

## AMENDED DEVELOPMENT STANDARDS

### LOT 8B CORPORATE CENTER AT DC RANCH 7-ZN-2021

Amendments to the previously amended standards of 54-ZN-1989#9 are shown in **BOLD CAPS** and underlined-strike-through.

#### **Sec. 5.1804 - Property development standards.**

The following property development standards shall apply to all land and buildings in the 1-1 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to ~~six~~ FIVE-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- C. *Open space requirement.*
  - 1. In no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
  - 2. The amount of open space required on a lot may be reduced in direct proportion to the amount of net lot area included in a taxilane safety area. The amount of open space required on a lot may also be reduced in direct proportion to the amount of aircraft staging area provided on the lot. In no case shall the amount of taxilane safety area and/or aircraft staging area reduce, or provide for a reduction of, more than fifty (50) percent of the required open space.
  - 3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII AND NO PORTION OF A BUILDING SHALL EXCEED ~~TWENTY-FOUR (24)~~ **TWENTY-EIGHT (28)** FEET IN HEIGHT **WITH THE EXCEPTION OF SLOPED ROOF PROJECTIONS ALLOWED TO THIRTY-FOUR (34) FEET IN HEIGHT** WITHIN FIFTY (50) FEET OF THE EXTERNAL PERIMETER BOUNDARY OF THE 1-1 ZONED PROPERTY.
- E. *Lot coverage.* The aggregate area of the building(s) shall not occupy more than fifty (50) percent of the total area of the lot.
- F. *Yards.*
  - 1. *Front Yard.* No part of the building or accessory structure shall be located closer than ~~fifty (50)~~ **TWENTY-FIVE (25)** feet to any street. **THIS PROVISION SUPERSEDES THE LANDSCAPE REQUIREMENT SET**

FORTH IN SECTION 10.402.C.1. Parking may occur in the required front yard as provided in Section 10.402.C.1.

2. Side Yard and Rear Yard. A yard of **TWENTY (20)** ~~thirty (30)~~ feet shall be maintained adjacent to all residential districts.

*G. Walls , fences and required screening.*

1. All off-airport operations and storage excluding fueling shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height, provided that no objects shall be stacked higher than the wall so erected

2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board

3. All storage and refuse areas shall be screened as determined by Development Review Board approval

4. Other requirements and exceptions as specified in article VII

## Sec. 10.600. - Landscape Buffers.

**Table 10.600.A**

**Buffer requirements by zoning district**

**Zoning District(s)**

<i>Industrial Park (I-1)</i>	Minimum <b>20</b> <del>30</del> -foot landscape buffer in the side and rear yards, and a minimum six-foot high masonry block wall or approved landscape screen <del>on the side and rear property lines</del> abutting any residential <b>DEVELOPMENT.</b> <del>district shown in Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown in Table 4.100.A</del>
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