

EXHIBIT B
PLANNED DEVELOPMENT REGULATIONS
for
PARK 360 SOUTH

General Purpose: Creation of an Industrial Park for development of e-commerce, manufacturing, processing, assembly, warehousing, distribution, logistics, and other light industrial uses, as well as accessory business (office) uses.

Permitted Uses: Uses permitted in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 4400B, Permitted Use Table of the Zoning Ordinance and shall be subject to the Special Conditions specified in Section 4400B for certain uses.

Area, Setback and Height Requirements: Area, setback and height regulations in this Planned Development shall be those set forth for the I-1, Light Industrial District in Sections 4500 and 4500B, Area and Height Regulations Table of the Zoning Ordinance.

Exterior Construction Materials: The Community Design Standards described in Section 4600 of the Zoning Ordinance, inasmuch as they are applicable to structures in the I-1, Light Industrial District, shall apply to this Planned Development, provided however that tilt-up concrete walls, cast-in-place concrete walls, or precast concrete walls shall be an acceptable exterior construction material. Corrugated, ribbed or standing seam metal panels; galvanized or aluminum coated metal cladding; or reflective glass are prohibited materials.

Signage: Signage regulations in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 7100, Sign Standards of the Zoning Ordinance.

Parking and Loading: The permitted uses in this Planned Development shall comply with the regulations in Section 7200, Off-Street Parking and Loading Standards of the Zoning Ordinance.

Landscaping and Screening: Except as otherwise described here, landscaping and screening regulations in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 7300, Landscaping and Screening Requirements of the Zoning Ordinance. Trees may be used, either alone or in conjunction with berming, as a means of screening for loading areas, provided the overall height of such screening solution is a minimum of ten (10) feet, measured from the base of the berm or tree.

Trash Containers, Refuse or Recycling Storage Screening: Screening requirements in this Planned Development for containers for the disposal of trash, refuse, or recycling shall be those as set forth in Section 7301-B of the Zoning Ordinance, except that buildings exceeding 50,000 square feet and containing a serviceable loading area (i.e. truck court) may have such container(s) located openly within such loading area, provided all other screening requirements for loading areas are met.

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(continued)

Residential Proximity Requirements: Residential Proximity Standards in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Outside Storage and Screening Requirements: Open storage in this Planned Development shall be placed on a gravel, asphalt or concrete surface and shall be screened from any public right-of-way by an eight foot high opaque fence designed to meet the minimum requirements of Section 7302-B of the Zoning Ordinance. Outside storage may not be stacked or raised to a level above the top of the opaque fence.

Development Plan Approval: Prior to future applications for a subdivision plat or building permit, the Developer shall submit a Detailed Site Plan for the approval of the City Council. The Detailed Site Plan shall be prepared in accordance with the provisions of Section 5100-F of the Zoning Ordinance. A public hearing or ordinance will not be required for the Detailed Site Plan approval. In case the development requires deviations to these Planned Development Regulations, the City Council may authorize such deviations through the Detailed Site Plan approval if the City Council deems them to be minor modifications.