

DENSITY AND DIMENSIONAL IMPACTS:

A sampling of development requirements for the General Retail (GR) District and the S.H. 161 Overlay District are highlighted below:

ORDINANCE PROVISION (SH-161 Corridor Overlay & UDC)	REQUIREMENT	SITE PLAN CONFORMANCE
Building Setback	25 feet	In Conformance.
Required Landscaping	5% of gross site area (UDC), and 30 foot landscape buffer along street frontages. (Overlay Dist. Section 3.F.2.a)	In Conformance.
Parking Required	44 spaces required.	In Conformance. 71 spaces provided.
Min Stone Requirement	10% of front facade (Overlay Dist. Section 3.C.2.)	In Conformance.
Exterior Masonry	100% Masonry	In Conformance.
Roof Line Variation (2 elements required)	<i>[see below]</i>	<i>[see below]</i>
* <i>Parapet Wall With Molding.</i>	Selected.	In Conformance.
* <i>Overhanging Eaves 3' Past Supporting Walls.</i>	<i>[not selected]</i>	<i>[not selected]</i>
* Two or More Roof Slope Planes.	Selected.	In Conformance.
* 8:12 Roof Slope at Wall Height.	<i>[not selected]</i>	<i>[not selected]</i>
Vertical Building Articulation	15% offset for 25% length (Overlay Dist. Section 3.B.1. &2.)	In Conformance.
Arcades, covered walkways, architectural awnings, canopies or porticos	Required along 25% of the primary façade (Overlay Dist. Section 3.D.1.a.ii.)	In Conformance.
Side and rear facades shall be finished in a similar color and texture as the main front façade.	A color elevation or color pallet will need to be submitted. (Overlay Dist. Section 3.C.4)	In Conformance.
Signage	Monument and wall signs allowed for retail use in conformance with UDC requirements.	In Conformance.
Screening for Dumpster	Minimum - 6 foot tall masonry fence to match main building.	In Conformance.