

**AN ORDINANCE AMENDING
THE ORANGE COUNTY ZONING ATLAS**

WHEREAS, Orange County has received and processed a petition submitted by Old NC 86 Partners LLC (hereafter 'the Applicant') seeking to amend the Orange County Zoning Atlas, as established in Section 1.2 of the Orange County Unified Development Ordinance (UDO), and

WHEREAS, This petition seeks to rezone 10 parcels totaling approximately 195 acres of property to Master Plan Development Conditional Zoning District (MPD-CZD) for the purpose of developing the Settlers Point mixed use development (hereafter 'the Project'), and

WHEREAS, The properties subject to this rezoning are identified, utilizing Orange County Parcel Identification Numbers (PIN), as:

- i. A 90.37 acre tract of land PIN# 9863-71-8857,
- ii. A 58.56 acre tract of land PIN# 9863-91-6573,
- iii. A 1.36 acre tract of land PIN# 9873-11-4636,
- iv. A 1.65 acre tract of land PIN# 9873-11-5415,
- v. A 0.50 acre tract of land PIN# 9873-11-7506,
- vi. A 1.75 acre tract of land PIN# 9873-11-9450,
- vii. A 1.46 acre tract of land PIN# 9873-11-7247,
- viii. A 4.50 acre tract of land PIN# 9873-10-7937,
- ix. A 34.58 acre tract of land PIN# 9873-20-2388, and
- x. A 2.45 acre tract of land PIN# 9873-10-4310

hereafter 'the Property' and,

WHEREAS, The applicant has voluntarily chosen to establish development and land use limitations on the Project to ensure proposed land uses do not conflict with surrounding properties, and

WHEREAS, This petition has been submitted in concert with a formal master plan in accordance with the provisions of Section 2.9.2 (C) of the UDO, and

WHEREAS, the requirements of Section 2.8 and 2.9.2 of the UDO have been deemed complete, and

WHEREAS, the Board has found the proposed zoning atlas amendment to be reasonably necessary to promote the public health, safety, and general welfare.

BE IT ORDAINED by the Board of Commissioners of Orange County that the Orange County Zoning Atlas is hereby amended to rezone aforementioned 10 parcels

of property to Master Plan Development Conditional Zoning (MPD-CZ) and allow development of the Project as detailed within the submitted application.

BE IT FURTHER ORDAINED THAT The terms and conditions contained herein shall encumber the Property and bind the owners and lessees thereof, their successors in title and interest. The development of the Project as well as all necessary site improvements, both internal and external to the Project, shall be reviewed, approved, and developed in accordance with:

- a. The applicable provisions of the Orange County Unified Development Ordinance (UDO),
- b. Any and all applicable Federal, State, and local regulations, and
- c. The approved application package as submitted by the Applicant and as approved by the Orange County Board of Commissioners on November 14, 2017.

BE IT FURTHER ORDAINED THAT in accordance with Section 2.9.2 (F) of the UDO the approval of this Conditional Zoning applicant is subject to the following mutually agreed to conditions:

1. Approval of the Project does not constitute a guarantee utility services (i.e. water and sewer) shall be provided and/or extended by the Town of Hillsborough.
2. The Project shall be composed of 2 individual development district(s) further identified as follows:
 - a. District 1 (PINs 9863-71-8857 and 9863-91-6573) – A total of 148 acres of land area allowing for the development of light industrial and research land uses; and
 - b. District 2 (PINs 9873-11-4636, 9873-11-5415, 9873-11-7506, 9873-11-9450, 9873-11-7247, 9873-10-7937, 9873-20-2388, and 9873-10-4310) – A total of 47 acres of land area allowing for the development of commercial, retail and service land uses.
3. In addition to the requirements of Section 6.20 *Public Sewer Connection* of the UDO, required utility extensions and/or connections shall abide by the following:
 - a. Development within the Project shall only be served by public water and sewer services as provided and maintained by the Town of Hillsborough.
 - b. Utility connection(s) shall comply with applicable Town of Hillsborough standards.
 - c. Extension of utilities to District 2 shall be reviewed and approved by the Town of Hillsborough.

- d. A written, signed agreement between a developer, Orange County, and the Town of Hillsborough shall be executed describing the timing, phasing, design, and financing of public water distribution and public sanitary sewer collection mains.
 - e. Water systems and water pressure shall comply with all applicable Town of Hillsborough utility standards, building, and fire codes based on the proposed land use.
4. In addition to the requirements of Section 2.5 *Site Plan Review* of the UDO, development applications within the Project shall provide the following additional information as part of the site plan application process:
- a. For development of structures, vehicular use areas, roadways, and/or utility installation(s), an Environmental Assessment shall be completed in accordance with the provisions of Section 6.16.3 of the UDO regardless of the proposed land disturbance.
 - b. For development of structures, vehicular use areas, and roadways, a Transportation Impact Analysis (TIA) shall be completed in accordance with Section 6.17 of the UDO regardless of anticipated traffic counts for the development. TIAs shall include the following additional information:
 - i. A review and analysis of required internal and/or external roadway improvements for consistency with the previously prepared TIA reviewed as part of this Project,
 - ii. Weekend traffic count data for similar mixed use developments within the area.
 - c. Documentation outlining proposed and/or existing cumulative impervious surface area as well as building/open space ratios with the Project.
 - d. Documentation denoting approval of proposed mail kiosk locations by the Postmaster General and the North Carolina Department of Transportation.
 - e. Documentation denoting anticipated daily water and sewer needs for proposed land uses.
 - f. Documentation indicating the Town of Hillsborough has reviewed a site plan application package and determined there is sufficient water and sewer capacity to serve the project. A lack of water and/or sewer capacity shall result in the denial of the site plan application by the County.
 - g. In addition to the standards detailed in Section 2.5 of the UDO, all landscaping plans shall include information denoting the proposed method of care (i.e. underground sprinklers, maintenance personnel, etc.) for the development.

In addition to established review criteria, all landscape plans shall be reviewed and commented upon by:

- i. Orange County Cooperative Extension (staff arborist),
- ii. NC Department of Transportation, and
- iii. Local utility companies (i.e. power, cable, phone, etc.)

Identified conflicts associated with landscaping shall be resolved prior to the approval of the site plan for a given project. Required plantings shall not be reduced to accommodate a conflict with utilities or roadway issues.

- h. For all site plans submitted for the Project the Orange Rural Volunteer Fire Department shall be considered a member of the County Development Advisory Committee (DAC) as outlined in Section 1.9 of the UDO.

5. **TRANSPORTATION:** In addition to the requirements of Section 6.10 *Roadway Improvements and Multi-modal Transportation* of the UDO the following standards shall apply:

- a. External roadway improvements shall be constructed in accordance with NC Department of Transportation requirements and guidelines, approved Traffic Impact Analysis (TIA), and the standards outlined herein.
- b. All internal and external roadway construction/improvements shall be completed or appropriately bonded prior to the issuance of a Certificate of Compliance (C of C) allowing the occupancy of a structure triggering completion of same.
- c. Development of District 1 shall utilize Service Road to obtain access to Old NC Highway 86. At the time development exceeds allowable traffic trips, as defined within the Master Traffic Impact Analysis (TIA), requiring a restriction/prohibition on left turn(s) off of Service Road onto Old NC Highway 86, an alternative traffic alignment/improvement shall be required to serve District 1 allowing for both left and right turn access onto Old NC Highway 86. This alternative shall be reviewed and approved by Orange County and the NC Department of Transportation and shall be installed in conjunction with the proposed development project generating the need for said alternative traffic alignment/improvement.
- d. Internal roadways within District 1 shall have right-of-way/roadways extended to serve adjacent property.
- e. Internal roadways shall be developed in accordance with Section 6.10 (A) of the UDO.
- f. All streets, sidewalks, bicycle lanes, etc. shall be designated for public access/use.

- g. Driveway permit(s) shall be issued by the North Carolina Department of Transportation prior to the commencement of any earth disturbing activity.
- h. The right-of-way for Service Road shall be extended west through District 1 to provide additional connectivity to adjacent parcels.

Any extension of Service Road shall be constructed to NC Department of Transportation public road standards.
- i. Additional right-of-way necessary to support roadway improvements shall be secured in accordance with North Carolina Department of Transportation right-of-way acquisition processes.

The right-of-way shall be secured prior to the County accepting a site plan application proposing development requiring same.
- j. All street signals shall be erected on metal poles.
- k. Orange County and North Carolina Department of Transportation shall approve the location of all proposed utility poles housing street signals, both internal and external to the Project, prior to installation.
- l. Segregated entrances and exists for pedestrian, construction vehicle, and non-construction vehicular traffic shall be developed to avoid conflict during construction activities.
- m. Traffic directional signage shall be required for all internal and external roadway as directed by Orange County and the North Carolina Department of Transportation including but not limited to:
 - i. Stop signs,
 - ii. Yield signs,
 - iii. Bus parking and unloading informational signs
 - iv. Lane ends,
 - v. Merge signs,
 - vi. Caution Pedestrian Traffic – Yield Signs,
 - vii. Traffic safety signs designed to direct construction traffic throughout the site,
 - viii. Traffic warning signs indicating the location of private driveways and forbidding public access to the various properties, and
 - ix. Through traffic signs.
- n. Bicycle lanes and sidewalks shall be constructed along all internal roadways as well as the portion(s) of Old NC Highway 86 located within the Project.

- o. Four (4) bus pullouts and transit shelters shall be constructed to serve the Project consistent with transit plans adopted by Orange County and shall be developed in accordance with the following:
 - i. Each transit stop shall be a covered and enclosed on 3 sides to shield users from the elements,
 - ii. Kiosks shall be developed to provide transit information, including schedule and route information, and shall be illuminated to five (5) average maintained foot-candles.
- p. In addition to the standards contained within Section 6.10 (A) (2) of the UDO, the following additional requirements shall apply to the development of crosswalks:
 - i. Signals shall be installed, where stoplights are located, providing assistance to deaf and visually impaired individuals announcing when it is safe to cross roadways.
- q. Speed limits for internal roadways shall be as follows:
 - i. Alleys affording access to the rear of various buildings for service delivery: 10 Miles an Hour.
 - ii. Streets serving the interior portions of District(s): 10 Miles an Hour.
 - iii. Streets serving as service roads allowing for the free flow of traffic between District(s) as well as Interstate 40 and Old NC Highway 86: 25 Miles an hour.
- r. In stances where drop-off zones/areas are provided they shall be located near building entrances and segregated by bollards or landscaping from required parking spaces and/or vehicular travel lanes to avoid conflict.

6. The Orange County and Town of Hillsborough Fire Marshal(s) shall review and approve:

- a. Road layout and construction methodology,
- b. Location of fire lanes,
- c. Location of fire hydrants, and
- d. Location of the proposed stand-pipe(s).

prior to the commencement of earth disturbing activity.

7. The Orange County and Town of Hillsborough Fire Marshal, in consultation with the Town of Hillsborough Utility Director, shall review and approve location(s) of proposed water lines prior to the initiation of land disturbing activity.

Sizing of said lines shall be based on the proposed development, including water flow test data.

8. Fire-flow test(s) of all installed hydrants shall be conducted, in coordination with the Town of Hillsborough and Orange County Emergency Services, to ensure compliance with applicable State Fire Code standards.
9. ARCHITECTURAL DESIGN STANDARDS: Development within the Project shall abide by the following:
 - a. Permitted exterior finishes and/or siding materials shall be limited to:
 - i. Cement/concrete siding, such as Hardi-plank,
 - ii. Brick and/or stucco,
 - iii. Concrete in pre-cast or cast-in-place (CIP) applications.
 1. Where utilized, large expanses shall be broken-up and modulated with architectural variations like scoring, reveals, ornamental embellishments, etc.
 - iv. Concrete masonry units (CMU's) limited to:
 1. Standard block, painted for service areas out of public view, rears of parapets, etc. OR
 2. Split-face and/or ground face CMU's
 - v. Dry-stack and/or ashlar stone shall be permitted only when utilized as an identifying characteristic for a structure.
 - b. All storefronts and glass walls shall utilize glazing. Reflective and/or mirrored glass is prohibited.
 - c. Roofs shall abide by the following standards:
 - i. HVAC equipment, elevator overrides, and other similar devices shall be screened utilizing 1 of the following methods:
 1. Clad in exterior materials that are non-reflective or illuminated, OR
 2. Designed as an architectural feature of the proposed structure, OR
 3. Screened through some vegetative buffer or fencing.
 - ii. Solar panels shall be allowed to be installed along roof tops, including raised panels to allow for tracking of the sun's rays, in accordance with the following:
 1. The panels shall oriented or designed to prevent glare, and
 2. The panels shall be screened from view at street level through an architectural feature, fencing, or vegetative buffer.

- iii. Metal roofs shall be non-reflective and designed to blend in with the architecture of the building.
- iv. Flat roofs shall be shielded from the public's street view through the use of parapets, railings, or balusters.
- d. Proposed building(s) shall abide by the following orientation standards:
 - i. Front façade(s) serving as the primary means of public ingress and egress shall face either a public space/court yard or a street.
 - ii. Parks, green plazas, squares, court yards, etc. shall have a minimum area of at least: one – tenth (1/ 10) of an acre.

These areas shall be located, at a maximum, within one-sixth (1/6) of a mile of at least seventy-five percent (75%) of any and all building entrances.
- e. Non-roof mounted HVAC, mechanical equipment cabinets, etc. shall be screened from view in accordance with Section 6.8.9 *Screening* of the UDO.
- f. Solid waste containers, dumpsters, recycling bins, etc. shall be screened from view in accordance with Section 6.8.9 *Screening* of the UDO.

Screening of said facilities shall be reviewed and approved by Orange County Solid Waste as part of the site plan review process.

- 10. A Memorandum of Agreement regarding transit service shall be developed and executed describing how bus transit service(s) shall be provided such that all building entrances are within one-quarter (1/4) mile of a transit stop.
- 11. All lease agreement, or individual sales documents, shall include provisions requiring the installation and maintenance of bicycle racks or other similar secure location for the storage of bicycles within the development.
- 12. **INDOOR ENVIRONMENTAL QUALITY:** Developments within the project shall abide by the following standards:
 - a. Smoking within a building(s) shall only be permitted within designated smoking areas consistent with the following condition:
 - i. Smoking areas shall be located in an area of the building designed to contain, capture, and remove smoke from the building through an appropriate ventilation system.
 - b. External smoking areas shall be a minimum of 50 ft. from all entries, outdoor air intakes, and operable windows. External

smoking areas shall be required to be identified on submitted site plans.

13. Development of and within the Project shall abide by the following:

a. LAND USES: Development within the Project shall be limited to the following land uses:

i. Permitted in all districts:

1. Accessory uses to principal uses of property,
2. Bus passenger shelter,
3. Surface and structure parking,
4. Mail kiosks for central mail pick-up,
5. Elevated water storage tanks with a maximum height limit of 75 ft.,
6. Public parks,
7. Pedestrian and bicycle paths,
8. Government administrative offices,
9. Government protective services (i.e. Police/Fire Station, Rescue squads, EMS station, etc.)

ii. Permitted in District 1:

1. Bank automated teller machine as a standalone use,
2. Schools: vocational, technical, and trade,
3. Health services (i.e. licensed practitioners and/or specialists, outpatient surgical centers, medical and diagnostic laboratories, etc.),
4. Hotel/motel/convention center,
5. Motor vehicle service station,
6. Apparel manufacturing,
7. Mail order houses,
8. Clay product and refractory manufacturing,
9. Computer and electronic manufacturing,
10. Fabricated metal product manufacturing,
11. Food and beverage product manufacturing and bottling,
12. Furniture and related product manufacturing,
13. Glass and glass product manufacturing,
14. Machinery product manufacturing,

15. Pharmaceutical and medical product research and manufacturing,
16. Plastic product manufacturing,
17. Printing and related support services,
18. Research facility,
19. Research and manufacturing facility,
20. Rubber and plastic, hoses and belting manufacturing,
21. Storage and/or warehousing inside of a building,
22. Textile mills and textile product mills,
23. Restaurant,
24. Telecommunication tower 75 ft. and under in height.

iii. Permitted in District 2:

1. Religious facility,
2. Social club or lodge,
3. Movie theater,
4. Bank and financial institution,
5. Bank automated teller machine as a standalone use,
6. Childcare facility,
7. Library,
8. School: vocational,
9. School: dance, art, music, physical fitness, etc.,
10. Health services (i.e. licensed practitioners and/or specialists, outpatient surgical centers, medical and diagnostic laboratories, etc.),
11. Hotel/motel/convention center,
12. Motor vehicle service station,
13. Professional offices and services (i.e. attorney, realtor, accountant, insurance agent, financial consultant, financial securities brokers, etc.),
14. Retail – limited to 30% of the allowable floor area of the District not to exceed 78,500 sq.ft. of total cumulative floor area.
15. Restaurant,
16. Indoor gym/physical fitness center,
17. Arcade,

18. Indoor/outdoor swimming pool.

- b. ENVIRONMENTAL FACTORS: All development shall abide by the performance standards as articulated in Section 6.4 of the UDO inclusive.
- c. RATIO STANDARDS: All development shall abide by the following ratio standards:
 - i. Minimum Percentage of Open Space: 30% or a cumulative total of 81.6 acres in Districts 1 and 2.
 - ii. There shall be a minimum of 30 acres of open space in District 1 or 2.
 - iii. Maximum Allowable Floor Area Ratio shall be as follows:
 - 1. District 1: 0.20 or 1,248,000 sq.ft.
 - 2. District 2: 0.13 or 261,800 sq.ft.
- d. ACCESSORY BUILDINGS: Accessory buildings and enclosures whether attached to or detached, including automatic teller machines, shall be designed to complement the site architecture and shall be integrated with the same scale, texture, color and detailing of adjacent architectural design.
- e. BUILDING HEIGHT: Buildings within the development shall abide by the height limitation(s) established within Section 3.7 *Economic Development Districts – Economic Development Hillsborough Research and Manufacturing* of the UDO.

Under no circumstances may a structure exceed 6 stories in height through the incorporation of additional front and side yard setback(s) consistent with the aforementioned section of the UDO.

- f. SETBACKS: All development shall abide by the following setback standards:
 - i. District 1:
 - 1. No structure shall be located within 50 ft. of any external roadway.
 - 2. No vehicular use area shall be located with 25 ft. of any external roadway
 - ii. In District 2:
 - 1. No structure shall be located within 75 ft. of Old NC Highway 86.
 - 2. No vehicular use area shall be located within 50 ft. of Old NC Highway 86.
 - iii. In all Districts the following setbacks shall be observed from internal access roads:

| Setback from internal property line | Freestanding Buildings | In-line Shops and Buildings | Vehicular use areas | Storage areas | Signs |
|-------------------------------------|------------------------|-----------------------------|---------------------|---------------|--------|
| Front | 25 ft. | 10 ft. * | 10.ft. * | 10 ft. | 10 ft. |
| Side | 25 ft. | 10 ft. * | 10.ft. * | 10 ft. | 10 ft. |
| Rear | 25 ft. | 10 ft. * | 10.ft. * | 10 ft. | 10 ft. |

* When proposed use is adjacent to common ownership property such as a private street, alley, or parking area the setback shall be reduced to 5 ft. *

- iv. No building shall be permitted within required land use buffers as required by the UDO and detailed herein.
- g. **STORMWATER AND EROSION CONTROL:** All development shall abide by the provisions of Section(s) 6.14 *Stormwater* and 6.15 *Erosion Control* of the UDO.
- h. **LANDSCAPING:** In addition to the applicable provisions of the UDO, the following standards shall apply:
 - i. Landscaping shall be watered through reclaimed stormwater or other similar means.
Capturing and reuse of stormwater runoff for watering landscaping shall be required. Methodologies for same shall be included on all site plans submitted for processing.
 - ii. A 100-ft. undisturbed land use buffer shall be installed and/or maintained along the western and southern boundaries of District 1 and the southern boundary of District 2.
No thinning shall be permitted within this area.
 - iii. In District 1, if land disturbance activities occurs within 15 ft. of the aforementioned 100 ft. buffer, there shall be an additional buffer installed, composed of evergreen vegetation forming an opaque vegetative wall, along the northern portion of the 100 ft. buffer.
 - iv. A 50-ft. undisturbed land use buffer shall be installed and/or maintained along Old NC Highway 86.

Thinning within this land use buffer shall be permitted consistent with the following:

1. A maximum of 50% of the required land use buffer area may be thinned.
 2. Thinning shall only be permitted to accommodate development of stormwater retention ponds, including support infrastructure, or required utility structures.
 3. Vegetation shall be replanted consistent with the Type C land use buffer standards as detailed in Section 6.8.7 of the UDO.
- v. A 25ft. land use buffer shall be installed along Service Road within District 1.
- vi. Internal streets shall have one (1) tree, installed at a minimum three-inch (3") caliper, every sixty (60).
- vii. Modification of the Major Transportation Corridor (MTC) Overlay District.
1. There is approximately 2,800 ft. of Interstate frontage for property located within District 1 and 3,082 ft. for property located within District 2.
 2. The MTC buffer in District 1 shall remain undisturbed.
 3. 50% of the MTC Buffer in District 2 can be cleared in accordance with the provisions of Section 6.6.4 (A) of the UDO, subject to the following additional allowances:
 - a. Only 2,000 linear ft. of the MTC Buffer in District shall be impacted, specifically the area extending east from the intersection of Old NC Highway 86 and the on-ramp of Interstate 40.
 - b. Within this 2,000 linear foot area, the MTC Buffer shall be reduced from 100 to 50 ft. in width.
 - c. A limit of 1,100 ft. of additional clearing for visual breaks shall be allowed. These areas shall be re-vegetated with low-growth landscaping with a mixtures of shrubs achieving a height at maturity of 4 to 6 ft. and canopy trees achieving a height at maturity of 12 ft.

Re-vegetation plans shall be submitted and approved by staff as part of the site plan review process. The number of required plants shall be in accordance with the provisions of Section 6.8.7 of the UDO for a Type B land use buffer.

viii. Required landscaping for parking lots:

1. Parking lot shade trees shall be provided at a ratio of one (1) three-inch (3") minimum caliper tree for every ten (10) parking spaces.
2. Ninety percent (90%) of proposed parking spaces shall be within fifty (50) feet of the center of a shade tree.
3. Minimum tree planting area shall be nine (9) feet by eighteen (18). In cases where tree grates are provided, the minimum planting area shall be sixty-four (64) square feet in area by two (2) feet in depth.
4. Consistent with Section 6.8.7 (D) *Landscaping of Vehicular Use Areas* of the UDO a 10 ft. wide vegetative strip, exclusive of drainage and/or utility easements, shall be provided between the vehicular use areas and the right of way or adjacent property line, except:
 - a. Where permitted driveway openings are to be provided.
 - b. In instances where parking areas and drive- isles abut interior property lines, the 10-ft. required landscaped area may be split among the two (2) adjoining properties.
5. Screening of parking areas located along the perimeter boundary of a District shall maintain a minimum tree spacing of sixty (60) feet and provide the required thirty-six-inch (36") screening, required to be a minimum of twenty-four inches (24") at initial planting, adjacent to proposed parking spaces.

ix. Required landscaping along structures:

1. Thirty percent (30%) of a buildings perimeter shall be landscaped, while maintaining space for required sidewalk area, composed of:
 - a. Lawn,
 - b. Planters, or
 - c. Shrubs a minimum of twenty-four inches (24") in width comprising a minimum of fifty percent (50%) of the total linear dimension along the building's perimeter.

i. **PARKING:** In addition to the requirements of Section 6.9 *Parking* of the UDO, development within the Project shall abide by the following:

i. Parking for individual land uses shall be in accordance with Section 6.9.7 of the UDO.

The overall maximum amount of surface parking permitted for the entire development combined, shall be one (1) space for every three hundred (300) square feet of floor space.

ii. Development of joint parking facilities shall allow for the reduction of required parking spaces in accordance with the provisions of Section 6.9.11 if the UDO.

iii. Off-street parking design shall be in accordance with Section 6.9.10 of the UDO.

iv. Compact car parking shall be permitted in accordance with the provisions of Section 6.9.10 (A) of the UDO.

v. In cases of a corner lot, parking shall not be located directly adjacent to the corner of the property facing the intersection.

Landscaping, and/or a prominent building feature, shall be installed within this area to avoid confusion.

vi. 100 park and ride spaces shall be developed within the Project.

Parking intended to support Retail land uses can be designated to meet this requirement and shall be located at/near proposed transit stops.

vii. Parking areas shall be separated from structures by:

- a. A raised concrete walkway,
- b. A landscaped buffer/natural area, or
- c. A segregated pedestrian walkway.

In no case will parking be allowed to directly abut a proposed structure at the same grade.

viii. Parking areas shall be designed so that pedestrians walk parallel to moving cars in order to minimize the need for pedestrians to cross parking aisles and landscape areas.

ix. A minimum of 1% of all required parking in District 2, exclusive of required parking for a hotel/motel land use, shall be designed to accommodate electrical charging stations.

x. All exterior lighting, including traffic signals and street lighting shall conform to ASHRAE / IESNA Standard 90.1-2004,

Exterior Lighting Section, without addenda, for Zone LZ3 –
Medium (Commercial/Industrial, High-Density Residential).

- j. LIGHTING: All proposed lighting shall comply with the standards detailed in Section 6.11 *Outdoor Lighting* of the UDO. Outdoor lighting shall be extinguished after normal business hours to eliminate the potential for glare and light pollution consistent with appropriate industry guideline standards including, but not limited to: IES/ANSI, OSHA, etc. in order to maintain safe lighting conditions for employees, business owners and the public.
- k. SIGNAGE: In addition to the standards detailed in Section 6.12 *Signage* of the UDO, development within the Project shall abide by the following:
 - i. Unless otherwise specified herein, signs shall be composed of individual internally lit letters.
 - ii. Approved copyright logos shall be allowed on signage in a box type fashion.
 - iii. The signage shall be permitted for the Project:
 - 1. One (1) architectural landmark freestanding sign serving as a visual identifier for the Project subject to the following standards:
 - a. Maximum height of 50 ft.
 - b. Allowable sign area of 400 sq.ft. per sign face.
 - c. Shall comply with principal setbacks for the District in which it is located.
 - 2. Eight (8) entry portal freestanding signs providing the name of the development and identifying tenants subject to the following standards:
 - a. Maximum Height of 8 ft.
 - b. Allowable sign area of 300 sq.ft.
 - c. 10 ft. setback from all rights-of-way and/or property lines.
 - d. Sign shall be composed of either raised/blocked lettering or shall be a wall sign.
 - e. 60% of the sign area shall contain the name of the Project.
 - 3. Signage for theater shall abide by the following standards:
 - a. One (1) marquee, as a permanent canopy projecting over the entrance shall be permitted and may contain the name and/or trademark of the cinema.

- b. Sign shall not extend more than 10 ft. from the building nor be less than 12 ft. above the ground or sidewalk at the lowest point.
 - c. Maximum display sign area shall be 400 sq.ft.
 - d. Changeable copy shall be allowed to denote the names of the films and/or productions available for view within the facility.
 - e. Sign shall be located on a portion of a building with frontage along interior roadways only.
 - f. For movie theaters, 1 poster box per movie screen shall be allowed in accordance with the following standards:
 - i. Signage shall be mounted on front the façade of the building serving as the public entrance.
 - ii. The poster box shall be a maximum of fifty-six (56) inches high and forty (40) inches wide.
4. Wall signs for tenants occupying freestanding buildings subject to the following standards:
- a. One (1) wall or building mounted sign per façade or per individual retail space.
 - b. Sign shall not extend above the actual building or building façade.
 - c. Allowable sign area shall be 2 sq.ft. for every one (1) sq.ft. of building frontage not to exceed three hundred (300) square feet.
 - d. In cases where a building contains multiple tenants, wall signs shall be allowed as follows:
 - i. 32 square feet of sign are per tenant not to exceed three hundred (300) square feet per building.
 - ii. Sign shall be located above tenant space.
 - iii. Sign shall only occupy two-thirds (2/3) of the façade.
 - e. No external lighting shall be permitted.
5. Projecting signs shall be permitted consistent with the provisions of Section 6.12.12 (D) of the UDO.
6. Window signs shall be permitted consistent 6.12.12 (E) of the UDO.
7. Directional signs shall be permitted consistent with the provisions of Section 6.12.14 (C) of the UDO.

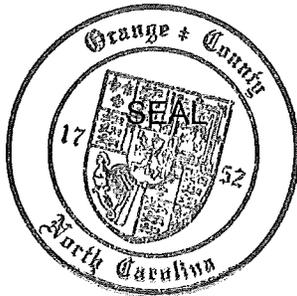
- I. ENVIRONMENTAL: Development shall adhere to applicable regulations as detailed in Section 6.13 *Stream Buffers* of the UDO including required buffers from water features (i.e. streams, wetlands, floodplains, etc.).
- m. The Project shall abide by all applicable floodplain management standards as detailed within the UDO.

BE IT FURTHER ORDAINED THAT this ordinance be placed in the book of published ordinances and that this ordinance is effective upon its adoption.

Upon motion of Commissioner Burroughs, seconded by Commissioner McKee, the foregoing ordinance was adopted this 23rd day of January, 2018.

I, Donna S. Baker, Clerk to the Board of Commissioners for Orange County, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board at a meeting held on January 23, 2018 as relates in any way to the adoption of the foregoing and that said proceedings are recorded in the minutes of the said Board.

WITNESS my hand and the seal of said County, this 23rd day of January, 2018.





Clerk to the Board of Commissioners