

**VASSERMAN RIDGE  
EXHIBIT C**

PUD DEVELOPMENT STANDARDS

a. Intent

The purpose of this zone is to create a PUD neighborhood commercial/mixed density-housing zone. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. All utilities are required to be placed underground. Each structure proposed for development shall proceed through site plan review based on the development standards outlined below. A specific lighting and sign plan shall be submitted prior to final plat. The Neighborhood Business District regulations shall apply to Lot1, Block 4, Vasserman Ridge, except as modified by this ordinance.

b. Permitted Uses

The permitted uses within the neighborhood commercial zone should be limited to appropriate commercial and service uses consistent with the neighborhood. The uses shall be limited to those as defined herein. If there is a question as to whether or not a use meets the definition, the Planning Director shall make that interpretation. The type of uses to be provided on this outlot shall be low intensity neighborhood oriented retail and service establishments to meet daily needs of residents. Such uses may include small to medium sized restaurant (no drive-thru windows), office, day care, neighborhood scale commercial, convenience store, churches, or other similar type and scale uses as described in the Comprehensive Plan. No single use shall exceed 5,000 square feet.

c. Setbacks

The PUD ordinance requires setbacks from roadways and exterior property lines. The following table displays those setbacks.

| Setback                                  | Required | Minimum Proposed |
|--|----------|------------------|
| From Collector Street                    | 50 feet  | 50 feet          |
| From Exterior Lot Lines                  | 30 feet  | 30 feet          |
| Interior Public Right-of-Way             | 30 feet  | 60 feet          |
| Hard Surface Commercial                  | 70%      | 68.3%            |
| Parking Setback if screening is provided | 10 feet  | 10 feet          |

d. Building Materials and Design

## COMMERCIAL

1. All materials shall be of high quality and durable. Brick shall be used as the principal material and must be approved to assure uniformity with the residential uses.
2. Metal standing seam siding will not be approved except as support material to one of the above materials.
3. All accessory structures shall be designed to be compatible with the primary structure.
4. All roof-mounted equipment shall be screened by pitched roofs. Wood screen fences are prohibited. Screening shall consist of compatible materials.
5. All buildings on the commercial site shall have a pitched roof line.
6. All mechanical equipment shall be screened with material compatible to the building.

### e. Sign Criteria

#### Monument Sign

1. Lot 3 will have one monument sign facing Highway 5. The height of the sign shall not exceed 5 feet with a maximum area of 24 square feet.
2. The base of the sign shall be built of materials similar to those used on the exterior of the buildings and compliment their architectural design. The signs must maintain a minimum 10 foot setback from the property lines.

#### Wall Mounted Signs

1. Building "C" shall be permitted signage along the west and south elevations only.
2. All signs require a separate permit.
3. The signage will have consistency throughout the development and add an architectural accent to the buildings. Consistency in signage shall relate to color, size, materials and heights.
4. Back-lit individual letter signs are permitted. Individual letters may not exceed 30 inches in height.
5. Only the name and logo of the business occupying the building will be permitted on the sign.
6. The applicant must obtain a sign permit prior to erecting the signs on the site. A detailed sign plan incorporating the method of lighting, acceptable to staff should be provided prior to requesting a sign permit.