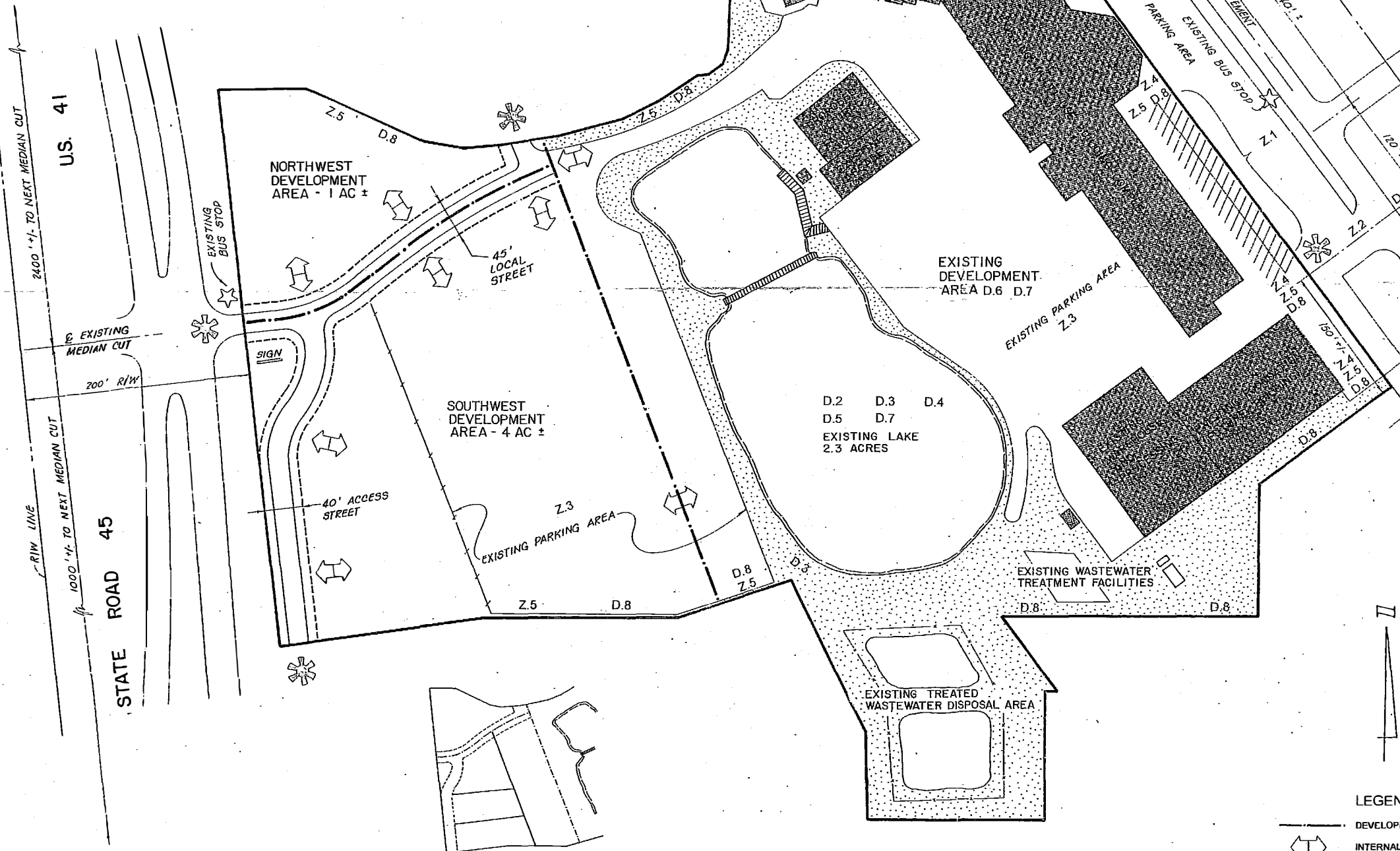


DEVELOPMENT PARAMETERS				
	EXISTING DEVELOPMENT AREA	NORTHWEST DEVELOPMENT AREA	SOUTHWEST DEVELOPMENT AREA	OVERALL DEVELOPMENT
SIZE	APPROX. 12 ACRES	APPROX. 1 ACRE	APPROX. 4 ACRES	17.03 ACRES
MAX. HT. OF BLDGS	55 FEET	55 FEET	55 FEET	55 FEET
COMMERCIAL G.L.A. (MAX)	150,000 SQ. FT.	17,400 SQ. FT.	69,700 SQ. FT.	237,100 SQ. FT.
HOTEL/MOTEL TRANSIENT EFFICIENCY CONVENTION SUITERS	N/A	N/A	100 UNITS 100 UNITS 200 UNITS	100 UNITS 125 UNITS 200 UNITS
ENV. SENSITIVE LAND AND WATER	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)	AS REQ'D BY DSO, (MODIFIED BY DEVIATION D8)
PUBLIC TRANSIT FACILITIES	NONE	NONE	NONE	NONE
OPEN SPACE	1.8 AC. ON LAND 1.8 AC. LAKE 3.6 AC. TOTAL	0.23 AC. ON LAND 0.07 AC. CREDIT FOR LAKE	0.9 AC. ON LAND 0.3 AC. CREDIT FOR LAKE	2.93 AC. ON LAND 2.17 AC. LAKE 5.1 AC. TOTAL (30%)
DEVIATIONS	ALL	Z.5, D.8	Z.5, D.7, D.8	
PROPERTY DEVELOPMENT REGULATIONS	CG	CG	CG	CG



TYPICAL SUBDIVISION LAYOUT WITH CG PROPERTY DEVELOPMENT REGULATIONS

SCHEDULE OF DEVIATIONS

- Z.1 ZONING ORD. SECTION 16 C.1. ALONG BUSINESS 41 TO ALLOW 21' EXISTING PARKING SPACES TO CONTINUE TO BE USED BY BACKING INTO THE RIGHT-OF-WAY OF BUSINESS 41.

Z.2 ZONING ORD. SECTION 20 C.2.1. ALONG BUSINESS 41 TO CHANGE THE MAXIMUM V.D.M. FOR A PARKING LOT ENTRANCE FROM 35 FEET TO APPROXIMATELY 50 FEET FOR EXISTING ACCESSWAYS.

Z.3 ZONING ORD. SECTION 20 C.2.1.1. ALLOW EXISTING PARKING SPACES AND ALLEYS TO BE USED TO SERVE THE PARKING LOT. UNUSUAL STANDARDS EXISTING OBJECTS ON STAYS ARE NOT PROHIBITED AND TO ALLOW EXISTING PARKING SPACES WHICH DO NOT ABUT A CURB, FENCE, WALL OR OTHER STRUCTURE TO BE PROVIDED WITH A PARKING BLOCK.

Z.4 ZONING ORD. SECTION 20 C.2.1.1.1. ALONG BUSINESS 41 TO CHANGE THE MINIMUM SETBACK FROM THE RIGHT-OF-WAY OR COLLECTOR STREET FROM 25 FEET TO 10 FEET WITH FRONT YARD SETBACKS TO BE 10 FEET. MINIMUM DISTANCE BETWEEN BUILDINGS AND STRUCTURES AND THE RIGHT-OF-WAY ONE FOOT. MINIMUM DISTANCE BETWEEN BUILDINGS AND STRUCTURES VARY.

Z.5 ZONING ORD. SECTION 41 C.2.3.1. TO CHANGE MINIMUM SETBACK FOR BUILDINGS, PARKING, INTERNAL ROADS OR ALLEYS FROM THE DEVELOPMENT PERIMETER FROM 25 FEET TO THE DISTANCE TO THE POINT BETWEEN BUILDINGS, PARKING, INTERNAL ROADS OR ALLEYS OR 25 FEET, WHICHEVER IS LESS.

Z.6 ZONING ORD. SECTION 41 C.2.3.1.1. WITH REGARD TO EXISTING PRINCIPAL BUILDINGS TO CHANGE THE MINIMUM SEPARATION BETWEEN PRINCIPAL BUILDINGS FROM ONE-HALF THE SUM OF THEIR HEIGHTS OR TWENTY FEET, WHICHEVER IS GREATER, TO ONE-HALF THE SUM OF THEIR HEIGHTS OR TWENTY FEET, WHICHEVER IS GREATER, BUT NOT GREATER THAN THE DISTANCE WHICH NOW EXIST BETWEEN EXISTING PRINCIPAL BUILDINGS. SAID DISTANCE VARY.

D.1 DSO SECTION 10 B. TO CHANGE THE MINIMUM INTERSECTION SEPARATION ON AN ARTERIAL STREET FROM 50 FEET TO APPROXIMATELY 100 FEET BETWEEN EXISTING ACCESSWAYS.

D.2 DSO SECTION 10 C.1. TO ELIMINATE THE REQUIREMENT THAT A DRAINAGE EQUIPMENT ON RIGHT-OF-WAY BE PROVIDED FOR THE EXISTING LAKE.

D.3 DSO SECTION 10 H. WITH REGARD TO THE EXISTING LAKE TO CHANGE THE MINIMUM SETBACK FOR EXCAVATIONS FROM A PROPERTY LINE FROM 25 FEET TO APPROXIMATELY 35 FEET. UNFENCED, AND TO DELETE THE STIPULATION OF DEVELOPMENT AREA EXISTING ON SHORES OF ANY LAKE, AND THAT THE SOUTH-WEST PART OF THE LAKE LAKE FILL TO PROVIDE A 50' MIN. LAKE SETBACK.

D.4 DSO SECTION 10 H. WITH REGARD TO THE EXISTING LAKE TO CHANGE THE MINIMUM SETBACK FROM THE EXISTING LAKE TO 12 FEET, WHICHEVER IS GREATER, THE EXISTING DEPTH IS UNKNOWN.

D.5 DSO SECTION 10 H.1.4. WITH REGARD TO THE EXISTING LAKE TO CHANGE THE BANK SLOPE RATIO FROM NOT GREATER THAN 4:1 TO 1:1 TO THE SLOPE RATIO ON THE EXISTING LAKE BANK. THE SLOPE OF THE EXISTING LAKE BANK VARIES.

D.6 DSO SECTION 13 C.3.1. IN THE EXISTING DEVELOPMENT AREA TO CHANGE THE MINIMUM AVERAGE WIDTH OF OPEN SPACE AREAS FROM 10 FEET TO 15 FEET.

D.7 DSO SECTION 13 C.3.1. TO INCREASE THE PERCENTAGE OF REQUIRED OPEN SPACE FOR THE EXISTING DEVELOPMENT AREA WHICH MAY BE 15% OF EXISTING AREAS TO 20% OF THE EXISTING AREAS.

D.8 DSO SECTION 13 D. ALONG BUSINESS 41 AND ALONG PROPERTY LINE A JUTTING PROPERTIES TO THE NORTH AND SOUTH TO MAINTAIN EXISTING AND SCREENING REQUIREMENTS FOR EXISTING USED EXISTING PROPERTY SHALL NOT BE REQUIRED TO BE REDUCED FOR THE CREATING OF BUFFERS.

D.9 DSO SECTION 13 D. ALONG BUSINESS 41 DUE TO THE CONFLICT DEVELOPMENT AREA AND WAVE THE REQUIREMENT FOR ALL ACCESS STREET.

SCHEDULE OF USES

- Amusement Park
- Auto Parts Store
- Automobile Repair and Service, Groups I and II
- Automobile Service Station
- Banks and Financial Institution, Groups I and II
- Bar or Cocktail Lounge
- Broadcasting Studio, Commercial Radio And Television
- Business Services, All Groups
- Car Wash
- Clothing Stores, General
- Clubs, Commercial, Fraternal
- Consumption on Premises
- Convenience Food and Beverage Stores
- Cultural Facilities
- Department Store
- Drive Thru Facility
- Flea Market, Indoor and Open
- Food Stores, Groups I and II
- Hobby, Toy, and Game Shops
- Hotel Motel
- Household/Office Furnishings, Groups I and II
- Lawn and Garden Supply Store
- Mobile Home Dealer
- Music Store
- Night Club
- Novelties, Jewelry, Toys, Signs, Manufacturing, Groups I, II, and III
- Package Store
- Paint, Glass, and Wallpaper Store
- Personal Services, Groups I, II and III
- Plant Nursery
- Produce Market
- Recreation Facilities, Commercial
- Recreation, Commercial, All Groups
- Rental Establishments, Group I and II
- Repair Shops, All Groups
- Restaurants, Groups I, II and III
- Self Service Fuel Pump Stations
- Self Service Fuel Pumps
- Specialty Retail Shops, Groups I and II
- Storage, indoor and outdoor
- Studios
- Temporary Uses: Carnivals, Fairs, Circuses, Amusement Devices and Christmas Tree Sales
- Tower, Communication
- Use Merchandise Stores, All Groups
- Variety Store
- Vehicle and Equipment Dealers, All Groups
- Wholesale Establishments, All Groups

LEGEND

- DEVELOPMENT AREA BOUNDARY
- INTERNAL DEVELOPMENT AREA ACCESS POINT
- EXTERNAL SITE ACCESS POINT
- EXISTING DEVELOPMENT AREA BUILDING, EXISTING OR FUTURE
- EXISTING BUS STOP