

EXHIBIT A

Section 30-59 (CBP) Corporate Business Park Zoning District

- (A) Intent. This district is intended to accommodate high-quality corporate, business, and office uses with supportive retail and commercial land uses at an intensity that is compatible with the overall community character of the City.
- (B) Principal Uses Permitted by Right. Refer to Article III Land Use Regulations for detailed definitions and requirements for each of the following land uses.
- (1) Office
 - (2) Professional Service, generally including insurance and financial services, realty, legal, medical offices and other similar uses.
- (C) Principal Uses Permitted as Conditional Use. These uses are generally intended to support employees and customers of Principal Uses located in the district as well as the broader neighborhood around the district. Refer to Article III Land Use Regulations for detailed definitions and requirements for each of the following land uses.
- (1) Indoor Sales or Service
 - (2) Physical Activity Studio
 - (3) Drive-Through & In-Vehicle Sales or Service where services are conducted to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity. Examples of such land uses include, but are not limited to, drive-in facilities, drive-through facilities and fuel stations.
 - (4) Restaurants where food and drink is primarily prepared, served, and consumed within the principal building.
 - (5) Personal Service, generally including beauty salons, barber shops, cleaning and pressing service, spas and health clubs and other similar uses.
 - (6) Group Daycare Center
 - (7) Commercial Indoor Lodging
 - (8) Light Industrial where 50% of the gross floor area of the principal building is devoted to a use Permitted by Right within the District.
 - (9) Off-Site Parking Lot
 - (10) Off-Site Structured Parking
 - (11) Outdoor Open Space Institutional
 - (12) Passive Outdoor Recreation
- (D) Prohibited Uses. The following uses are prohibited:
- (1) Car Washes
 - (2) Incidental Outdoor Display
 - (3) Tattoo Parlor/Body Piercing Studio

- (4) Tobacco and Paraphernalia Shops
- (5) Adult Use/Adult Bookstore. Are any premises which has a substantial portion (25 percent or more of gross floor area) of its stock-in-trade and offers for sale form of consideration any one or more of the following:
 - (a) Books, magazines, periodicals or other printed matter, or films, motion pictures, photographs or other visual representations which are characterized by an emphasis on specified sexual activities or specified anatomical areas; or
 - (b) Devices, instruments, or paraphernalia which are designed for use in connection with sexual activities.
- (E) Exterior Materials. Commercial buildings shall be clad on all sides with at least 75 percent Class I materials. Class II and Class III materials may be used as accents and trim not to exceed 25 percent of the total building façade. Class IV materials are prohibited.
 - (1) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Director of Community Development, or designee.
- (F) Building composition.
 - (1) General design. All buildings shall be designed with four-sided detail, have a distinct base, middle and top. The base of the building shall be articulated with a horizontal expression line creating a distinct ground level zone of the building. The middle, or mid-section, of the building shall be articulated by surface variations of depth through windows and architectural elements and form an expression line which sets up the building's top. The top portion of the building shall include architectural features of form that provide distinction and clearly shows a division of roof and walls. In addition to the required windows and principle entrance, the front facade shall include architectural features which emphasize it as the front facade. Building components and appurtenances, including doors, windows, canopies and trim should maintain a harmonious proportion to each other and to the building as a whole.
- (G) Door and/or Window Openings. Windows and doors or other openings at ground floor level shall comprise at least 40% of the area of the street facing façade.
- (H) Façade Articulation.
 - (1) Façade lengths shall not be greater than 40 feet without articulation such as:

- (a) Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as porches, balconies, windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 - (b) Recesses or projections that step back or project a portion of the main façade plane.
 - (c) Recesses or projections of upper floors from the ground floor façade plane.
 - (d) Vertical division using different textures or materials.
 - (e) Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
- (I) Accessory Structures. Materials used to construct accessory structures such as trash enclosures and signage shall include materials and colors that are consistent with the principal building.
- (J) Parking
- (1) A maximum of 25% of the required onsite parking shall be located between an arterial street and the principal building.
- (K) Landscaping in the setback area between the street frontage and the principal building shall include large contiguous planting areas along the entire street frontage and include a mix of deciduous trees, shrubs, and native plantings. 50% of the Yard Landscape Points as required per Section 30-253 Landscaping Requirements shall be placed along the street frontage.
- (1) Stormwater detention facilities shall not be placed in the setback area between the principal building and the primary street frontage.
- (L) Trade Dress (i.e. the unique visual element, colors, and/or architecture associated with identifying a specific business or product that is incorporated onto a building's façade). Permitted through Conditional Use Permit with the following findings:
- (1) The trade dress/branding is not a detriment from the building form or architecture.
 - (2) The trade dress/branding is consistent with or complimentary to the forms, colors and texture of principal buildings in the area.
- (M) Signage. Signage shall be the same as the Business Park in Article X Signage except for the following provisions:
- (1) Pylon, Cabinet, and Electronic Message Boards are prohibited.
 - (2) Monument signs have a 10 foot maximum height.

(3) Wall signage per Figure 30-290(b) and not to exceed 15% of the wall area per building façade.

(N) Density, Intensity, and Bulk Regulations for the (CBP) Corporate Business Park District.

	Requirement
Minimum Lot Area	20,000 square feet
Maximum Impervious Surface Ratio	70 percent
Minimum Lot Width	100 feet
Minimum Lot Depth	120 feet
Minimum Lot Frontage at Right-of-Way	50 feet
Minimum Front Setback	30 feet
Minimum Street Side Setback (on corner lots)	30 feet
Minimum Side Setback	10 feet
Minimum Rear Setback	25 feet
Maximum Principal Building Height	65 feet
Minimum Principal Building Separation	10 feet
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances)	Meet minimum setbacks for principal structures
Minimum Parking Required	See Article III
Accessory Buildings:	
Minimum Front Setback	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	10 feet
Minimum Rear Setback	25 feet
Maximum Height	45 feet