

PROPERTY DEVELOPMENT REQUIREMENTS

CATEGORY

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Landscape Reserves	40-foot wide includes area for installation of landscape and public access easement
Signs	Prohibits pole/pylon and sets standards for monument signs. 100 sf. Max area for commercial/retail ground sign 400 sf. Max area for wall signs
Lighting	Max. brightness of 1 lumen (industry standard unit of measurements, consistent with Midtown)
Motor Fuel Retailers	No Major changes. Added fuel canopy design and material restrictions
Building Materials	No changes

Overlay Boundary	1,500 feet from either side of Riverside Parkway (SH-47) right of way and SH-21
Driveway Spacing	1,000 feet
Off-street parking	Parking shall only be located behind or side of the building
Parking Garages	Provides regulations regarding design and materials, consistent with Midtown standards
Landscaping	25% with additional credit for existing trees. Trees within the floodplain are required to be protected.