

EXHIBIT "C"
PERMITTED USES AND DIMENSIONAL REQUIREMENTS

1. PERMITTED USES

a. Tract 1¹

- Lot 1: Motor vehicle washing station² (the bays shall face east/west)
All other uses permitted under the Professional Office (PO) classification*
- Lot 2: Convenience stores with or without fuel operations²
All other uses permitted under the Professional Office (PO) classification*
- Lots 3-10: All other uses permitted under the Professional Office (PO) classification*
Furniture and appliance stores²
Game and recreation facilities^{2,3}
Laundry and dry cleaning retail stores²
Restaurant, Type A only
Retail sales and service^{2,4}

* Subject to special development requirements or special exception criteria, if applicable.

¹ Lots 1, 2, 3, 4, 9, and 10 or some smaller combination thereof may be developed as a single site for purposes of a multi-tenant retail center. In the event such occurs, one (1) anchor tenant space of no greater than 12,000 square feet shall be permitted within the center, with the balance of the tenant spaces being no greater than 2,500 square feet each. Furniture and appliance stores, laundry and dry cleaning retail stores, and movie rentals (retail sales and service), shall only be permitted to locate within said multi-tenant retail center, and may not exceed 2,500 square feet in size, each.

² The gross square footage of such uses within Tract 1 shall not exceed 25,000 square feet.

³ Except go-kart track and miniature golf

⁴ Includes movie rental, food/drug stores, and travel agencies

b. Tract 2

- Lot 11: Common area
Stormwater detention/retention facilities
- Lot 12: Multi-family dwellings (maximum of 8 units/acre)¹
Single family detached dwellings
Two family dwellings

Lot 14: Multi-family dwellings (maximum of 8 units/acre)¹

¹ Lots 11, 12, and 14 shall be evaluated collectively for purposes of computing density. Lot 11 shall serve as a master stormwater detention/retention facilities for Lots 1-14 inclusive.

c. Tract 3

Lot 13¹: Offices
Office/warehouse facilities
Retail nursery and garden supply

¹ Sublots 13.1 through 13.83 shall be formed into building sites with a minimum width of 80'.

d. Tract 4

Lot 15: Offices
Office/warehouse facilities
All other uses permitted under the Light Industrial (LI) classification*

* Subject to special development requirements or special exception criteria, if applicable.

Lot 16: Recreation (private/public) facilities
Offices
Office/warehouse facilities

Lot 17: Offices
Office/warehouse facilities
All other uses permitted under the Light Industrial (LI) classification*

* Subject to special development requirements or special exception criteria, if applicable.

2. DIMENSIONAL REQUIREMENTS.

a. Tract 1

Minimum Lot Area	15,000 square feet
Minimum Lot Width	80 feet
Maximum Building Coverage	35%
Maximum Lot Coverage	70%
Maximum Building Height	45 feet

Building Setbacks	
From Clyde Morris Boulevard	20 feet minimum 100 feet maximum
From Reed Canal Road	20 feet minimum 100 feet maximum
From Northern PUD Boundary	20 feet minimum*
From Internal Lot Lines	10 feet minimum, non-residential
Building Separation	20 feet minimum

* Or equivalent to the relevant LDC buffer requirement, whichever is greater.

b. Tract 2

Multi-Family Dwellings

Minimum Lot Area	15,000 square feet
Minimum Lot Width	80 feet
Maximum Building Height	45 feet
Maximum Building Coverage	35%
Maximum Lot Coverage	70%
Building Setbacks	
From Reed Canal Road	20 feet minimum 100 feet maximum
From Northern PUD Boundary	20 feet minimum*
From Internal Lot Lines	5 feet minimum
From Eastern PUD Boundary	20 feet minimum*
Building Separation	20 feet minimum

* Or equivalent to the relevant LDC buffer requirement, whichever is greater.

Single Family or Single Family Attached Dwellings (Lot 12)

Minimum Lot Area	5,500 square feet
Minimum Lot Width	50 feet
Minimum Side Yard	5 feet
Minimum Front Yard	30 feet
Minimum Rear Yard	25 feet
Minimum Living Area	1,500 square feet
Maximum Building Height	35 feet
Maximum Building Coverage	40%
Minimum Open Space	35%

¹ Development along the northern PUD boundary will comply with the relevant LDC buffer requirements.

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c. Tract 3

Minimum Lot Area	8,000 square feet
Minimum Site Width	80 feet
Maximum Building Coverage	70%
Minimum Open Space	15%
Maximum Building Height	45 feet
Minimum Front Setback*	
Minimum Rear Setback*	
Minimum Side Setback	10 feet

* Rear and front yards shall comply with the LDC buffer requirements for PO zoned uses.

d. Tract 4

Minimum Lot Area	15,000 square feet
Minimum Lot Width	100 feet
Maximum Building Height	45 feet
Maximum Lot Coverage	70%
Minimum Building Separation	10 feet
Minimum Front Setback*	
Minimum Rear Setback*	
Minimum Side Setback	10 feet

* Industrial building setback shall be as required by the Land Development Code for Light Industrial (LI) zoned property.

e. Other.

1. A minimum of thirty (30%) percent of the project will be dedicated to open space and common facilities.
2. For residential development, the maximum overall density not to exceed eight (8) units per acre, averaged over the entire 103.5 acres, with a maximum number of residential units of eight hundred (800).

Section 19: - Professional office (PO) district.

(a) *Purpose and intent.* The professional office (PO) district is intended to provide areas for business, government, industry, medical, professional, or service offices.

(b) *Permitted uses.*

- (1) Antennas.
- (2) Business services.
- (3) Camouflaged and monopole communication towers.
- (4) Financial services.
- (5) Fleet-based services.
- (6) Funeral homes (freestanding uses only).
- (7) Medical office/clinics.
- (8) Offices.
- (9) Veterinary clinics.
- (10) Xerographic and offset printing.

(bb) *Permitted uses with special development requirements (chapter 18, section 4).*

- (1) Assisted living facilities (subsection 1.5).
- (2) Banks (subsection 3).
- (3) Child care centers (subsection 4).
- (4) Health/exercise clubs (subsection 6).
- (5) Nursing homes (subsection 1.5).
- (6) Office supplies (subsection 11).
- (7) Office/warehouse facilities (subsection 12).
- (8) Pain management clinics.
- (9) Personal services.
- (10) Restaurants.
- (11) Community gardens.

(c) *Special exception uses (chapter 18, section 3).*

- (1) Guyed and lattice communication towers.
- (2) Houses of worship (subsection 9).
- (3) Private schools (subsection 16).

(Ord. No. 1993-58, 1-18-94; Ord. No. 1995-45, §§ 28—30, 12-19-95; Ord. No. 1997-23, §§ 19, 20, 4-29-97; Ord. No. 1998-69, §§ 25, 26, 10-20-98; Ord. No. 2001-83, § 1, 10-16-01; Ord. No. 2010-17, § 3, 7-20-10; Ord. No. 2011-32, § 3, 12-13-11)