

EXHIBIT "F"

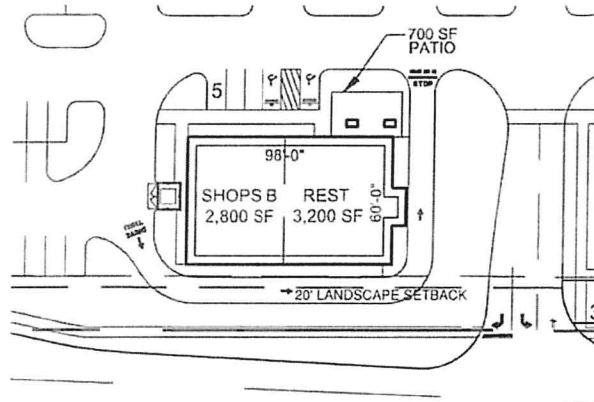
DESIGN STANDARDS

1. Applicability. Development of the Property must generally comply with regulations set forth in this Exhibit "F", the "Design Standards".
2. Exterior walls of all structures, including screening walls, wing walls, columns and supports, shall consist of at least fifty (50) percent masonry construction materials. This requirement shall not apply to roofs, awnings, canopies, doors, windows, glass walls and frame assemblies thereof. The remaining fifty (50) percent of the exterior surfaces may be constructed of masonry-like construction materials or any construction materials not expressly prohibited by this exhibit.
3. All non-residential buildings with facades greater than one hundred (100') feet in length shall incorporate wall plane projections or recesses that are at least two (2) feet deep. Projections/recesses must be at least two (2) feet in length. No uninterrupted length of façade may exceed one hundred (100) feet in length.
4. All non-residential buildings with flat roof planes greater than one hundred (100') feet in length shall incorporate variations in the visual appearance in the height of the roof plane. Variations to flat roof planes may include pilasters and projected or raised features that present variations in the roof plane. No uninterrupted length of any flat roof plane may exceed eighty (80) feet in length.
5. All non-residential building facades shall include a repeating pattern of elements such as material module change, colors or textures. Repeating patterns can be expressed in the vertical or horizontal plane.
6. Outside display of goods, wares, or merchandise shall be permitted provided that the area used for outside storage must not exceed ten (10) percent of the gross floor area of the property containing the outside display.
7. "Sign Area" is defined as the imaginary area within a circle, triangle or parallelogram immediately surrounding the extreme limits of the text, representation, emblem or any figure of similar character.
8. For purposes of this planned development district, Section 7100.H.2 regarding the requirement the removal of neighborhood information signs within twenty-four (24) hours after an event displayed on the sign does not apply.
9. All signs, whether temporary or permanent, shall be located at least ten (10) feet from the right-of-way line.
10. Required parking for multifamily residential uses shall be a minimum ratio of 1.5

spaces per unit.

11. Required parking for hotel uses shall be a minimum of 1 space/room plus 5 additional employee spaces.
12. Notwithstanding section 7200B, the sports facility (i.e. StarCenter) shall be require a minimum of 250 parking spaces.
13. The parking requirement for “Eating Place with drive through service, Bar, Night Club, and Private Club” shall be 1 parking space for each 100 sf of floor area.
14. Parking area layout shall not require approval by The Director of Planning so long as the final layout conforms to the general layout as shown on The Development Plan.
15. Electrical transformers and similar equipment shall be permitted to be placed within buffer yards or landscape setbacks provided that they are not located within the required street landscape setback.
16. Metal, black powder coated fence with landscaping screening, organically attached to the fence at a height equal to the fence at maturity shall be permitted as an SW6 or SW8 wall.
17. Where drive-through lanes are situated parallel to a public street, a landscape median with a minimum width of three (3) feet (from back of curb to back of curb) may be situated parallel with the drive-through stacking lanes that are visible from the adjacent public streets.
18. All buildings designed with parapet walls or other similar architectural elements shall be constructed to screen the mechanical and other rooftop equipment from adjacent parking lots and streets. Accordingly, such parapet walls and other similar architectural elements may exceed the maximum height to achieve the required screening.
19. Landscaping shall be permitted as an acceptable material for all required ground equipment screening. The compliance of height requirements shall be determined at plant maturity and the width matching the item or equipment being screened.
20. Switch gear devices shall be screened by a hedgerow of dense evergreen shrubbery to form a visual screen using plant materials approved by the Landscape Administrator.
21. Trash container and storage area for refuse or material awaiting disposal or recycling shall be visually screened in accordance with the requirements in Section 7301.B of the Zoning Ordinance.
22. Paving design and specifications for internal public and private streets, driveways, parking lots and other paved areas shall be determined by developer’s Civil and Geotechnical engineers.

23. All vehicular access to Multi-Family shall be as shown on the development plan.
24. No single structure shall exceed 1000' in length.
25. Stacking lane(s) for drive-thrus shall be allowed to be parallel to a public street as illustrated below.



26. There shall be a minimum of eight (8) stacking spaces within any drive-thru configuration. The building occupant's site design shall determine the specific layout.