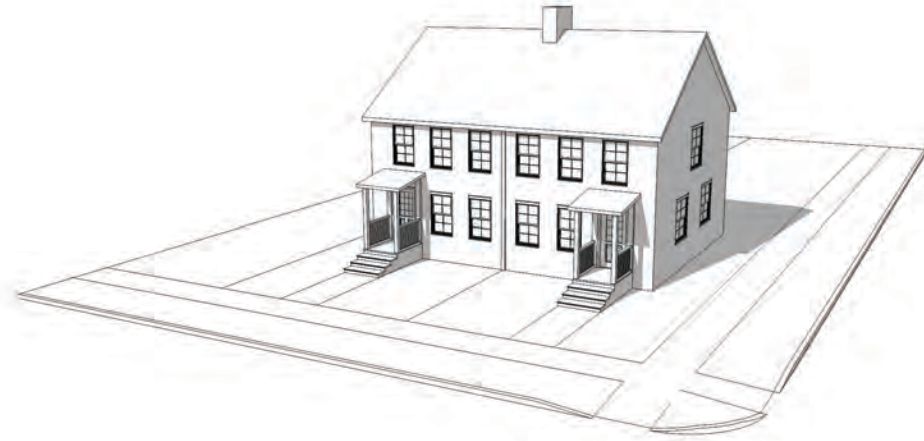
Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

DUPLEX

TABLE 9.1 PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Conceptual illustration of Duplex Building Type.

Permitted Districts

CD-3 | CD-4 | CD-EH | CD-IH

General Description

A small- to medium-sized Building, other than a Manufactured Home, situated on a single or two Abutting small- to medium-sized Lot(s) with an Edgeyard or Sideyard, which either is (a) attached to another Building of the same type, each of which consists of a separate Dwelling Unit with a separate entrance or (b) contains two Dwelling Units, each of which has a separate entrance. In each case, the entrance of at least one of the Dwelling Units must face a Thoroughfare or Civic Space. Dwelling Units may be side-by-side, front-to-back, or over-and-under.

Lot

Width Per District Lot Width

Number of Units

Units / Building 1 / each of 2 attached Buildings

Allowed Private Frontages

Common Yard **P**

Fence **P**

Allowed Private Frontages (continued)

Porch **P**

Stoop **P**

Building Size and Massing

Height

2 Stories max

Width

Per District standards

Pedestrian Access

Main Entrance Location Principal Frontage

At least one unit must have an individual entry at the Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

TOWNHOUSE

TABLE 9.1 PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Conceptual illustration of Townhouse Building Type.

Permitted Districts

CD-4 | CD-EH | CD-IH

General Description

A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare. Each Building occupies the full Frontage Line of its Lot and shares at least one Party Wall with another Building of the same type.

Lot

Width Per District Lot Width

Number of Units

Units per Townhouse 1 max.

Number of Townhouses connected to other Townhouses 3 min., 8 max.

Allowed Private Frontages

Porch **P**

Allowed Private Frontages (continued)

Stoop **P**

Courtyard **P**

Terrace/Lightwell **P**

Building Size and Massing

Height

Per Character District Height Standards

Width

12 ft. min. - 18 ft. max. per Townhouse

Pedestrian Access

Main Entrance Location Principal Frontage

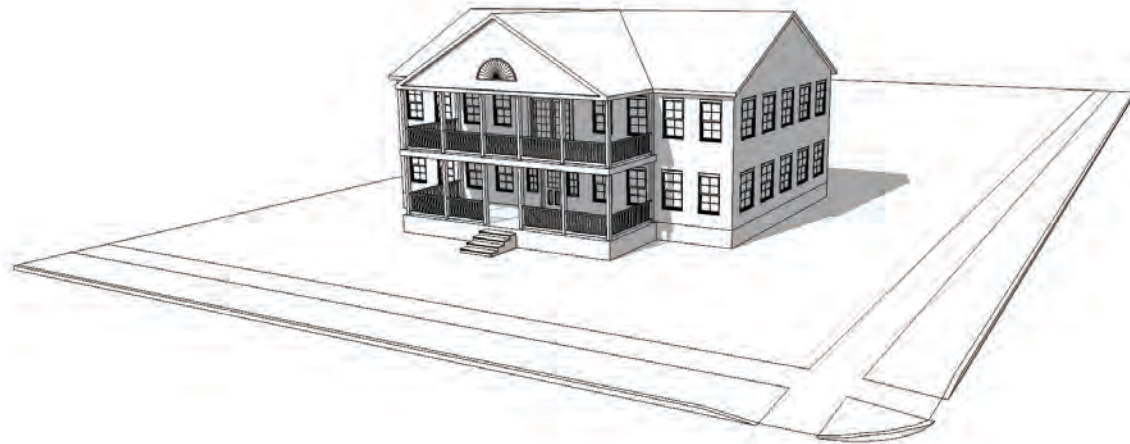
Vehicle Access and Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

SMALL MULTI-FAMILY

TABLE 9.I PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Conceptual illustration of Small Multi-Family Building Type.

Permitted Districts

CD-4 | CD-EH | CD-IH

General Description

A Principal Building that incorporates three (3) to ten (10) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries.

Lot

Width Per District Lot Width

Number of Units

Units per Building 3 min., 10 max.

Allowed Private Frontages

Porch	P
Stoop	P
Forecourt	P
Terrace/Lightwell	P

Building Size and Massing

Height

Per District Height Standards

Width

Per District Lot Width and Side Setback Standards

Pedestrian Access

Main Entrance Location Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare at a Frontage.

FARM COMPOUND

TABLE 9.I PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Conceptual illustration of Farm Compound Building Type.

Permitted Districts

CD-2 | CD-3L | CD-3

General Description

The Farm Compound consists of a Building or group of Buildings on a single parcel of land, which Building or Buildings is/are designed, or appear from the exterior as if it/they were designed, as a farm, such as a barn, shed, stable, grain bin, silo, House, or other Buildings and Structures typically associated with a farm, irrespective of the actual use of such Building, Buildings, or Structures. A Farm Compound is subject to review and approval of the Community Design Review Committee.

Lot

Width Not Regulated

Number of Units

Units per Building Not Regulated

Allowed Private Frontages

Porch	P
Courtyard	P
Stoop	P

Private Frontage Not Regulated if
> 1 Principal Building within Farm
Compound

Building Size and Massing

Height

Per District Height Standards

Width

Not Regulated

Pedestrian Access

Main Entrance Location Not Regulated

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare or internal drive. Parking is not permitted between a Principal Building and the closest Thoroughfare or internal drive and in any event must be Screened from view from the Frontage by one or more Buildings.

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

LIVE/WORK

TABLE 9.I PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Conceptual illustration of Live / Work Building Type.

Permitted Districts

CD-4 | CD-EH | CD-IH

General Description

A small- to medium-sized attached or detached Principal Building, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space.

Lot

Width Per District Lot Width

Number of Units

Units per Building 1 Residential unit per 1 flexible space

Allowed Private Frontages

Stoop	P
Terrace/Lightwell	P
Shopfront	P

Building Size and Massing

Height

Per District Height Standards

Width

18 ft min. - 36 ft max.

Pedestrian Access

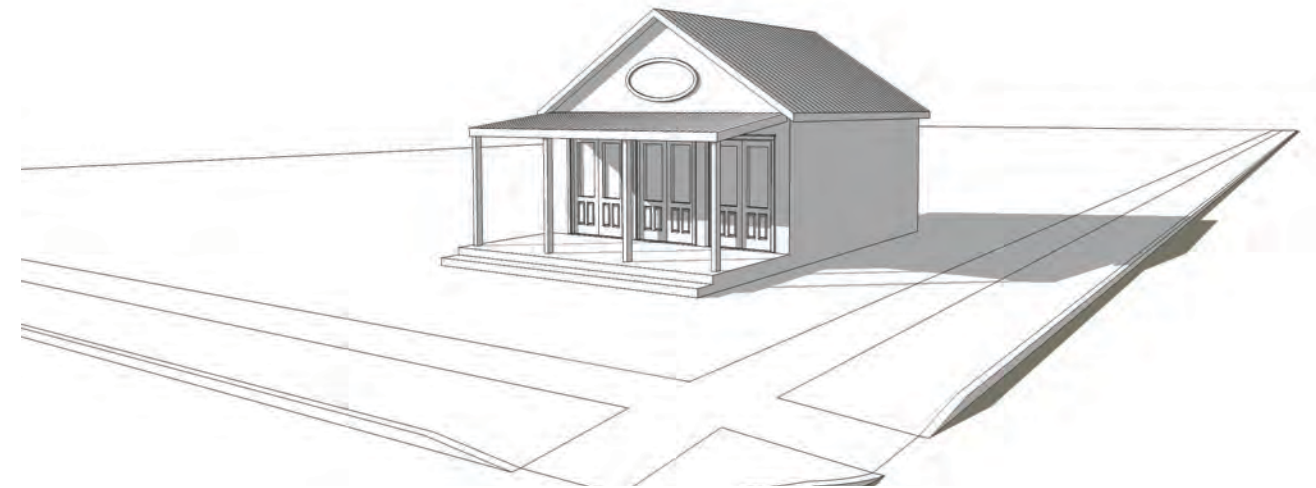
Main Entrance Location Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare at a Frontage.

COUNTRY STORE

TABLE 9.I PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Conceptual illustration of Country Store Building Type.

Permitted Districts

CD-2 | CD-4 | CD-EH

General Description

A small- to medium-sized detached commercial Building that may feature Retail / Service / Artisan, Civic, or other Principal Uses. It commonly accommodates a general store or a Restaurant. It may also have an Accessory Residential Use.

Lot

Width Per District Lot Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Shopfront	P
Commercial Porch	P
Gallery	P
Arcade	P

Building Size and Massing

Height

1 Story max.

Width

18 ft. min.; 100 ft. max. in CD-4, 200 ft max. in CD-2

Pedestrian Access

Main Entrance Location Principal Frontage

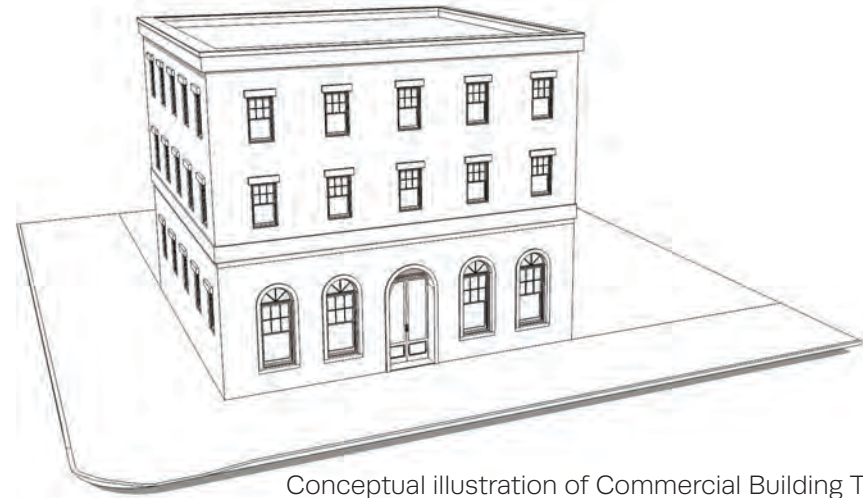
Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare at a Frontage

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

COMMERCIAL

TABLE 9.I PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Conceptual illustration of Commercial Building Type.

Permitted Districts

CD-2* CD-3L* CD-3* CD-4 CD-EH CD-IH

General Description

A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Office or other Commercial Uses.

Lot

Width Per District Lot Width

Number of Units

Units per Building Unrestricted, except as may be due to Building Code

Allowed Private Frontages

Stoop	P
Terrace/Lightwell	P
Shopfront	P

Building Size and Massing

Height

Per District Height Standards

Width

Per District Lot Width and Side Setback Standards

Pedestrian Access

Main Entrance Location Principal Frontage

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare at a Frontage

Permitted in CD-2, CD-3L & CD-4 only in a Retreat.

MIXED USE

TABLE 9.I PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Conceptual illustration of Mixed Use Building Type.

Permitted Districts

CD-4 CD-EH CD-IH

General Description

A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail/Service / Artisan, Lodging, Office or other Commercial Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.

Lot

Width Per District Lot Width

Number of Units

Units per Building 2 min., which must accommodate different Principal Uses

Allowed Private Frontages

Stoop	P	Shopfront	P
Forecourt	P	Gallery ¹	P
Terrace/Lightwell	P	Arcade ¹	P

¹May only be used in conjunction with a Shopfront Frontage type.

Building Size and Massing

Height

2 Stories min.; Maximum as prescribed per applicable Character District

Width

Per District Lot Width and Side Setback Standards

Pedestrian Access

Ground Floor Units Principal Frontage

Upper Floors Units Principal or Secondary Frontage

Upper floors units must be accessed by a common entry

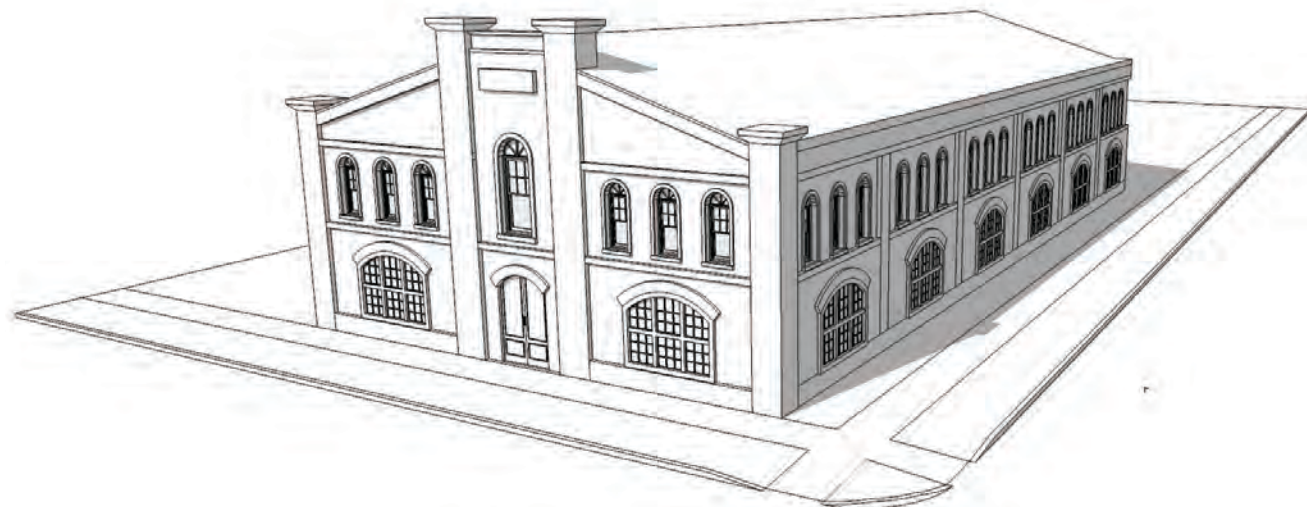
Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare at a Frontage

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

FLEX

**TABLE 9.I PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Flex Building Type.

Permitted Districts

CD-2* **CD-3L*** **CD-3*** **CD-4** **CD-EH** **CD-IH**

General Description

A large footprint Building designed to accommodate either a single Use or a vertical or horizontal mix of Uses.

Lot

Width Per District Lot Width

Number of Units

Not Regulated

Allowed Private Frontages

Stoop	P	Shopfront	P
Forecourt	P	Gallery¹	P
Terrace/Lightwell	P	Arcade¹	P

¹May only be used in conjunction with a Shopfront Frontage type.

Building Size and Massing

Height

Minimum as prescribed for applicable Character District; 3 stories max.

Width

50 ft min.; max. per District Lot Width and Side Setback Standards

Pedestrian Access

Ground Floor Units Principal Frontage

Upper Floors Units Principal or Secondary Frontage

Upper floors units must be accessed by a common entry

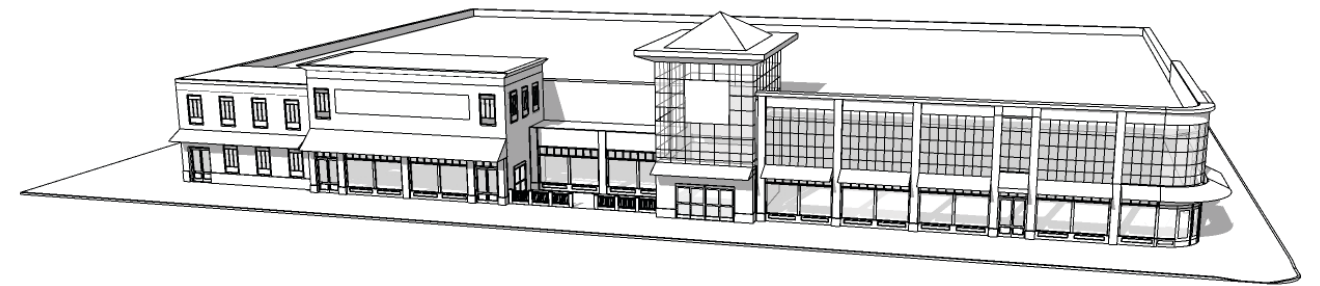
Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare at a Frontage

* Permitted in CD-2, CD-3L, and CD-3 only in Farm Compound or Retreat.

LARGE SCALE COMMERCIAL

**TABLE 9.I PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Large Scale Commercial Building Type.

Permitted Districts

CD-IH

General Description

A Building of 50,000 square feet or more that is most commonly associated with a large-format Retailer. It has in-line Retail or Liner Buildings along the front of the Building.

Lot

Width Per District Lot Width

Number of Units

Units per Building Not Regulated

Allowed Private Frontages

Stoop	P	Shopfront	P
Forecourt	P	Gallery¹	P
Terrace/Lightwell	P	Arcade¹	P

¹May only be used in conjunction with a Shopfront Frontage type.

Building Size and Massing

Height

Per District Building Height Standards

Width

Per District Lot Width and Side Setback Standards

Pedestrian Access

Ground Floor Units Principal Frontage

Upper Floors Units Principal or Secondary Frontage

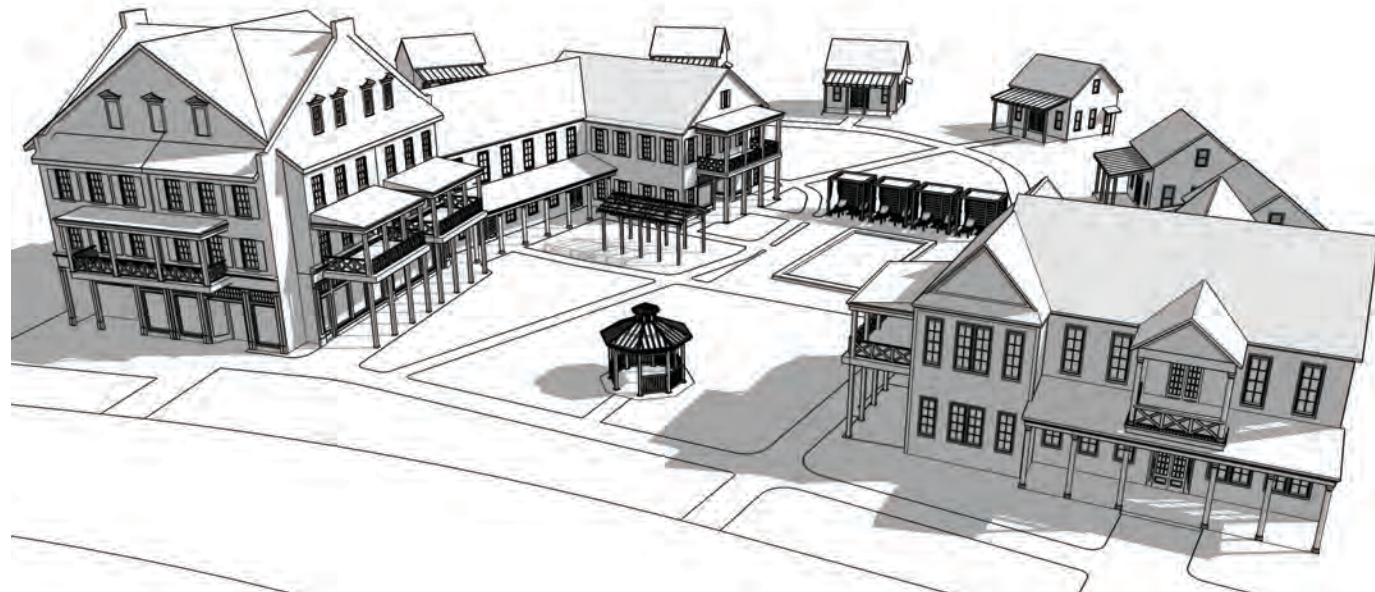
Upper floors units must be accessed by a common entry

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare or internal drive at a Frontage

HOSPITALITY

**TABLE 9.I PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Hospitality Building Type.

Permitted Districts

CD-2* | CD-3L* | CD-3* | CD-4 | CD-IH

General Description

A Building type designed to facilitate, or to appear as if it were designed to facilitate, a Lodging Use, irrespective of the actual use of such Building. Any number of Hospitality, Mixed-Use, Commercial, Flex, Country Store, House, and/or Small Multifamily Building Types may, with the approval of the Community Design Review Committee, be grouped on a single Lot as a Retreat, with or without related Accessory Buildings.

Lot

Width Not Regulated

Number of Units

Units per Building Not Regulated

Allowed Private Frontages

Single Hospitality Building on a Lot: Common Lawn, Courtyard, Porch, Stoop, or Fence
Retreat: Private Frontage Type
Not Regulated for any Buildings included within Retreat Parcel

Building Size and Massing

Height

Per District Height Standards

Width

Not Regulated

Pedestrian Access

Main Entrance Location Not Regulated

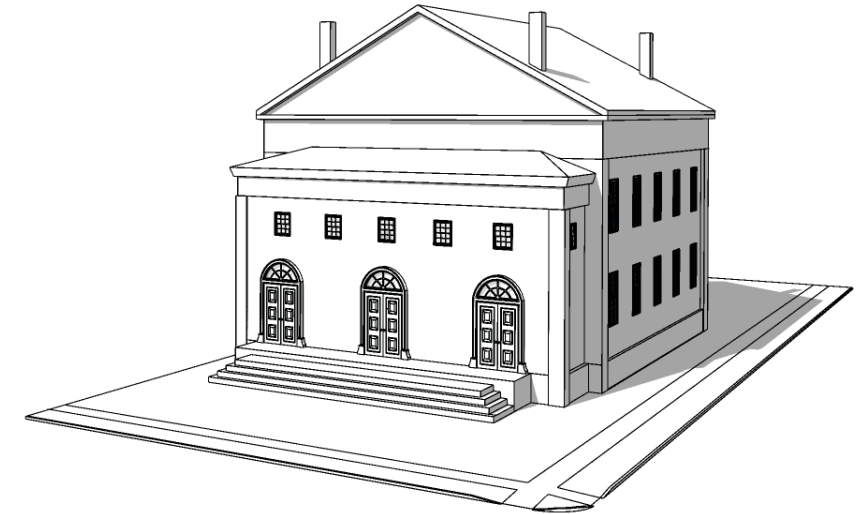
Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare or internal drive. Parking is not permitted between a Principal Building and the closest Thoroughfare or internal drive and in any event must be Screened from view from the Frontage by one or more Buildings.

* Permitted in CD-2, CD-3L, and CD-3 only in a Retreat.

CIVIC

**TABLE 9.I PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Civic Building Type.

Permitted Districts

CD-1 | CD-2 | CD-3L | CD-3 | CD-4 | CD-EH | CD-IH | CD-CV

General Description

A medium- to large-sized attached or detached Principal Building, which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, Town Halls, schools, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the most prominently sited and architecturally significant Buildings in a community.

Lot

Width Not Applicable

Number of Units

Not Applicable

Building Size and Massing

Height

Per District Building Height Standards

Width

Not Regulated

Pedestrian Access

Except as specifically provided in these PUD Project Development Standards, Civic Buildings are not subject to the Building, Lot or Private Frontage requirements of these PUD Project Development Standards.

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare at a Frontage

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

J. Landscaping and Tree Protection.

Landscaping and tree protection shall be provided in accordance with the County Ordinance Code, unless otherwise provided herein.

K. Encroachments.

Encroachments into a Setback are allowed as set forth in **Table 9.K (Encroachments)**.

TABLE 9.K ENCROACHMENTS

Encroachments*			
<i>*Encroachments shall not violate any applicable sight triangle requirement.</i>			
Encroachment Type	Front/Street	Side	Rear
Awnings or canopies w/out support other than integral or Wall support	P up to 6 ft.	P	P
Balconies and Bay Windows	P	P	P
Bicycle Parking	P	P	P
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Clothes poles or lines	NP	NP	P
Covered Patios	NP	NP	P
Decks, in permitted applicable Layer	NP	P	P
Driveways & Sidewalks	P	P	P
Eaves, gutters, or downspouts	P ≤ greater of 24" or 20% of Setback	P ≤ greater of 24 in. or 20% of Setback	P ≤ greater of 24 in. or 20% of Setback
Fences, hedges, Walls, Shrubbery, and other landscape features	P	P	P
Flagpoles with ≤ 1 structural ground member	P	P	P
Mailboxes	P	P	P
Mechanical equipment, including HVAC	NP	P	P

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

TABLE 9.K ENCROACHMENTS

Encroachments*			
<i>*Encroachments shall not violate any applicable sight triangle requirement.</i>			
Open Porches, covered or uncovered, including steps	P up to 50% of Setback	P	P
Openwork Fire Escapes & Fire Balconies	NP	P by no more than 6 ft.	P by no more than 6 ft.
Parking Areas, Loading Areas and Driveways in 3rd Layer	NP	P	P
Patios, in permitted applicable Setback	NP	P	P
Retaining Walls	P < 3 ft. in height	P < 4 ft. in height	P < 6 ft. in height
Satellite dishes/antennae	NP	NP	P
Sculptures or similar artistic objects	P	P	P
Steps to Building Entrance	P	P	P
Stoops	P	P	P
Street furniture, such as benches, drinking fountains, trash receptacles, ash trays, & lighting standards	P	P	P
Swimming Pools	NP	NP	NP

TABLE 9.K ENCROACHMENTS

Encroachments*			
<i>*Encroachments shall not violate any applicable sight triangle requirement.</i>			
Underground Utility lines, wires and associated Structures (e.g. poles)	P	P	P

L. Uses.

(1) General.

Principal Uses, Accessory Uses, and Temporary Uses allowed as permitted Uses and conditional Uses or not permitted within each Character District are set forth in **Table 9.L.1 (Principal Uses)**, **Table 9.L.2 (Accessory Uses)**, and **Table 9.L.3 (Temporary Uses)**. Any Uses indicated as "NP" (Not Permitted), and any Uses not indicated as "P" (Permitted by Right) or as "CU" (Conditional Use), as set forth on such Tables are prohibited. Additionally, except as otherwise specifically provided herein, Uses shown on such Tables as Conditional Uses are allowed only upon satisfaction of the conditions for such Uses contained in the County Land Development Code.

(2) Principal Uses.

Lots, Buildings, Civic Spaces, and Principal Uses thereof must conform to the Principal Uses specified on **Tables 9.B.1 – 9.B.8 (Character District Standards)** and **Table 9.L.1 (Permitted Principal Uses)** for the applicable Character District. Multiple permitted Principal Uses may exist within a Building or Lot.

TABLE 9.L.1 PERMITTED PRINCIPAL USES

PRINCIPAL USE	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
RESIDENTIAL								
Duplex Building, including Independent Living Facility & Assisted Living Facility	NP	NP	NP	P	P	P	P	NP
Group Home (Residential)	NP	NP	NP	NP	CU	NP	NP	NP

TABLE 9.L.1 PERMITTED PRINCIPAL USES

PRINCIPAL USE	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
House Building, including Independent Living Facility & Assisted Living Facility	NP	P	P	P	P	P	P	NP
Mobile Homes & House Trailers	NP	NP	NP	NP	NP	NP	NP	NP
Residential Portion of Live/Work Building	NP	NP	NP	NP	P	P	P	NP
Residential Portion of Mixed Use Building	NP	NP	NP	NP	P	P	P	NP
Residential Portion of Retreat	NP	P	P	P	P	NP	NP	NP
Residential Portion of Farm Compound	NP	P	P	P	NP	NP	NP	NP
Small Multifamily Building, including Independent Living Facility & Assisted Living Facility	NP	NP	NP	NP	P	P	P	NP
Townhouse Building	NP	NP	NP	NP	P	P	P	NP
Other Residential Uses Not Specifically Listed under any Category	NP	NP	NP	NP	NP	NP	NP	NP
LODGING								
Bed & Breakfast Inn	NP	CU	NP	NP	CU	NP	NP	NP
Hotel#	NP	NP	NP	NP	P	P	P	NP
Lodging, excluding Bed & Breakfast Inn, but including Hospitality Building or Retreat#	NP	NP	P	P	P	NP	NP	NP
School Dormitory	NP	NP	NP	NP	P	P	NP	NP
Motel	NP	NP	NP	NP	NP	NP	NP	NP
Other Lodging Uses Not Specifically Listed under any Category	NP	NP	NP	NP	NP	NP	NP	NP

Hotels & Lodging in Hospitality Building or Retreat are not subject to the Use conditions set forth in County Land Development Code Section 3-5(af).

V. REZONING APPLICATION FORM-ATTACHMENT B-PUD WRITTEN STATEMENT: V.B-2 PUD PROJECT DEVELOPMENT STANDARDS

TABLE 9.L.1 PERMITTED PRINCIPAL USES

PRINCIPAL USE	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
OFFICE								
General, Business, or Professional Office	NP	NP	NP	NP	P	P	P	NP
Office Portion of Live/Work Building	NP	NP	NP	NP	P	P	P	NP
Office Portion of Mixed Use Building	NP	NP	NP	NP	P	P	P	NP
Other Office Uses Not Specifically Listed under any Category	NP	NP	NP	NP	NP	NP	NP	NP
RETAIL / SERVICE / ARTISAN								
Adult Entertainment	NP	NP	NP	NP	NP	NP	CU	NP
Alcoholic Beverage Sales, excluding Restaurants	NP	NP	NP	NP	P	P	P	NP
Animal Clinic	NP	NP	NP	NP	CU	NP	NP	NP
Animal Control Facility	NP	CU	NP	NP	NP	NP	NP	NP
Artisan Establishment	NP	NP	NP	NP	P	NP	P	NP
Bars, Taverns, Nightclubs, Restaurants, including those selling alcoholic beverages for on-site consumption	NP	NP	NP	NP	P	P	P	NP
Display Gallery	NP	NP	NP	NP	P	P	P	NP
General Retail Sales	NP	P	NP	NP	P	P	P	NP
Personal Service	NP	NP	NP	NP	P	P	P	NP
Sales from Vehicles	NP	CU	NP	NP	NP	NP	NP	NP
Other Retail / Service / Artisan Uses Not Specifically Listed under any Category	NP	NP	NP	NP	NP	NP	NP	NP

TABLE 9.L.1 PERMITTED PRINCIPAL USES

PRINCIPAL USE	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
CIVIC								
Bus Shelter	NP	P	P	P	P	P	P	P
Civic Space – Community Garden	NP	CU	CU	CU	CU	CU	CU	CU
Civic Space – Green	NP	NP	P	P	P	P	P	P
Civic Space – Natural Area	P	P	P	NP	NP	NP	P	P
Civic Space – Playground	P	P	P	P	P	P	P	P
Civic Space – Plaza	NP	NP	NP	NP	P	P	P	P
Civic Space – Pocket Park	NP	P	P	P	P	P	P	P
Civic Space – Sport Field, Court, or Course	NP	NP	P	P	NP	P	P	P
Civic Space – Square	NP	NP	NP	NP	P	P	P	P
Convention or Exhibition Center	NP	NP	NP	NP	P	NP	P	P
Conference Center	NP	NP	NP	NP	P	P	P	P
Dog Park	NP	CU	CU	CU	CU	NP	NP	CU
Library	NP	NP	NP	NP	P	P	P	P
Live or Movie Theater	NP	NP	NP	NP	P	P	P	P
Museum	NP	NP	NP	NP	P	P	P	P
Auditorium	NP	NP	NP	NP	P	P	P	P
Amphitheater	NP	NP	NP	NP	P	P	P	P
Place of Worship, Religious Institution, or Place of Assembly	NP	P	P	P	P	P	P	P
Public Assembly for purposes of exercising 1st & 14th Amendment Rights	NP	CU	NP	NP	CU	CU	CU	CU
Parking Lot or Parking Structure	NP	NP	NP	NP	CU	CU	CU	P

TABLE 9.L.1 PERMITTED PRINCIPAL USES

PRINCIPAL USE	CD-1	CD-2	CD-3L	CD-3	CD-4	CD-EH	CD-IH	CD-CV
Other Civic Uses Not Specifically Listed under any Category								
Other Civic Uses Not Specifically Listed under any Category	NP	NP	NP	NP	NP	NP	NP	NP
AGRICULTURAL								
Agriculture	NP	P	NP	NP	NP	NP	NP	NP
Apiculture (Other than Hobbyist)	NP	CU	NP	NP	NP	NP	NP	NP
Aviculture (Other than Hobbyist)	NP	CU	NP	NP	NP	NP	NP	NP
Broilerhouse	NP	CU	NP	NP	NP	NP	NP	NP
Equestrian	P	P	NP	NP	NP	NP	NP	NP
Farmette	NP	P	NP	NP	NP	NP	NP	NP
Feed Lot for Livestock (commercial)	NP	CU	NP	NP	NP	NP	NP	NP
Grain Storage	NP	P	NP	NP	NP	NP	NP	NP
Greenhouse	NP	P	NP	NP	NP	NP	NP	NP
Homestead Farm	NP	P	NP	NP	NP	NP	NP	NP
Kennel (commercial)	NP	CU	NP	NP	NP	NP	NP	NP
Plant Nursery	NP	P	NP	NP	NP	NP	NP	NP
Orchard	NP	P	NP	NP	NP	NP	NP	NP
Riding Academy	NP	CU	NP	NP	NP	NP	NP	NP
Silviculture	NP	P	P	P	P	P	P	NP
Stable	NP	P	NP	NP	NP	NP	NP	NP
Timbering	NP	P	P	P	P	P	P	NP
Bird Sanctuaries & Rehabilitation Centers and Wildlife Sanctuaries & Rehabilitation Centers	CU	CU	NP	NP	NP	NP	NP	CU