

EXHIBIT D-1

USE RESTRICTIONS AND DEVELOPMENT STANDARDS FOR PARCEL G-3

Use Restrictions

1. The following C-2 (Local Commercial) uses shall be prohibited:
 - a. Drive through services
 - b. Convenience store
 - c. Fuel sales
 - d. Auto service and repairs
 - e. Sale of used goods
 - f. Pawn shops
 - g. Sexually oriented businesses
 - h. Tattoo parlors
2. The following OF (Office) uses shall be prohibited:
 - a. Consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services involving post-incarceration, addictive behaviors or treatment for persons who pose a danger to themselves or others
 - b. Social services facilities providing direct services to clients

Development Standards

1. **Landscape Easement:** A 50-foot landscape easement shall be required along the parcel's Forest Creek Drive frontage.
2. **Masonry Fence:** A masonry fence shall be required along the southern property line. The fence shall meet the following standards:
 - a. Constructed of brick or natural stone. Shall not include cement-based siding such as HardiPlank, Fencecrete, or similar construction materials.
 - b. Masonry materials, construction standards, and miscellaneous requirements shall be as follows:
 - i. Brick or natural stone;
 - ii. A cast-in-place structural footing;
 - iii. Top capped;
 - iv. Both sides of the fence shall have a finished face;
 - v. The fence shall have a height of a minimum of six feet; and
 - vi. Construction details or shop drawings must be sealed by a structural engineer and provided within the Site Development permit plans.
3. **Landscape Buffer:** A landscape buffer shall be required along the southern property line. The buffer shall meet the following standards:
 - a. A minimum of eight feet (8') in width

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- b. Landscape plantings shall be required, based on the linear footage that extends along the length of the property line. The minimum quantity of landscaping shall be determined by the following requirements:
 - i. One large tree per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; or
 - ii. One medium tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and
 - iii. One hundred percent of trees utilized shall be of an evergreen species.
 - iv. Other than the required landscaping, nothing shall be placed within the landscape buffer, including without limitation, accessory buildings, parking lots, storage of materials and refuse containers. The landscape buffer may not be used as a utility easement.
- 4. Building Setback for Light Commercial and Office use: The building setback along the southern property line shall be 40 ft. for buildings with one story or 80 ft. for buildings with two stories.
- 5. Building Setback for Senior use: The building setback along the southern property line shall be 20 feet for buildings with one story or 40 feet for buildings with two stories.
- 6. All aspects not specifically covered by this Plan shall be regulated by the C-2 (Local Commercial), OF (Office) or the SR (Senior) zoning districts and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.
- 7. All other Ordinances within the Code, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.