

GENERAL DEVELOPMENT PLAN

EXHIBIT A



All diagrams, images, and text in this document are conceptual and subject to change.

EXHIBIT B (PAGE 1 OF 2)

Land Use Categories for Waterfront Planned Development												
Land Use Category	Small Lot Residential	Medium Lot Residential	Large Lot Residential	Townhome Residential	Multi-Family Residential	Resort Villas	Resort	Commercial Area	Self-Storage Units		Existing I-B District Uses	Use-Specific Standards in Development Code
RESIDENTIAL USES												
Dwelling, single-family detached	P	P	P								A	14.02.03.G.4.g
Dwelling, single-family attached				P	P	P						14.03.03.A.2
Dwelling, two-family					P							
Dwelling, co-housing					P							
Dwelling, live/work					P							14.03.03.A.3
Dwelling, multi-family					P							14.03.03.A.4
Dwelling, vacation rental	P	P	P	P	P	P					P	14.03.03.A.5
Residential care facility	C	C	C	C	C							14.03.03.A.9
PUBLIC AND INSTITUTIONAL USES												
Clubs, lodges, and private meeting halls								P				
Community centers							P	P				
Day care facility											P	14.03.03.B.3
Library, museum, or gallery								P			P	
Open space, park, or playground	P	P	P	P	P	P	P	P	P		P	14.03.03.B.6
Public safety facility							P	P			P	
Religious facility	P	P	P	P	P	P	P	P	P			
Water-related facility							P				P	14.03.03.B.7
Public utility facility, major		C	C		P		P	P	P			
Public utility facility, minor	P	P	P	P	P	P	P	P	P		P	14.03.03.B.8
COMMERCIAL USES												
Animal grooming and care								P				
Community gardens	P	P	P	P	P	P	P	P	P		P	14.03.03.C.3
Restaurant							P	P			P	14.03.03.C.6
Hotels, motels, and conference facilities							P				P	14.03.03.C.8
Resort							P				P	
Offices								P				
Medical offices and clinics								P				
Personal services								P			A	14.03.03.C.9
Self-storage (mini-storage)									P			14.03.03.C.10
Indoor recreation or entertainment							P	P			P	
Outdoor recreation or entertainment							P				P	
Studio								P			P	
Theaters and auditorium							P	P			P	
Alcohol beverage sales							P	P			P	14.03.03.C.14
General retail, small								P			A	14.03.03.C.16
General retail, large								P				14.03.03.C.16
Car Wash								A				
Light watercraft rental							P				C	Rental only
Marina			C				P				P	
Marine equipment sales and rental							P	P				Sales and Rental only
Parking facility							P	P			P	

EXHIBIT B (PAGE 2 OF 2)

[illegible]

EXHIBIT C

Dimensional Standards for Waterfront Planned Development

GENERAL DEVELOPMENT PLAN LAND USE CATEGORY	SMALL LOT RESIDENTIAL	MEDIUM LOT RESIDENTIAL	LARGE LOT RESIDENTIAL	TOWNHOME RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	RESORT VILLAS	RESORT	COMMERCIAL AREA	SELF STORAGE AREA	ISLAND BODY BEACH ZONE (CURRENT DEVELOPMENT CODE REQUIREMENTS FOR COMPARISON)
LOTS AND DENSITY										
MIN. AREA (SF.)	5,200	5,200	5,200	1,750	N/A	1,750	N/A	N/A	N/A	Public: 1 acre New subdivision: 1 acre
MIN. WIDTH (FT.)	65	65	65	25	N/A	25	N/A	N/A	N/A	Public: N/A New subdivision: 60 ft.
MIN. DEPTH (FT.)	80	80	80	70	N/A	70	N/A	N/A	N/A	Public: N/A New subdivision: 120 ft.
MIN-MAX. DENSITY (DUS/ACRE)	[1]	[1]	[1]	[1]	N/A	N/A	N/A	N/A	N/A	N/A
MIN. AREA OF DWELLING UNIT (SQ. FT.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX. LOT COVERAGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUILDING SETBACKS AND FRONTAGE										
MIN. FRONT YARD (FT.)										
MIN. BUILDING SETBACK [2]	15	15	15	15	10	15	10	10	20	General: 20 Adjacent to McCulloch: 50
MIN. SIDE YARD (FT.)										
GENERAL INTERIOR	5	5	5	0	0	0	0	0	0	10
CORNER LOT	10	10	10	10	10	10	10	10	10	20
REVERSE CORNER LOT	15	15	15	15	15	15	10	10	10	N/A
MIN. REAR YARD (FT.)										
GENERAL	10	10	10	10	10	10	10	10	10	N/A
REVERSE CORNER LOT	10	10	10	10	10	10	10	10	10	N/A
MAX. BUILDING HEIGHT (FT.)										
PRIMARY BUILDING										
GENERAL	36 [4]	36 [4]	36 [4]	36 [4]	48	36 [4]	48	40	36	40
Accessory Structure										
GENERAL [3]	15	15	15	15	15	15	15	15	15	40

[1] Only one primary dwelling unit is permitted per lot.

[2] In residential areas, garages, carports, or any structure used to park vehicles that face a front yard street must be set back 5 additional feet from the listed front yard setback, not including the dwelling itself. On a reverse corner lot, the front yard is defined by the shorter of the two street frontages, but the additional 5-foot garage setback is required from any "front" or "side" street that the lot's parking structure faces.

[3] Detached accessory structures may be built up to 5 feet from the side and rear property lines.

[4] Height Exceptions of Code Section 14.04.02.B.2 (Table 4.01-5) only apply for the "Solar Collector" and "Flagpoles and Institution Towers or Steeples" entries in the marked General Development Plan Land Use Categories. No other exceptions apply.