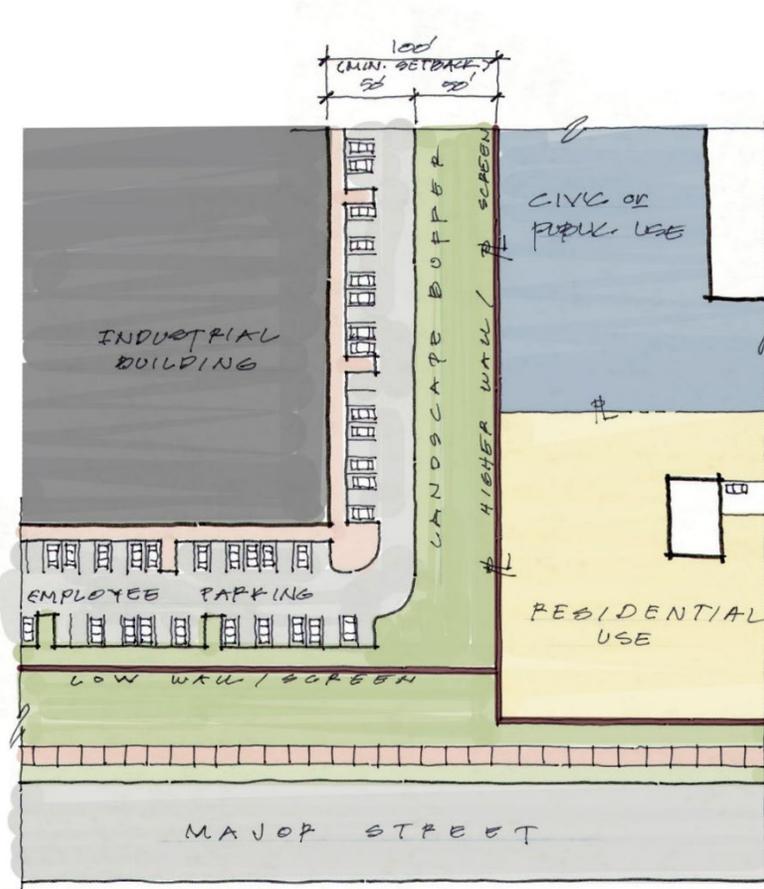


Shared Property Line Condition

- Building setbacks that adjoin residential, school, church, and civic uses should be setback a minimum of 100-feet when sharing the same property line.
- A wall or screen should be placed on the property line that is a minimum of 6 feet tall and be opaque for visual obscenity. Blank concrete or CMU walls without piers, caps and finishes are not allowed.
- The landscaped minimum 50-foot buffer should include a tree density canopy that covers 100 percent of the buffer area within 10 years of planting. Native trees, shrubs and groundcovers should be selected over ornamental species.
- Uses within the 100-foot setback and outside of the buffer area can include a fire lane and if necessary, limited employee parking, but no visitor parking or public entries, loading docks, service yards, trash areas/disposal, or truck parking and idling.

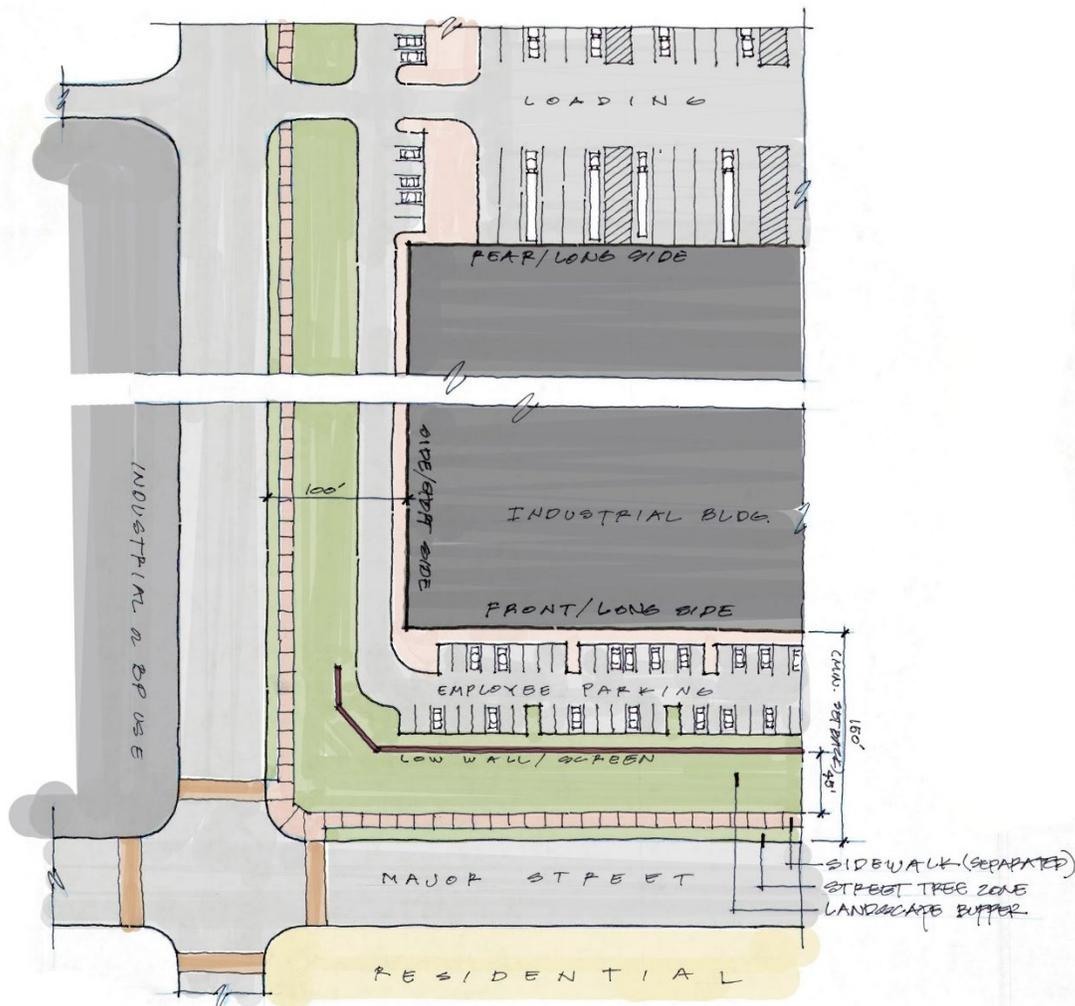
Figure 1 Shared Property Line Setback



Fronting a Major Arterial or Collector Street Condition

- Building setbacks that face major public access streets (with public sidewalks) and require employee and visitor parking and entries, shall be setback a minimum of 150 feet from the curb line of the adjoining street.
- A minimum of 45 feet of landscaped buffer shall be provided from the back of the public sidewalk to a low wall or fence screen that hides the car parking lot. The height of the wall or fence should be no less than 3 feet. Company signage can be incorporated into the wall as it faces the public right of way.
- The landscaped buffer area should include a 100 percent tree canopy coverage within 10 years of planting. Native trees, shrubs and groundcovers should be selected over ornamental species.
- No loading docks, service yards, trash areas, truck parking or idling is permitted.

Figure 2 Public Street Frontage Setback



Use Restrictions

The following uses are permitted within 500 feet of a sensitive use with the approval of a conditional use permit:

- Motorcycle/Riding Club
- Shooting/Archery Range
- Outdoor Storage

The following uses are not permitted within 500 feet of a sensitive use:

- Salvage and Wrecking
- Waste Transfer Facility
- Mining and Quarrying

The following uses are not permitted within the plan area:

- Rendering
- Slaughterhouse