

Amendment to Gaylord Entertainment SP District

BL2011-69

Opryland Attractions, Inc. The Gaylord Entertainment Company

The purpose of this amendment to the Gaylord Entertainment SP (BL2007-1357) is to add approximately 22.24 acres to the existing 106.9 acre district for a total of approximately 129.14 acres. Properties added to the SP with this amendment include the following properties: Map 62, Parcel 20; Map 62, Parcel 23.01; Map 62, Parcel 26; Map 62, Parcel 269.

Prepared by:
Gresham, Smith & Partners
511 Union St, 1400 Nashville City Center
Nashville, TN 37219

SP District Identification

Location: Northeast/Southeast Quadrant Briley Parkway / McGavock Pike Interchange

Metro Parcel Identifiers: 06200024900
06200003000
06200011100
06200002300
06200002000
06200002301
06200002600
06200026900

Acreage: 129.14

Applicant / Owner: Opryland Attractions, Inc.
The Gaylord Entertainment Company

Owner Representative: Gresham, Smith and Partners

Community Plan: Donelson-Hermitage-Old Hickory Community Plan

Land Use Policy: Commercial Mixed Concentration (CMC)

Proposed Zoning: SP

Council District: 15

1. Existing Conditions

The subject properties are located immediately east of Briley Parkway, north and south of McGavock Pike. The request encompasses four tracts of land approximately 106 acres in size owned by Gaylord Entertainment Company and currently zoned in the Gaylord Entertainment SP District. These properties are currently undeveloped. Four additional parcels include two parcels approximately 14 acres in size owned by Gaylord Entertainment Company, one parcel approximately 4 acres in size owned by John R. Padgett, Trustee, and one parcel approximately four acres in size owned by the St. Thomas Foundation (recently transferred by will from the Estate of Mrs. Jeanette Rudy). Three of these four parcels are developed with a place of worship on one (parcel no. 269) and single-family homes on two others (parcels no. 20 and 26) with the remaining parcel being undeveloped. Approximately one acre of the total acreage is currently zoned Commercial Limited (CL); along McGavock Pike, and the remainder is zoned R15. Other land uses in the area south of McGavock Pike include places of worship, a Metro Fire hall, a Waffle House restaurant and single family residences on large parcels. Current land uses adjacent to the parcels along Pennington Bend Road are predominately single family residences on multi-acre parcels. See attached exhibit.

2. Intent

The Gaylord Entertainment Company is a major landowner and business investor within the Pennington Bend area. Gaylord's flagship Opryland Hotel and Conference Center, including the world famous Grand Ole Opry, are located immediately west of Briley Parkway. The purpose of the SP zoning amendment request is to allow the Gaylord Entertainment Company to develop the subject properties in a manner that builds upon the entertainment-based industry that has co-existed compatibly with other land uses in this unique area for well over 30 years.

3. Consistency with the General Plan

The subject properties are located within that portion of the community encompassed by the Donelson-Hermitage-Old Hickory Community Plan. The Planning Commission has applied Commercial Mixed Concentration (CMC) land use policy to the properties (Exhibit A). CMC policy is intended for all types of retail trade, highway-oriented commercial services, offices, research activities, as well as medium-high to high density residential development. CMC policy has been applied to all other properties within the Pennington Bend area associated with the Opryland Hotel and Convention Center, Opry Mills Mall and other tourism-related activities.

4. SP Site Plan

The attached SP Site Plan (Exhibit B) establishes the conditions and standards that will govern development of the subject properties.

5. Allowable Uses

All uses allowed in the CA district (Exhibit C) shall be allowed with the exception of Day Care Home, School Day Care, Bed and Breakfast Inn, Furniture Store, Home Improvement Sales, Water Taxi Station, Adult Entertainment and Fairgrounds. There shall be no pari-mutual betting and/or casino gaming.

6. Height and Size of Building Types

The standard development bulk standards of Table 17.12.020C as applicable to the CA district (Exhibit D) shall apply to all development within this SP district. Those standards govern the maximum allowable floor area ratio (FAR), impervious surface ratio (ISR), minimum rear and side setbacks and maximum building heights. Street setback standards of Table 17.12.030B as applicable to the CA district (Exhibit E) shall also apply.

7. Site Specific Standards

Metro Public Works has approved a traffic impact study for the existing Gaylord Entertainment SP District that demonstrates that vehicular movements to and from the existing parcels in the SP District can be accommodated safely and efficiently based on a series of roadway enhancements that could be made to either McGavock Pike and/or the Briley Parkway interchange. The specific location and nature of those improvements will be determined by subsequent traffic studies specifically addressing the actual type of uses and intensity of development proposed to be constructed on the property. To determine specific improvements required to mitigate traffic impacts, a detailed traffic analysis will be prepared and submitted in conjunction with final development plans. All improvements will be coordinated with the Metropolitan Department of Public Works and the Tennessee Department of Transportation.

Principle traffic flows shall be directed to and from Briley Parkway. There shall be no vehicular access onto Pennington Bend Road, except for emergency and construction vehicles. All emergency access drives along Pennington Bend Road shall be blocked with crash gates that are approved by the Metro Fire Marshal's office. Responsibility for improvements to Pennington Bend Road shall be determined through Public Work's review of the development's associated traffic impact studies.

Where the eastern and northern SP district boundary abuts Pennington Bend Road a 50 foot D-1 landscape buffer yard shall be required (Exhibit F). In addition to the buffer yard this buffer yard shall also include a paved multi-use path at least 6 feet in width. In areas where the SP district does not abut Pennington Bend Road or other public right of way, a standard "D" landscape buffer yard shall be required, but a multi-use path shall not be required. Along the first 1,300 linear feet of the eastern SP district boundary and Pennington Bend Road, measured from the existing intersection of McGavock Pike and Pennington Bend Road northward, a Standard "B" landscape buffer yard (Exhibit G), including a paved multi-purpose path at least 6 feet in width, may be substituted in lieu of the 50 foot buffer and 6 foot wide multi-use path along Pennington Bend Road. The only breaks allowed in the landscape buffer yards shall be to provide adequate pedestrian connections to the SP district. The multi-use path along Pennington Bend Road shall include appropriate pedestrian-scaled lighting and be designed in a way that there is no

direct light trespass onto adjacent properties and that indirect light trespass is kept to a minimum.

All lighting within the district, including lighting of signage, shall be designed in a way that there is no direct light trespass onto adjacent properties, and that indirect light trespass is kept to a minimum. No illumination in excess of one-half foot-candle shall be permitted across the SP boundary onto any adjacent residential property or public street. All final site plans within the SP district shall provide lighting studies that adequately show how any development will meet these criteria.

All uses within the SP district shall be designed in a way to limit noise pollution within the area. The maximum permitted sound pressure levels at the SP boundary shall be not more than 75 dBA.

There shall be no signage along Pennington Bend Road or primarily oriented to Pennington Bend Road with the exception of directional signage required by Metro Public Works or other Metro agency. Signage along McGavock Pike shall not exceed 40 feet in height. All other signs shall be governed by the CA district standards (Exhibit H).

For any development standards, regulations and requirements not specifically shown otherwise on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the CA zoning district effective at the date of the building permit.

The property is currently served by 10-inch diameter water supply mains located in McGavock Pike and Pennington Bend Road and by a 12-inch gravity sewer extending south of McGavock Pike to the Cabin Hill Road pumping station. Potential development under the SP district would generate a potential water and sewer demand of up to 190,000 gallons per day. The design capacity of the existing water and sewer network is considered adequate to serve that intensity of development.

Site topography will direct storm water flows toward Briley Parkway and away from existing development to the east and north. The existing drainage system to the west, including drainage structures running under Briley Parkway itself is considered to be of sufficient capacity to handle any resulting storm water runoff from the property since Metro storm water standards will require construction of on-site detention facilities. The subsequent size and location of on-site storm water detention facilities will be determined by the form and extent of development that actually occurs on the property.

The property is adequately served by police and fire protection. The area is patrolled by the Hermitage Metro Police Precinct, located at 3701 James Kelly Lane. The property is conveniently served by Metro Fire Hall #22, located directly across the street at 2781 Pennington Bend Road.

8. Development & Phasing Schedule:

A development and phasing schedule will be established at the time a draft final site plan is submitted.

EXHIBIT A

Attachment A to Metropolitan Planning Commission Resolution Number **RS2011-213**

Amendment No. 13 to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is hereby amended by changing the policies shown in the area identified as the Amendment Site outlined in red in Figure 1 to the policies as shown in Figure 2.

Figure 1

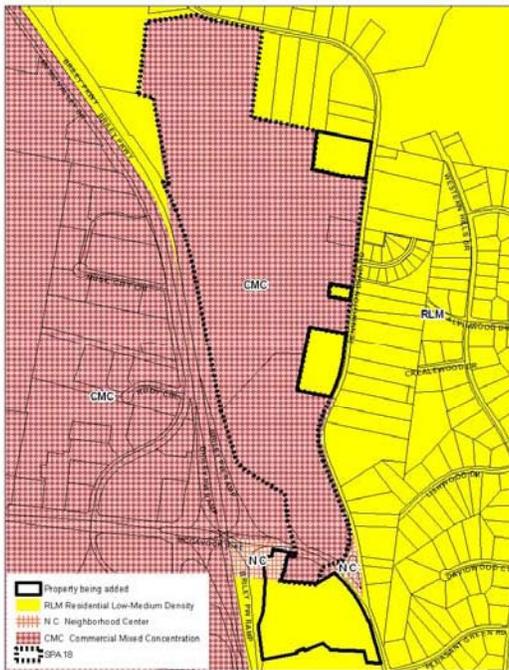
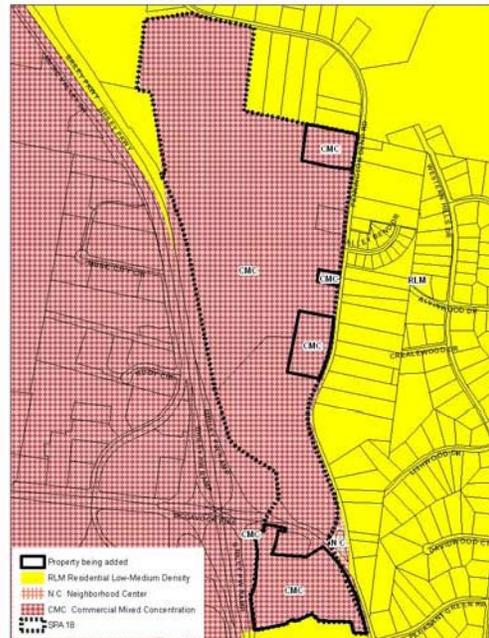


Figure 2



“SP” SITE PLAN DEVELOPMENT CONDITIONS

- All uses allowed in the “Commercial Attraction” (CA) district shall be allowed with the exception of Day Care Home, School Day Care, Bed and Breakfast Inn, Furniture Store, Home Improvement Sales, Water Taxi Station, Adult Entertainment, and Fairgrounds.
- There shall be no pari-mutual betting and/or no casino gaming.
- There shall be no vehicular access onto Pennington Bend Road, except for emergency and construction vehicles.
- Principle traffic flows shall be directed to and from Briley Parkway.
- Where the eastern and northern “Specific Plan” (SP) district boundary abuts Pennington Bend Road or other public right of way, a 50 foot D-1 landscape buffer yard shall be required. In addition to the buffer yard, this buffer yard shall also include a paved multi-use path at least 6 feet in width. In areas where the SP district does *not* abut Pennington Bend Road or other public right-of-way, a standard “D” landscape buffer yard shall be required, but a multi-use path shall not be required. Along the first 1,300 linear feet of the eastern SP district boundary and Pennington Bend Road, measured from the intersection of McGavock and Pennington Bend Road northward, a Standard “B” landscape buffer yard, including a paved multi-use path at least 6 feet in width may be substituted in lieu of the 50 foot buffer and 6 foot wide multi-use path along Pennington Bend Road.
- All lighting within the district, including lighting of signage, shall be designed in a way that there is no direct light trespass onto adjacent properties, and that indirect light trespass is kept to a minimum.
- All uses within the SP district shall be designed in a way to limit noise pollution within the area. The maximum permitted sound pressure levels at the SP boundary shall not be more than 75 dBA.
- There shall be no signage allowed along Pennington Bend Road or primarily oriented to Pennington Bend Road with the exception of directional signage required by Metro Public Works or other Metro Agency. Signage along McGavock Pike shall not exceed 40 feet in height.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CA zoning district effective a the date of the building permit.



General Building and Parking Areas	
Landscape Buffers (typ.)	
Vehicular Access onto Pennington Bend Road restricted to emergency and construction vehicles only	
Potential Stormwater Detention Facilities	
Major Sign Orientation	
General Building and Parking Areas	
Landscape Buffers (typ.)	
Exhibit B GAYLORD PROPERTY “SP” SITE PLAN	
 GRESHAM SMITH AND PARTNERS	
Potential Stormwater Detention Facilities	
Major Sign Orientation	
General Building and Parking Areas	
Landscape Buffers (typ.)	
Entry Features	
Vehicular Access	
General Building and Parking Areas	
Landscape Buffers (typ.)	
Major Sign Orientation	
Potential Stormwater Detention Facility	

Exhibit C

17.08.030

ZONING DISTRICT LAND USE TABLE

	3v	Residential						Mixed Use				Office				Commercial				Shopping Center				Industrial					
		AG and AR2a	RS80 through RS 375	R80 through R6	RM12 through RM20	RM140 through RM160	MHP	SP	MUN	MUL	MUG	MUI	ON	OL	OG	OR 20 and OR 40	ORI	CN	CL	CS	CA	CR	CC		CCN	CCC	SCR	IWD	IR
Key:																													
P-Permitted																													
PC-Permitted w/conditions*																													
SE-Special exception*																													
A-Accessory*																													
O-Overlay																													
* Refer to Chapter 17.16 for standards																													
Residential Uses:																													
Single-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Two-family	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Multi-Family																													
Mobile home dwelling	P						PC																						
Accessory apartment	A	A	A	A	A	A																							
Boarding house																													
Consignment sale	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Garage sale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Historic bed and breakfast	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Homesite																													
Historic home events	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Rural bed and breakfast	SE																												
bonestay																													
Security residence																													
Institutional Uses:																													
Correctional facility	SE																												
Cultural center	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Day care center (Up to 75)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Day care center (Over 75)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	
Day care home	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Day care-parent's day out	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
* Day care centers (over 75) as special exception uses in the AG, AR2a, RS80 through RS375 and R80 through R6 shall expire and are expressly repealed and shall no longer be in force and effect from and after July 1, 1999																													
School day care	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Monastery or convent	A																												
Orphanage	P																												
Religious institution	P	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Educational Uses:																													
Business school																													
College or university																													
Community education	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Daycare																													
Family/seniority house																													
Personal instruction																													
Vocational school																													

ZONING DISTRICT LAND USE TABLE

Key:	3A		Residential					Mixed Use					Offices					Commercial					Shopping Center					Industrial				
	AG and AR2a	IG	RS80 through RS 375	RS8 through R6	RM2 through RM20	RM10 through RM60	MHP	SP	MUN	MUL	MUG	MUI	ON	OL	OG	OR 20 and OR 40	ORI	CN	CL	CS	CA	CF	CG	SCN	SCC	SCR	IWD	IR				
P-Permitted																																
PC-Permitted w/conditions*																																
SE-Special exception*																																
A-Accessory*																																
O-Overlay																																
* Refer to Chapter 17.16 for standards																																
Office Uses:																																
Financial institution																																
General office																																
Leasing/retail office																																
Medical Uses:																																
Animal hospital																																
Assisted-care living																																
Hospice																																
Hospital																																
Medical appliance sales																																
Medical office																																
Medical or scientific lab																																
Nonresidential drug treatment facility																																
Nursing home																																
Outpatient clinic																																
Rehabilitation services																																
Residences for handicapped (3 or more)																																
Veterinarian																																
Commercial Uses:																																
ATM																																
Automobile convenience																																
Automobile parking																																
Automobile repair																																
Automobile sales, new																																
Automobile sales, used																																
Automobile service																																
Bar or nightclub																																
Bed and breakfast inn																																
Business service																																
Carpet cleaning																																
Car wash																																
Custom assembly																																
Donation center, drop-off																																
Funeral home																																
Furniture store																																

ZONING DISTRICT LAND USE TABLE

Key:	AG and AR2a	Residential				Mixed Use			Office			Commercial			Shopping Center			Industrial									
		RS80 through RS 3.75	R80 through R6	RM2 through RM20	RM40 through RM60	MHP	SP	PC	MUN	MUL	MUG	MUI	ON	OL	OG	OR 20 and OR 40	ORI	CN	CT	CS	CA	CC	SCN	SCC	SCR	TWD	IR
P-Permitted																											
PC-Permitted w/conditions*																											
SE-Special exception*																											
A-Accessory																											
O-Overlay																											
* Refer to Chapter 17.16 for standards																											
Home improvement sales																											
Hotelmotel																											
Inventory stock																											
Kennel/raable	SE																										
Laundry plants																											
Liquor sales																											
Major appliances repair																											
Mobile storage unit																											
Personal care services																											
Restaurant, fast-food																											
Restaurant, full-service																											
Restaurant, take-out																											
Retail																											
Self-service storage																											
Vehicle rental/lensing																											
Vehicle sales and service, limited																											
Wrecker service																											
Communication Uses																											
Amateur radio antenna	A																										
Audio/video tape transfer																											
Multi-media production																											
Printing and publishing																											
Radio/TV/satellite tower	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Radio/TV studio																											
Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Telephone services	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Industrial Uses																											
Building contractor supply																											
Distributive business/wholesale																											
Fuel storage	A																										
Heavy equipment, sales and service																											
Hazardous operation																											
Manufacturing, heavy																											
Manufacturing, medium																											
Manufacturing, light																											

ZONING DISTRICT LAND USE TABLE

	AG and AR2a		Residential					Mixed Use				Office					Commercial					Shopping Center			Industrial		
	AG	AR2a	R80 through R6	RM12 through RM10	MHP	SP	MUN	MUL	MUG	MUI	ON	OL	OG	OR 20 and OR 40	ORI	CN	CL	CS	CA	CF	CC	SCN	SCC	SCR	WD	IR	IC
Key:																											
P-Permitted																											
PC-Permitted w/conditions*																											
SE-Special exception*																											
A-Accessory*																											
O-Overlay																											
* Refer to Chapter 17.16 for standards																											
Research service																											
Scrap operation																											
Tank farm																											
Warehouse																											
Transportation Uses:																											
Airport/heliport																											
Boardwalk (commercial)																											
Bus station/landport																											
Bus transfer station																											
Commuter rail																											
Helistop																											
Motor freight																											
Park and ride lot																											
Railroad station																											
Railroad yard																											
Water taxi station																											
Utility User:																											
Power/gas substation																											
Power plant																											
Reservoir/water tank																											
Safety services																											
Waste water treatment																											
Waste water treatment plant																											
Water/wastewater pump station																											
Water treatment plant																											
Waste Management Uses:																											
Collection center																											
Construction/demolition landfill																											
Medical waste																											
Recycling collection center																											
Recycling facility																											
Sanitary landfill																											
Waste transfer																											
Recreation and Entertainment Uses:																											
Adult entertainment																											
Camp																											
Club																											

ZONING DISTRICT LAND USE TABLE

Key:	Ag	Residential						Mixed Use				Office				Commercial						Shopping Center			Industrial			
		AG and AR2	RS90 through RS 3.75	R80 through R6	RM12 through RM120	RM40 through RM60	MHP	SP	MUN	MUL	MUG	MUI	ON	OF	OG	OR 20 and OR 40	ORI	CN	CL	CS	CA	CF	CC	SCN	SCC	SCR	IWD	IR
P-Permitted w/conditions*																												
PC-Permitted w/conditions*																												
SE-Special exception*																												
A-Accentury*																												
O-Overlay																												
* Refer to Chapter 17.16 for standards																												
Commercial amusement (inside)																												
Commercial amusement (outside)																												
Country club	SE	SE	SE	SE	SE	SE																						
Drive-in movie																												
Driving range	SE	SE	SE	SE	SE																							
Fairground																												
Golf course	SE	SE	SE	SE	SE	SE																						
Greenway	P	P	P	P	P	P																						
Park	P	P	P	P	P	P																						
Racetrack	SE																											
Recreation center																												
Rehearsal hall																												
Stadium arena/convention center																												
Temporary festival																												
Theater																												
Zoo	SE																											
Other Uses:																												
Agricultural activity	P	A	A																									
Cemetery	P	PC	PC	PC	PC	PC																						
Domestic animals/wildlife	P	A	A																									
Mineral extraction	SE																											
Pond/lake	SE	SE	SE	SE	SE	P																						

Land uses shall be as specifically listed in the site specific SP ordinance.

Table 17.12.020C

MIXED-USE AND NONRESIDENTIAL DISTRICTS

Zoning District	Min. lot area	Max. FAR	Max. ISR	Min. rear setback (in ft.)	Min. side setback (in ft.)	Max. height at setback line (in ft. or stories)	Slope of height control plane (V to H)
SP	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5
MUN	None	0.60 See Note 2	0.80	20	None req.	3 stories to a maximum of 45 ft.	3 stories max.
MUL	None	1.00 See Note 2	0.90	20	None req.	3 stories to a maximum of 45 ft.	1.5 to 1
MUG	None	3.00 See Note 2	0.90	20	None req.	5 stories to a maximum of 75 ft.	1.5 to 1
MUI	None	5.00 See note 2	1.00	None req.	None req.	7 stories to a maximum of 105 ft.	1.5 to 1
ON	None	0.40	0.60	20	5	20	20 ft. max.
OL	None	0.75	0.70	20	5	30	1.5 to 1
OG	None	1.50	0.80	20	5	30	1.5 to 1
ORI	None	3.00	0.90	20	None req.	65	1.5 to 1
CN	None	0.25	0.80	20	None req.	20	20 ft. max.
CL	None	0.60	0.90	20	None req.	30	1.5 to 1
CS	None	0.60	0.90	20	None req.	30	1.5 to 1
CA	None	0.60	0.90	20	None req.	30	1.5 to 1
CF	None	5.00	1.00	None req.	None req.	65	1.5 to 1
CC	None	15.00 See Note 1	1.00	None req.	None req.	No max. applies	Doesn't apply
SCN	None	0.25	0.80	20	None req.	20	20 ft. max.
SCC	None	0.50	0.80	20	None req.	30	1.5 to 1
SCR	None	1.00	0.80	20	None req.	30	1.5 to 1
IWD	None	0.80	0.90	20	None req.	30	1.5 to 1
IR	None	0.60	0.90	20	None req.	45	1.5 to 1
IG	None	0.60	0.90	20	None req.	60	1.5 to 1

Note 1: Within the urban zoning overlay district, the maximum floor area ratio for the I district shall be 1.50.

Note 2: Floor area bonuses are available (1) for the MUI district, and (2) within the urban zoning overlay district, for all mixed-use and CC districts (See Section 17.12.060).

Note 3: Street setbacks are listed in Table 17.12.030B.

Note 4: For properties located within an adopted Redevelopment District an alternative standard for the maximum allowable building height at a setback line may be established as part of an adopted Redevelopment District plan.

Note 5: Development standards shall be as specifically listed in the site specific SP ordinance.

Table 17.12.030A

STREET SETBACKS FOR SINGLE AND TWO-FAMILY STRUCTURES

Zoning Districts	Minor-Local and Local Streets	All ⁽²⁾ Other Streets
AG, AR2a, RS80, R80, RS40, R40	40 feet	40 feet
RS30, R30, RS20, R20, RS15, R15, RM2	30 feet	40 feet
RS10, R10, R8, RS7.5, R6, RS5, RS3.75, MHP, RM4 through RM60, MUN, MUL, MUG, MUL, ON, OR20, OR40, and ORI	20 feet ⁽¹⁾	40 feet
SP	Street setbacks shall be as specifically listed in the site specific SP ordinance	

- (1) Two-family dwellings with any parking proposed between the street line and the front edge of the residential structure shall provide a minimum street setback of thirty feet.
- (2) Lots having vehicular access to these streets shall develop in a manner which avoids back-up movements into the public street.

Table 17.12.030B

STREET SETBACKS FOR MULTI-FAMILY AND NON-RESIDENTIAL DISTRICTS; AND NON-RESIDENTIAL USES IN AG, AR2a, R AND RS DISTRICTS

Zoning Districts	Nonarterial Streets	Arterial Streets			
		U2, S2 OW2, OW6	U4, S4	U6, S6	U8, S8
AG, AR2a, all R and RS, RM2 through RM15	70 feet	70 feet	82 feet	94 feet	106 feet
RM20, RM40	60 feet	60 feet	72 feet	84 feet	96 feet
ON, OL, OG, OR20, OR40	50 feet	50 feet	62 feet	74 feet	86 feet
RM60, MUN, MUL, MUG, ORI	40 feet	40 feet	52 feet	64 feet	76 feet
SCN, SCC, SCR, CN	50 feet See note 2	50 feet See note 2	62 feet see note 2	74 feet See note 2	86 feet See note 2
CS, CL, CA	45 feet	45 feet	57 feet	69 feet	81 feet
IR, IG, IWD	35 feet	35 feet	47 feet	59 feet	71 feet
SP	Street setbacks shall be as specifically listed in the site specific SP ordinance				

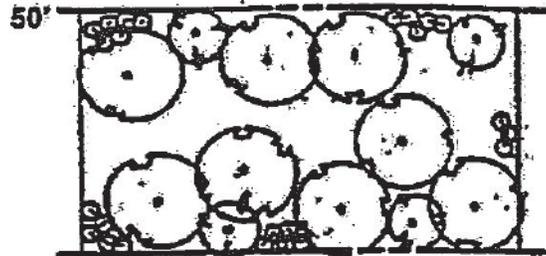
- Note 1:** Properties abutting a street designated as a scenic arterial by the major street plan shall comply with the provisions of Section 17.24.070.
- Note 2:** In no event shall any street setback provisions permit a principal building to be constructed within an area designated for street improvements on a major street plan adopted subsequent to the effective date of this note.
- Note 3:** No street setbacks shall be required in the CC, CF and MUI districts.
- Note 4:** U = Urban Arterial, S = Scenic Arterial, OW = One Way Arterial (e.g., U2 = Two-lane urban arterial and S4 = Four-lane scenic arterial).
- Note 5:** For attached housing developed under Section 17.12.110, the minimum street setback shall be three feet from the right-of-way line but shall not vary by more than 20 percent from the standards set in Section 17.12.030.C(3). (Ord. BL2006-971 § 3, 2006; Ord. BL2005-762 §§ 5, 6, 2005; Ord. 2002-1013 § 1, 2002; Amdt. 1 with Ord. 2002-1012 § 1, 2002; Ord. 2001-858 § 1, 2001; Ord. BL99-117 § 1 (part), 2000; Ord. 98-1268 § 1 (part), 1998)

Exhibit F

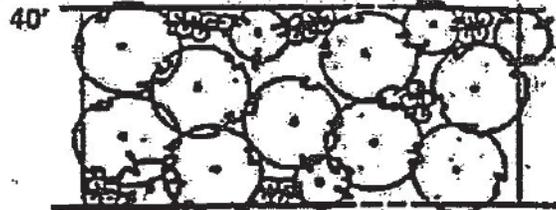
Figure 17.24.240D
STANDARD D—LANDSCAPE BUFFER YARDS

WIDTH

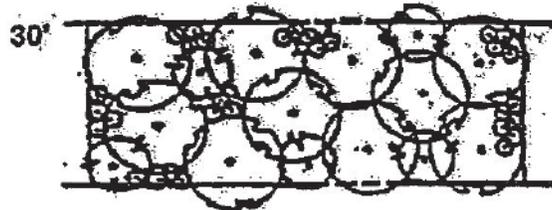
D-1
8 CANOPY
4 UNDERSTORY
24 SHRUBS



D-2
9 CANOPY
4.5 UNDERSTORY
27 SHRUBS



D-3
10 CANOPY
5 UNDERSTORY
30 SHRUBS



D-4
REPEALED

D-5
8' MASONRY WALL
4 CANOPY
3 UNDERSTORY
15 SHRUBS



Note: Landscape Buffer Yard D-5 is only available within the urban zoning overlay district.
All examples are per 100 linear feet.

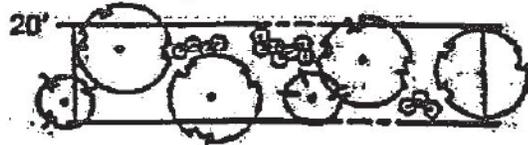
Exhibit G

Figure 17.24.240B
STANDARD B—LANDSCAPE BUFFER YARDS

WIDTH

B-1

3.5 CANOPY
1.4 UNDERSTORY
14 SHRUBS



B-2

4 CANOPY
1.6 UNDERSTORY
16 SHRUBS



B-3

4.5 CANOPY
1.8 UNDERSTORY
18 SHRUBS



B-4

REPEALED

B-5

6' WALL OR OPAQUE FENCE
3 CANOPY
1 UNDERSTORY
10 SHRUBS



Note: Landscape Buffer Yard B-5 is only available within the urban zoning overlay district.
All examples are per 100 linear feet.

17.32.120 On-premises signs—ORI, MUG, and MUI districts.

A. Based on whether an on-premises sign is an on-premises ground or on-premises building sign, refer to the subsection under the appropriate type for computation of sign area.

B. All on-premises ground and on-premises building signs must be approved under an overall signage plan.

C. The number, area, spacing and height of permanent on-premises ground signs shall be determined according to Table 17.32.120.

Table 17.32.120

Lot Frontage in Feet	Max. No. of Signs	Max. Area of Any One Sign	Max. Total Area of All Signs	Min. Side Setback (See Note)	Min. Setback to Other Ground Signs on the Same Lot	Max. Height in Feet
Less than 50	1	48 sq. ft.	48 sq. ft.	10 ft.	NA	20 ft.
50-99	1	64 sq. ft.	64 sq. ft.	15 ft.	NA	20 ft.
100-199	1	96 sq. ft.	96 sq. ft.	25 ft.	NA	20 ft.
200-299	1	128 sq. ft.	128 sq. ft.	50 ft.	NA	20 ft.
300-399	2	160 sq. ft.	160 sq. ft.	50 ft.	100 ft.	20 ft.
400-499	2	192 sq. ft.	192 sq. ft.	50 ft.	100 ft.	20 ft.
500 or more	3	288 sq. ft.	288 sq. ft.	50 ft.	100 ft.	20 ft.

Note: Where a side lot line abuts a street or a controlled access highway the minimum side setback shall be ten feet.

D. Each multitenant principal building may display not more than two on-premises building signs with a combined sign area of not more than forty-eight square feet.

E. In addition to the principal building signage each occupant of a multiple occupancy complex may display not more than two on-premises building signs on any exterior viewed portion of the complex that is part of the occupant's unit (not including common or jointly owned area). The total on-premises sign area shall not exceed fifteen percent of the facade area of such exterior portion.

F. Where there is only one occupant of a principal building, or where the owner of a multitenant building so chooses, not more than two on-premises building signs may be displayed on any exterior viewed portion of the building, not to exceed a combined sign area equal to fifteen percent of the facade area upon which the sign(s) is displayed to a maximum of two hundred eighty-eight square feet. If the owner of a multi-tenant building chooses this option then no building signage shall be allowed under subsection E of this section. (Ord. 96-535 §8.12, 1997)

B. Any lot may have some or all of its permitted area for on-premises ground signage transferred to on-premises building signage and the individual on-premises sign size increased accordingly.

C. All on-premises ground and on-premises building signs must be approved under an overall signage plan.

D. The number, area, spacing and height of permanent on-premises ground signs shall be determined according to Table 17.32.130D.

17.32.130 On-premises signs—CL, CS, CA, CF, SCC, SCR, IWD, IR and IG districts.

A. Based on whether an on-premises sign is an on-premises ground or on-premises building sign, refer to the subsection under the appropriate type for computation of sign area.

Table 17.32.130D

Lot Frontage in Feet	Max. No. of Signs (See Note 2)	Max. Area of Any One Sign	Max. Total Area of All Signs	Min. Side Setback (See Note 1)	Min. Setback to Other Ground Signs on the Same Lot	Max. Height in Feet (See Note 2)
Less than 50	1	150 sq. ft.	150 sq. ft.	2 ft.	NA	40 ft.
50-99	1	198 sq. ft.	198 sq. ft.	2 ft.	NA	40 ft.
100-199	1	288 sq. ft.	288 sq. ft.	10 ft.	NA	40 ft.
200-299	2	288 sq. ft.	288 sq. ft.	10 ft.	NA	40 ft.
300-399	2	384 sq. ft.	384 sq. ft.	25 ft.	100 ft.	40 ft.
400-499	3	480 sq. ft.	480 sq. ft.	25 ft.	100 ft.	40 ft.
500 or more	3	480 sq. ft.	576 sq. ft.	25 ft.	100 ft.	40 ft.

Note 1: Where a side lot line abuts a street or a controlled access highway the minimum side setback shall be ten feet.

Note 2: the CL district any lot within one thousand feet of a controlled access highway interchange may have one additional on-premises ground sign of not more than two hundred eighty-eight square feet with a maximum height of fifty feet provided:

- a. The additional on-premises ground sign is oriented to the controlled access highway and adheres to all other provisions of this title; and
- b. The other on-premises ground sign is oriented to the street of principal access, is spaced at least one hundred feet from any other ground sign on the lot, and is restricted to the maximum height permitted in the CS district; and
- c. Further, that up to forty square feet of the ground sign oriented to the street of principal access may be transferred to this sign area when noted on the signage plan; and
- d. This additional on-premises sign is available only at interchanges when a highway logo sign is not present.

Note 3: In addition to the number of ground signs permitted by Table 17.32.130D. [formerly 8.13], properties directly abutting a controlled access highway may install an additional on-premise ground sign along the frontage of that highway at the rate of one sign per one thousand feet of highway frontage. Such signs shall be spaced a minimum of one thousand feet apart. A sign oriented to a controlled access highway may be as large as the greater of (1) the maximum size of a sign otherwise permitted by Table 17.32.130D, or (2) the maximum size of a sign otherwise permitted by Table 17.32.130D as determined by substituting "Controlled Access Highway Footage Frontage in Feet," in lieu of "Lot Frontage in Feet." The maximum height of a highway oriented sign shall be fifty feet as measured from the average grade of the sign foundation, or thirty feet above the finished elevation of the nearest travel lane of the highway, whichever is greater. In the commercial attraction district, the maximum area of any one sign shall be nine hundred square feet, the maximum total area of all signs shall be two thousand square feet, and the maximum height of a highway oriented sign shall be eighty feet as measured from the average grade of the sign foundation, or sixty feet above the finished elevation of the nearest travel lane of the highway, whichever is greater.

E. On-Premises Ground Signs Based on Ground Floor Area. The chart below offers an option to utilizing frontage to calculating the square footage for one on-premises ground sign to be located only at the primary entrance. On-premises ground signs located on other frontage must be determined by Table 17.32.130D.

Table 17.32.130E

Ground Floor Area	Allowable Square Footage per 1,000 Square Feet of Ground Floor Area
22,000—29,999	6
30,000—49,999	5
50,000—99,999	4
100,000 or more	3

No on-premises ground sign whose display surface area is generated by ground floor area shall exceed four hundred eighty square feet in area.

F. On-Premises Building Signs. On-premises building signs shall be subject to the following restrictions:

- 1. Each facade of a principal building shall be restricted to a maximum building signage of fifteen percent of the area of the facade.
- 2. This area may be increased by transferring all or part of the permitted on-premises ground sign area to on-premises building signage. A twenty percent bonus of the amount transferred may also be applied to the total