5. Lot Size and Setback
The following are setback requirements and provide a minimum for the creation of visually attractive environments. These setbacks are intended to achieve the overall architectural and landscaping goals. The setbacks are to be measured from the front of the North Gateway Industrial Park.

3.4 A Lot Requirements not specified by the plan shall conform to the R-5 zone regulations of the County Zoning Code.
3.6 The Special Use Permit (SUP) will be for a term of two years each. However, all stipulated setbacks and setbacks for the SUP may be less than the 10’ setbacks.

4. Building Setbacks
Buildings shall be set back on the lot as per the following setback distances:

4.1 For R-5, the interior on the front, back, and sides of buildings, shall be at least 20’ from the lot line.
4.2 For R-2, the front is 20’ from the lot line.
4.3 For R-1, the front is 10’ from the lot line.

5. Parking and Storage
5.1 The amount of street parking shall be based on the following parking allowances:

5.1.1 0.5 parking space/1,000 SF for buildings. 0.5 parking space/1,000 SF for all other structures.

5.2 The required parking areas shall be used for the following purposes:

5.2.1 On-street parking
5.2.2 Off-street parking

6. landscaping
6.1 The landscape plan for a development project is to be reviewed by the Site Planning Review Committee.
6.2 The site planner is responsible for the creation of a landscaping plan that is consistent with the overall architectural design. The plan shall include the following:

6.2.1 Parking areas
6.2.2 Street area
6.2.3 Sewerage
6.2.4 Drainage
6.2.5 Roadway

7. Site Plan Submission
7.1 The site plan shall be submitted to the Zoning Board of Adjustment for approval.
7.2 The site plan shall include the following:

7.2.1 Site plan
7.2.2 Survey of the property
7.2.3 Land use plan

8. Site Plan Approval
8.1 Site plans shall be reviewed by the Site Planning Review Committee.
8.2 Site plans shall be approved by the Zoning Board of Adjustment.

9. Construction
9.1 All construction shall comply with all applicable building codes and regulations.
9.2 All construction shall be done in accordance with the building codes and regulations of the local municipality.

10. Site Plan Maintenance
10.1 Site plans shall be reviewed and updated as necessary.
10.2 Site plans shall be updated every five years.

11. Site Plan Approval
11.1 Site plans shall be approved by the Site Planning Review Committee.
11.2 Site plans shall be approved by the Zoning Board of Adjustment.

12. Site Plan Approval
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8. Architectural

The architectural objective is to create a site that is visually integrated through use of a palette of architectural materials. The vegetation will be maintained to provide a sense of enclosure, with appropriate elements to accommodate varying programs and conditions for public safety and accessibility to the site. The site will be enhanced by large structures and open spaces.

7.1.6.1 Fences, Trellises, and Landscape Elements

7.1.6.2 SiteSignage and Wayfinding

7.1.6.3 Building Design and Construction

7.1.6.4 Parking Structures

7.1.6.5 Site Amenities and Public Art

7.1.6.6 Site Improvements

7. Site: Architectural Objectives

7.3.0.0 SITE PLAN FOR SUBDIVISION TRACTS B, C, 1-3, 1-4, 1-3, A and C-2-B

NORTH GATEWAY INDUSTRIAL PARK

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