

USES AND DEVELOPMENT STANDARDS

PARCEL	ACREAGE (6)	RESIDENTIAL DENSITY (7)	RESIDENTIAL YIELD	PERMITTED USES (SEE ZONING ORDINANCE SEC. 5.4 PRINCIPAL USE TABLE) (2)	DEVELOPMENT STANDARDS
PD-C					
A	24.4	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (LARGE SCALE FOOD RETAIL / GROCERY ANCHOR) (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
B	1.2	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
C	6.0	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
D	5.9	N/A	0	AS PERMITTED IN THE B-C ZONING DISTRICT (4)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
E	6.1	16	98	AS PERMITTED IN THE B-C ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-C IN SEC. 5.16
F	14.7	10	147	AS PERMITTED IN THE B-N ZONING DISTRICT (5)	SHALL FOLLOW THE STANDARDS FOR B-N IN SEC. 5.16
G	22.2	10	222	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
H	32.9	16	526	AS PERMITTED IN THE B-L AND B-N ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
I	24.1	20	482	AS PERMITTED IN THE B-L, B-N AND B-C ZONING DISTRICTS	SHALL FOLLOW THE STANDARDS FOR B-L IN SEC. 5.16 (9) (10)
SUB-TOTAL	137.5	10.7	1475		
PD-IL					
A	84	N/A	0	AS PERMITTED IN THE IL ZONING DISTRICT	SHALL FOLLOW THE STANDARDS FOR IL IN SEC. 5.17
SUB-TOTAL	84	N/A	0		
WETLANDS AND WETLANDS BUFFER AREA	3.0	N/A	0	N/A	N/A
SUB-TOTAL	3.0	N/A	0		
TOTAL	224.5	6.6	1475		

NOTES:

- 1) THE SITE IS SUBJECT TO A US ARMY CORPS OF ENGINEERS WETLAND PERMIT WHICH HAS ESTABLISHED WETLAND LIMITS AND BUFFERS.
- 2) PERMITTED, LIMITED AND SPECIAL USES SHALL FOLLOW THE STANDARDS OF THE ASSOCIATED REFERENCED ZONING DISTRICT. WHERE MULTIPLE DISTRICTS ARE REFERENCED, A USE SHALL BE CONSIDERED PERMITTED IF PERMITTED IN ANY OF THE DISTRICTS AND SIMILARLY IF A USE IS ONLY PERMITTED AS A LIMITED OR SPECIAL USE IN ANY OF THE DISTRICTS, THE USE SHALL BE CONSIDERED LIMITED OR SPECIAL USE.
- 3) PERIMETER BUFFERS ARE AS SHOWN ON THE PD MASTER PLAN. INTERNAL BUFFERS WILL BE ESTABLISHED BASED ON THE SPECIFIC USES PROPOSED IN THE FINAL DEVELOPMENT PLANS.
- 4) UPPER STORY RESIDENTIAL USE IS NOT PERMITTED
- 5) RESIDENTIAL IS ONLY PERMITTED AS AN UPPER STORY RESIDENTIAL USE IN A MIXED USE BUILDING.
- 6) NO ADDITIONAL IL AREA WILL BE CONSIDERED OR PERMITTED WITHIN THE MASTER PLAN AREA.
- 7) PARKING RATIOS AND DESIGN SHALL FOLLOW THE STANDARDS OF SEC. 9.3.
- 8) NON-RESIDENTIAL USE LIMITATIONS RELATING TO COLLECTOR STREETS OR HIGHER IN B-L DISTRICTS SHALL NOT APPLY. NON-RESIDENTIAL USES SHALL BE ALLOWED IN ALL PARCELS.
- 9) THE HEIGHT LIMITATIONS OF THE B-L DISTRICT STANDARDS SHALL NOT APPLY. PARCEL G AND H SHALL HAVE A MAXIMUM HEIGHT OF 50' AND PARCEL I SHALL HAVE A MAXIMUM HEIGHT OF 75'.
- (10) THE MAXIMUM NON-RESIDENTIAL INDIVIDUAL BUILDING FOOTPRINT SIZE SHALL BE 10,000 S.F. FOR PARCEL G AND 30,000 S.F. FOR PARCELS H AND I. THESE LIMITATIONS SHALL NOT APPLY TO A VERTICALLY MIXED-USE BUILDING WITH UPPER-STORY RESIDENTIAL.