

Exhibit "B"

Sec. 21-19-14. - SD(Harada)—7575 S. Union Park Avenue.

- (a) *Purpose.* The purpose of this zone is to provide an area of professional and business offices, non-retail services, restaurants, and other uses not including merchandising, warehousing, and manufacturing, with business hours consistent with those of contiguous property. Developments shall have architecture that is compatible with residential uses. All site plans for proposed development shall be reviewed and approved by the Planning Commission.
- (b) *Uses Allowed.*
 - (1) *Permitted Uses.*
 - a. Accessory uses associated with an approved use.
 - b. Business and financial services.
 - c. Medical and health care services.
 - d. Mixed use development.
 - e. Mortuary, funeral home.
 - f. Research park.
 - (2) *Conditional Uses.*
 - a. Alcoholic beverage package agency.
 - b. Alcoholic beverage on-premises recreational beer retailer license.
 - c. Alcoholic beverage reception center license.
 - d. Alcoholic beverage, restaurant, beer-only license.*
 - e. Alcoholic beverage, restaurant, full service license.*
 - f. Alcoholic beverage, restaurant, limited service license.*
 - g. Assisted living facility, both limited and large capacity.
 - h. Bed and breakfast facility.
 - i. Compatible, low traffic generating retail uses, as determined by the planning commission.
 - j. Day care, group.
 - k. Hotel/motel.
 - l. Nursing home.
 - m. Plant nursery.
 - n. Public service.
 - o. Public utility station.
 - p. Recreation, indoor.
 - q. Residential facility for elderly.
 - r. Residential facility for handicapped.
 - s. Restaurant, drive-up window (east of Union Park Avenue only).
 - t. Restaurant (sit-down only).
 - u. Retirement home.

- v. School, commercial.
- w. School, private or quasi-public.
- x. Social or reception center.

*Additional requirements for clubs and restaurants. Any newly constructed club or restaurant shall meet the following requirements:

- (1) Main entrance shall have an unimpeded line of sight from the street or public way.
 - (2) Lighting of the building at the entrance.
 - (3) Provide parking lot lighting. All lighting shall be shielded and directed downward to avoid light spill beyond the property line.
- (c) *Development Standards.* Planning Commission review is required according to standards outlined in Chapter 21-32. The following standards are to be considered as applying specifically to development in this zone, in addition to general standards provided in Chapter 21-23:
- (1) *Building Height.* Buildings shall be erected to a height no greater than 35 feet from average grade, except for the following: With the anticipated uses of this property, structures oriented towards Union Park Avenue may exceed 35 feet in height, as may be approved by the Planning Commission.
 - (2) *Setback requirements.* All buildings shall be set back at least 30 feet from all property lines, except that the Planning Commission may allow 20-foot setbacks along Union Park Drive where there is landscaping between the structure and the street. Uses may be developed conjointly at the side yards with shared party walls. If buildings are not joined, there shall be at least a ten-foot setback from each side and a 30-foot rear setback. Side yards and rear yards shall be developed and landscaped as described in Chapter 21-25.
 - a. Carports may be approved by the Planning Commission within approved parking lot areas in the side and rear yard. The parking lot area in the front yard may only be utilized for carports if the lot does not have street frontage. All design requirements of the Architectural Design Standards shall apply along with all other requirements of the Land Development Code.
 - (3) *Architecture and Signs.* Development shall have an overall architectural and signage theme, and shall be so designed to enhance residential compatibility.
 - (4) *Landscaping.* Development shall be appropriately landscaped with ground covers, trees, and shrubs, with special attention given to the preservation of existing vegetation and hillside areas. Landscape berms and heavy tree cover is encouraged, particularly as a replacement for fences and walls.
 - (5) *Access.* Development shall have appropriate access based upon the type of uses approved, as may be recommended and approved by the Traffic Engineer and Planning Commission. Mixing of traffic with the adjacent neighborhood should be controlled through the use of limited secondary access or emergency access.
 - (6) *Site Plan Review.* All site plans shall be reviewed by the Planning Commission. In addition to the typical site plan submittals, the following shall also be submitted for review by the Commission: Traffic Study and a market analysis based upon the type of land uses proposed, overall Grading Plan, and overall Landscape Plan with particular attention given to the "backside" slope of the development and along the residential interface.

(LDC 2008, § 15A-19-10; Ord. No. 10-22, 7-12-2010; Ord. No. 15-03, 1-22-2015; Ord. No. 17-09, 3-9-2017)