



Town Lakes ADD 2024

Schedule of Uses & Site Development Regulations

~~Stikethrough~~ and Underline of Resolution Z-24-044.

CONDITIONS

- 1b. Approved Development Parameters
CPD: Up to 20,000 square feet retail, 48,000 square feet office, and 220,000 square feet of mini-warehouse and public warehouse.

- 2a. Schedule of Uses

CPD
Accessory Uses and Structures
Administrative Offices
Automatic Teller Machine (ATM)
Banks and Financial Establishments, Groups I & II
Bed & Breakfast
Business Services, Group I & II
Caretaker's Residence
Cleaning & Maintenance Services
Clothing Stores, General
Clubs, Country, Commercial, Fraternal, Membership Organization, Private
Consumption on Premises
Convenience Food & Beverage Store
Day Care, Child & Adult
Drive Thru Facility
Drugstore/Pharmacy Essential Services
Essential Services Facilities, Group I
Excavation, Water Retention
Fences & Walls
Food & Beverage Services, Limited
Food Stores, Group I
Health Care Facilities, Groups I, II & III
Hobby, Toy, and Game Shops
Insurance Companies
Laundry or Dry Clean, Group I
Lawn & Garden Supply Stores
Medical Office
Non-store Retailers, All Groups
Package Store
Parcel & Express Services
Parking Lot, Accessory, Commercial, Garage, Public
Personal Services, Groups I, II, III & IV

Pet Shop
 Place of Worship Post Office
 Real Estate Sales Office
 Recreation, Commercial, Groups I, III & IV
 Repair Shops, Groups I & II
 Restaurant, Groups I, II, III
 Retail & Wholesale Sales, only when incidental & subordinate to a permitted principal use on the same premises
 Self Service Fuel Pumps Signs
 Specialty Retail Shops, Groups I, II, III & IV
 Storage, Indoor and Open
 Temporary Uses Variety Store
 Warehouse, Mini-warehouse
Warehouse, Hybrid
Warehouse, Public

2b. Property Development Regulations

CPD Property Development Regulations

TRACTS:	A-N	A-S	B	C	D	E	F
Min. Lot Size	20,000 SF	20,000 SF	20,000 SF	20,000 SF	20,000 SF	20,000 SF	20,000 SF
Min. Lot Depth	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
Min. Lot Width	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
Setback, accessory	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT
Setback, street front	20 FT ⁽¹⁾	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
Setback, street side	15 FT ⁽²⁾	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. side	15 FT	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. rear	25 FT ⁽³⁾	25 FT	25 FT	25 FT	15 FT	25 FT	15 FT
Setback, min. waterbody	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT
Max. Bldg. Height	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
Max. Bldg. Coverage	45 53 %	45%	45%	45%	45%	45%	45%
Min. Open Space	30 27 %	30 33 %	30%	30%	30%	19%	29%

22. Open Storage on Parcel A-N.

The **A** structure accommodating storage of boats and RVs on the ~~3.39~~ **4.55** acre Parcel A-N must be enclosed on three sides.

23. Closure of Access to Fountain Mist Boulevard.

The ~~3.39~~ **4.55** acre Parcel A-N will not have access to Fountain Mist Boulevard and will rely on a shared access to Williams Ave to the south.

Exhibit C

Changes to Master Concept Plan Sheets 1-4