

ASPEN HEIGHTS CLEMSON PLANNED DEVELOPMENT ORDINANCE

**ARTICLE I
JURISDICTION, DESCRIPTION AND PHASING**

Section 101: Jurisdiction of this Ordinance

The provisions of this Ordinance shall apply to the Aspen Heights Clemson Planned Development located within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description attached hereto as Exhibit “A.” The subject property is located along the northwest side of South Carolina Highway 93 across from Berkeley Place Circle in Clemson, South Carolina.

The following items shall be incorporated herein by reference as exhibits.

Exhibit A	Legal Description
Exhibit B	Boundary and Topographic Survey
Exhibit C	Overall Site Plan
Exhibit D	Overall Grading and Drainage Plan
Exhibit E	Overall Utility Plan
Exhibit F	Landscape Plans
Exhibit G	Exterior Elevations
Exhibit H	Traffic Impact Assessment
Exhibit I	Residential Monument Sign

This Ordinance has been established to regulate and guide the implementation of the Aspen Heights Clemson Planned Development located within the corporate limits of the City of Clemson, South Carolina and defined herein.

The adoption of this ordinance shall impose the standards and restrictions to both the residential and commercial components of this mixed use Planned Development.

The purpose of this Ordinance is to provide governing regulations over land use, layout, size and design and to formalize certain responsibilities agreed upon by the developer.

Section 102: Description of Aspen Heights Clemson, A Planned Development District

A) Existing Properties.

According to a previous survey plat, the subject property consists of approximately 45.47 acres of mostly undeveloped land. The existing subject property is comprised of three (3) separate parcels:

- Tax ID 4054-11-76-2699 (35.62 acres), Existing Zoning RM-1, Single Household Residential
- Tax ID 4054-11-66-2418 (7.25 acres), Existing Zoning RM-1, Single Household Residential
- Tax ID 4054-12-76-9615 (2.6 acres), Existing Zoning CP-1, Neighborhood Commercial

A new Boundary and Topographic Survey (Exhibit B), show a total area of approximately 45.06 acres. The property is situated along the northwest side of SC Highway 93, across from Berkeley Place Circle and approximately 1,000 feet south of the intersection of SC Highway 93 and Berkeley Drive in the City of

Clemson, South Carolina. There is an existing single family residence located on the 2.6 acre parcel adjacent to SC Highway 93, which will be demolished once construction commences.

The surrounding properties include vacant multifamily and single household to the north, SC Highway 93 right-of-way to the east, vacant residential and single household to the south and Railroad right-of-way to the west.

B) Description of Generalized Land Use Plan.

The Aspen Heights Clemson Planned Development shall be a mixed use development consisting mostly of residential houses for use as apartment homes and a small commercial component along SC Highway 93. The Aspen Heights community will be a single residential property, owned and managed entirely by the developer that will provide multifamily housing in a gated community to students in a single family residential setting. The lessees will rent by the bed with a 12-month lease. The proposed site layout design will provide houses in a cul-de-sac style layout with some parking in front of the houses and most parking configured in an alley-way setting where most houses front on a boulevard. Approximately one-third of the houses will have basement garages due to the topographic conditions.

The developer will own, operate and maintain the entire residential property as a single property. The developer will have direct control over the homes, drives, parking, landscaping, stormwater management facilities, clubhouse, sport court, pool and all other structures and all open space areas. None of these elements can be modified in any way except by the developer. Restrictive covenants shall be in place for this community. Boats, trailers will not be allowed to be parked on site for more than 48 hours. Pets can only be walked on a leash by Lessee. Lessees will have to clean up after walking pets on site. Lessee's personal yard equipment, lawn chairs, tools and other household accessories are considered temporary personal items. Lessee's temporary personal items cannot be left in common area grounds for more than 24 hours. The developer shall reserve the right to install small personal accessories at their discretion subject to the approval of the City of Clemson planning staff.

A total of 114 residential homes are proposed, subject to final design and permitting. The buildings will include a variety of exterior treatments, predominantly hardi plank with stone and wood accents. The homes have been designed in the craftsman architectural style to have an attractive, warm and diverse look while working together to create a strong sense of community identity that is unique to the development. Refer to the exterior building elevations (Exhibit G).

The development will include 37 four (4) bedroom cottage units, 20 two-bedroom duplex units and 57 three-bedroom duplex units. The combined total of the units is approximately 191 with a density of 4.60 units per acre. The combined total number of bedrooms is approximately 570 with a density of 13.72 bedrooms per acre. The maximum height of the buildings will be 35 feet tall. There are 759 parking spaces in the residential component. The current parking ratio is 1.33 parking spaces per bed.

The 114 homes in the neighborhood will have several facades and floorplans to promote a variety within the neighborhood. There are seven different elevations for each of the three type homes planned. By limiting what can be build next to and across from a certain façade and floorplan, repetition and homogeneousness will be avoided while still creating a cohesive environment. All of the models will be muted colors with cultured stone accents.

There will be an amenity area consisting of a clubhouse and pool, sport court and parking area which will be located at the entrance to the residential community just behind the commercial component located along SC Highway 93. The residential community will be a vehicular gated community with the gate entrance just before the clubhouse. There will not be a fence around the entire community. Within the community, the

amenity area, mail kiosk, trash receptacles, lighting and walking trails shall be of a coordinating style that will harmonize with the proposed homes.

Since the property in question is entirely privately owned and located in an area already developed with residential subdivisions and the intended use is students, the probability of over-taxing and creating a significant cost burden on the City of Clemson and other governmental agencies in providing, improving, or maintaining public utilities, schools, utilities and streets is unlikely.

General Land Use Data:

Total Area = 45.06 +/- acres

Residential Area = 41.54 +/- acres

Commercial Area = 3.52 +/- acres

Total Impervious Area = 12.87 +/- acres (This includes main driveway entrance but does not include future commercial area. Total Impervious Area on the site including commercial area shall not exceed 70% of the Total Area.)

Total Undisturbed Area = 10.00 +/- acres (does not include future commercial area)

Total Open Space Area = 19.19 +/- acres (does not include future commercial area)

General Residential Site Data:

Total Residential Buildings = 114 (does not include clubhouse)

a. Total 4-Bedroom Cottages = 37 (37 dwelling units) (148 beds)

b. Total 2-Bedroom Duplexes = 20 (40 dwelling units) (80 beds)

c. Total 3-Bedroom Duplexes = 57 (114 dwelling units) (342 beds)

Total Dwelling Units = 191 or 4.60 dwelling units per acre

Total Bedrooms = 570 +/- bedrooms or 13.72 bedrooms per acre

Total Residential Parking Spaces = 759 or 1.33 spaces per bedroom

C) Site Plan.

The Site Plan (Exhibit C) evolved as a result of initial interest by the apartment home developer for the development of an Aspen Heights student community within the City of Clemson. The site was chosen for its proximity to Clemson University, ease of access to SC Highway 93, availability of public utilities and lack of alternate sites within the area. The Site Plan is based on a balance between minimum developer requirements and city and community feedback received during the November 29, 2010 and January 20, 2011 informal public hearing meetings and the February 14, 2011 Planning Commission meeting held for the discussion and evolution and approval of the Site Plan made a part of this Ordinance as Exhibit "C."

A full scale version of the Site Plan at 1"=100' is attached at the end of this document.

D) Grading and Drainage Plan and Stormwater Management.

Existing and proposed contour elevations at 2 foot intervals have been provided on the Grading and Drainage Plan (Exhibit D). The preliminary Grading and Drainage Plan includes the entire residential area, amenity area and all retention pond facilities. The final Grading and Drainage Plans and Erosion and Sedimentation Control Plans, Notes and Details will be finalized when the civil engineering package is reviewed and approved by the appropriate governing authorities.

Stormwater management and Best Management Practices (BMP) for the property shall be provided in accordance with the South Carolina Department of Health and Environmental Control (SCDHEC). All stormwater will be conveyed on site via sheet flow over stabilized lawn or paved areas, channel flow via

concrete curb and gutter or underground storm drain system to multiple aboveground wet retention pond facilities located at low points on the perimeter of the property.

For permanent water quantity measures, the development's post-development peak discharge flows rates will be reduced to less than pre-development rates for the 2 and 10 year storm events. An emergency spillway will be designed to handle the 100-year storm event with sufficient freeboard.

For permanent water quality measures, the development will provide the aboveground wet retention ponds. All ponds will be designed with a permanent pool depth of approximately four (4) feet and a temporary water quality pool which will hold and release the first one-half (1/2) inch of rainfall over a 24-hour period. Whenever possible, additional stormwater pond enhancements will be incorporated into the pond designs such as increasing water quality storage, adding wetland plantings on litoral shelves, creating a more natural shape and slope and designing the pond in conjunction with the walking trails.

During construction, the construction will include the implementation of erosion and sedimentation control devices to protect the stream and stream buffers as much as possible. These measures will include but not limited to temporary sediment control basins, temporary sediment traps, silt fencing, stone construction entrance, diversion berms, intercepting channels, stone check dams, slope drains, organic erosion control blankets on slopes and in ditches, riprap outlet protection, storm inlet protection and energy dissipater structures, temporary and permanent grassing stabilization.

A full scale version of the Grading and Drainage Plan at 1"=100' is attached at the end of this document.

E) Utility Services.

The utility systems that will serve this community will be local utilities which serve the surrounding areas and have sufficient capacities for the development. Water supply and wastewater services will be provided by the City of Clemson. Electric services will be provided by Duke Energy Corporation. Telephone services will be provided by AT&T. Gas services will be provided by Fort Hill Natural Gas Authority. All utilities including cable television, internet and/or satellite lines will be placed underground; service will be provided to each home. Satellite dish locations on the buildings or property will be determined by the developer. The capacity of all the utilities and exact service locations will be finalized when the civil engineering is coordinated with the appropriate authorities.

Fire Protection will be sized for the entire Planned Development. Utility layout and fireline design will be coordinated with the City of Clemson Utilities Department and the City Fire Marshal. Compliance with the Fire Department will be finalized when civil engineering package is submitted to the appropriate governing authorities. The emergency access connecting to Lincoln Drive has been discussed and approved with the Fire Marshal.

A full scale version of the Utility Plan (Exhibit E) at 1"=100' is attached at the end of this document.

F) Bufferyard and Landscaped Areas.

On the Site Plan (Exhibit C), the required Bufferyard Table as setforth by the City of Clemson planning staff is shown. The developer is planning to adhere to the required minimum bufferyard requirements and will exceed these minimums, following the City's recommendations in those areas where the civil engineering design allows and where the developer approves. It shall be the responsibility of the developer to maintain the required buffers in a healthy, vigorous condition.

A green-space twenty-five (25) feet minimum setback is proposed and illustrated along all adjoining properties. The proposed setback will be made up of existing natural woods and underbrush where no grading or utility easement is planned. If construction requires the existing woods and vegetation to be disturbed, the buffer will be planted back at the appropriate bufferyard planting requirements. A screening fence will be installed along the single household uses adjoining the property. This screening fencing is shown one foot inside the property line; however, no trees larger than 3 inches in caliper at breadth height will be removed to accommodate this fence within the buffer area without prior approval from City Staff.

The Landscape Plans (Exhibit F) have been developed to adhere to these requirements and also detail specific landscaping plantings within the community, such as at the homes, in the parking areas, at the amenity areas, along the driveway and at the Aspen Heights Clemson development monument sign (Exhibit I) at the new driveway location along SC Highway 93. These plans will be submitted to the City of Clemson for final review and approval. Landscaping in all of these areas will be used to help soften the overall feel of the development. Full scale versions of the Landscape Plans as follows are attached at the end of this document.

Exhibit F-1	Proposed Bufferyard
Exhibit F-2	Amenity Area and Sign Landscape Plan
Exhibit F-3	Street Tree Plan
Exhibit F-4	Typical Foundation Planting
Exhibit F-5	Details

In areas where the required buffer along the perimeter of the property does not provide beneficial buffering, the developer, landscape contractor and representative from the City of Clemson's Planning Department shall meet and determine areas to relocate the buffer plants. Relocated buffer plants will be located in areas that will provide supplemental buffering to the adjacent properties and or in areas approved by the City of Clemson's Planning Department. This will greatly enhance the landscaping within the community as requested by the Planning Commission.

For the commercial component, all vehicular use areas shall be within fifty (50) feet of a planted or retained upper story tree. Any newly planted tree shall be at three (3) inches in caliper and in a landscape area at least one-hundred fifty (150) square feet in size with the tree being at least four (4) feet from any paving. There shall be at least six (6) three (3) gallon evergreen shrubs for every one-hundred fifty (150) square feet of landscape area interior to a parking area. Landscape areas shall be maintained in accordance with Section 19-455 (5) m. Maintenance of the City of Clemson Zoning Ordinance.

G) Protecting Streams and Tree Preservation.

Aspen Heights Clemson has been designed to ensure that there will be no permanent impacts to the existing streams and stream buffers running through the center and along the perimeters of the subject property. There is one (1) paved access proposed to cross the existing stream on site. This will be a bottomless culvert structure to ensure no permanent impacts are made to the existing stream. Approximately 10 acres or 24% of the residential property will remain undisturbed. A tree preservation area shall be designated on the submitted grading plans for construction and the tree preservation area shall be staked prior to clearing and the installation of silt fencing. The tree preservation area must be approved by City Staff and noted on the grading permit prior to the start of construction.

H) Lighting.

Low impact outdoor lighting meeting “Dark Sky” criteria with full cutoff luminaries will be utilized for both the residential and commercial components. There shall be a maximum pole height (inclusive of base) of

eighteen (18) feet in both areas. Street lighting hours will be coordinated between the developer and the City of Clemson. In the commercial area, other than approved security lighting and decorative lighting in landscaped areas, all exterior lighting shall be turned off between the hours of 11 p.m. and 6 a.m.

I) Subdivision of Property.

Subdivisions of portions of this planned development shall be permitted, subject to the requirements of the City of Clemson Land Development Regulations effective at the time of the approval date of the Aspen Heights Planned Development Ordinance. The only portions of this Planned Development where subdivisions will be allowed are at the commercial component area of the Planned Development. At no time, shall the developer subdivide the residential portion of the development for the purposes of selling off individual homes or areas within the residential area without going back through the Planning Commission for rezoning approval.

J) Access to Development and Traffic Impact Assessment.

There will be only one (1) single driveway access off of SC Highway 93 to access the entire development. This access will be the only way in and out of the development. The driveway has been located per input from the Planning Commission, Community and the South Carolina Department of Transportation (SCDOT). The proposed driveway is located directly across from the existing Berkeley Place Circle driveway. According to the SCDOT, the new driveway will be required to be a commercial driveway to accommodate the mixed use development.

A Traffic Impact Assessment (TIA) for this development was prepared by Ramey Kemp & Associates, Inc., dated January 18, 2011, attached hereto as Exhibit "H." According to the TIA, the capacity of SC Highway 93 is not anticipated to be exceeded with the additional traffic generated by the development (including the full build out of 592 beds and 5,000 sf of commercial office space). The planned development will not have a significant impact on the surrounding side streets. The Abel Road and new driveway left-turn overlap was studied and showed that there were no expected overlap during the PM peak hour. A new signal is unlikely to be warranted by the SCDOT. The only improvements to SC Highway 93 will be re-striping the center turning lane to allow for left-turn movements into the new driveway and into the existing Abel Road.

There will be a Clemson Area Transit (CAT) bus stop located on site, service and location subject to approval by CAT. If the CAT buses exit from Berkeley Place Apartments across from Highway 93, they will be able to come straight across Highway 93 since the new driveway will be lined up with Berkeley Place Circle. This will allow for ease of entry into Aspen Heights. The bus shelter will be located at the traffic circle just beyond the commercial component and just before the vehicular gated entry to the residential community. The bus shelter will be located on the south end of the circle in order buses to stop while not interrupting traffic flow in and out of the gated entrance. The buses will exit out of the driveway at the stop sign and make a right turn out of the Aspen Heights heading south on Highway 93 toward Clemson University.

There is a planned emergency access driveway planned to connect to Lincoln Drive. This access will have a city-approved access mechanism at all times and will only be used during a police or fire emergency or sanitary sewer maintenance. The City of Clemson Fire, Police and Utilities Departments will be the only agencies to have access. This access will not be used by residents of the Planned Development.

Final driveway configuration is subject to the SCDOT Driveway Encroachment Permit review and approval process.

All interior drives will be private and permanently maintained by the developer with appropriate utility and access easements as required by the City of Clemson. There are currently 759 proposed parking spaces for the residential component. All parking for the site will be handled on site and will not adversely affect the neighboring streets and districts.

Section 103: Development phases and schedule for initiation and completion.

The developer plans to complete the rezoning on the subject property by April 2011. The Final Site Development Plans for the residential portion of the project are anticipated to be submitted in March 2011 and construction plans and permits approved by July 2011. Construction of the project infrastructure will commence immediately upon approval of the plans. The infrastructure and building construction on the residential portion of the development will require a minimum of 12 months to complete. The total build out of the residential portion should be completed by July 2012. It is anticipated that the development will be ready for student housing operation by the fall semester of 2012.

The schedule for the commercial portion of this development has not been determined. As of the time this Ordinance is written, no proposed users for this portion have been identified. At such time an appropriate user is found, the developer of the residential portion may sell off a certain subdivided portion of land consistent with the area found on the Site Plan (Exhibit C). The land that is sold will then be under direct ownership of that user. This user must develop this commercial portion of land subject to the standards and restrictions as set forth in this Ordinance and subject to the approval of the City of Clemson and the appropriate governing authorities. That new owner will then have direct ownership, maintenance and control of that land.

**ARTICLE II
DISTRICT REGULATIONS**

Section 201: Description

Aspen Heights Clemson Planned Development consists of 45.06 acres of property. The residential area is approximately 41.54 acres and the commercial area is approximately 3.52 acres. The commercial area is adjacent to SC Highway 93. The residential area will consist of multifamily housing in a gated community intended for students in a single family residential house setting. Refer to the attached Site Plan (Exhibit C).

Section 202: Landscape

On the Site Plan (Exhibit C), the required Bufferyard Table as set forth by the City Planning Office is shown. A green-space twenty-five (25) feet minimum setback is proposed and illustrated along all adjoining properties. A full scale version of the Landscape Bufferyard Plan (Exhibit F) is attached at the end of this document.

The Landscape Plans (Exhibit F) have been developed to adhere to these requirements and will also detail specific landscaping plantings within the community, such as at the homes, in the parking areas, at the amenity areas, along the driveway and at the Aspen Heights Clemson development monument sign at the new driveway location along SC Highway 93.

In areas where the required buffer along the perimeter of the property does not provide beneficial buffering, the developer, landscape contractor and representative from the City of Clemson's Planning Department shall meet and determine areas to relocate the buffer plants. Relocated buffer plants will be located in areas that will provide supplemental buffering to the adjacent properties and or in areas approved by the City of Clemson's Planning Department.

For the commercial component, all vehicular use areas shall be within fifty (50) feet of a planted or retained upper story tree. Any newly planted tree shall be at three (3) inches in caliper and in a landscape area at least one-hundred fifty (150) square feet in size with the tree being at least four (4) feet from any paving. There shall be at least six (6) three (3) gallon evergreen shrubs for every one-hundred fifty (150) square feet of landscape area interior to a parking area. Landscape areas shall be maintained in accordance with Section 19-455 (5) m. Maintenance of the City of Clemson Zoning Ordinance.

Section 203: Parking, Drives and Access

The parking, driveways and main driveway access off SC Highway 93 are shown on the attached Site Plan (Exhibit C). A detailed civil engineering design package will be submitted at the construction plan review stage. The final parking, drives and main driveway access will be finalized after review and approval from the appropriate governing authorities.

Section 204: Open Space

Of the 41.54 acres of residential area, approximately 10.0 acres or 24% is undisturbed and tree preservation areas, approximately 19.19 acres or 46% is managed open space and 12.87 acres or 30% is impervious area. The residential area will consist of proposed impervious areas and permanently maintained open spaces consisting of retention pond facilities, lawns, slope areas and landscaped areas. All opened space in the residential area will be owned and maintained by the developer.

Section 205: Impervious Area

There are approximately 12.87 acres of impervious area on the residential area including the main driveway entrance through the commercial area. The impervious area includes the houses, parking, driveways, clubhouse and pool. The maximum impervious area for the residential area shall be 60%.

Section 206: Amenities

The amenities package includes the clubhouse and pool area with parking and sport court. Refer to the Site Plan (Exhibit C). The amenity area will be located at the entrance to the residential development. This area will be landscaped and sodded. The clubhouse will be a two-story structure, approximately 8,000 square feet total. The swimming pool will be approximately 45 feet x 75 feet and located behind the clubhouse. The sport court will be approximately 50 feet x 80 feet and located behind the pool. The final design of these structures will be approved by city staff during the construction plan review. The construction of these structures should mimic and be consistent with the style of the project and use materials similar to the ones used in the residential buildings and other accessory structures.

Section 207: Maintenance

Dumpsters with concrete pads and screened enclosures will be provided in approximately four (4) different locations throughout the community. All of the residential community areas will be maintained by the developer.

Section 208: Planned Development District Regulations

(1) The following regulations apply to the Residential component to the Planned Development District.

- A) Maximum Occupancy One occupant per bedroom.

- B) Maximum Unit Density 4.60 units per acre
- C) Maximum Bedroom Density 13.72 bedrooms per acre
- D) Parking provided 759 parking spaces
- E) Setbacks 25' green-space buffer
- F) Buffers Multiple buffer regulations. Refer to Bufferyard Table on Site Plan (Exhibit C)
- G) Maximum Development Site Plan (Exhibit C)

(2) The following regulations apply to the Commercial component to the Planned Development District.

The commercial component will be submitted for review and approval by the City of Clemson Planning Commission as an amendment to this Planned Development Ordinance. The submitted proposal shall include the site development plans, uses, access location, building elevations, landscaping, signage, lighting and other such information as may be appropriate for review by the City of Clemson Planning Commission.

- A) There shall be no other direct vehicular access to SC Highway 93 other than the main driveway to the development. The commercial component may only have access off the existing main driveway which shall be at least seventy-five (75) feet from SC Highway 93. Refer to the Site Plan (Exhibit C).
- B) The commercial component shall follow the bufferyard and landscape requirements as outlined in the Bufferyard Table on the Site Plan (Exhibit C) and Section 102.F of this Ordinance.
- C) Permitted Uses
 - a. Retail involving the sale of merchandise on the premises.
 - b. Eateries or restaurants. No portion of the development shall be used for a tavern, night club, bar or any other establishment serving alcoholic beverages for on-premises consumption; provided, however, that the foregoing shall not prohibit or limit the sale of alcoholic beverages within a permitted restaurant where such sales comprise less than fifty (50) percent of the restaurant's total sales.
 - c. Professional offices, such as accounting, legal services, financial institutions without drive-through elements (excluding "cash for title" and/or "payday advance" operations), insurance, real estate, engineering, architecture, research and similar offices.
 - d. Financial institutions with drive-through elements (excluding "cash for title" and/or "payday advance" operations), subject to the following conditions:
 - i. Drive-through elements shall be architecturally integrated into the principal building and shall be constructed of materials and finishes which are consistent with the principal building.
 - ii. Drive-through elements shall not be located on the street side of the building or in front of the front building line. For the purposes of this section, the entry drive to the residential portion of the development shall be considered a street.
 - e. Personal services, such as dry cleaning, beauty salon, barber shop, tailor, shoe repair, photo studio, art gallery, day spa, wellness center, and similar services.
 - f. Medical and Dental offices.
 - g. Government buildings, offices only.
 - h. Daycare facility.
- D) Uses Specifically Prohibited
 - a. Gas Station/Convenience Store
 - b. Auto leasing and sales

- c. Auto service station or shop
 - d. Theater
 - e. Bowling alley
 - f. Billiard parlor
 - g. “Adult” or sexually oriented businesses
 - h. Tatto parlors
 - i. Other places of outdoor recreation or amusement
- E) The hours of operation shall be limited to 7 a.m. to 11 p.m., with exception of a coffee shop which may operate between the hours of 6 a.m. and 11 p.m.
 - F) The size of the individual buildings will be governed by the end user’s specific layout. Each layout shall adhere to specific height, design and layout criteria as hereinafter defined and per the entire Planned Development Ordinance.
 - G) Building Height: No building or structure constructed shall exceed thirty-five (35) feet (including all architectural embellishments).
 - H) For the commercial component, parking shall be not less than one parking space per three hundred (300) square feet of gross floor area. Parking spaces shall be 9’x18’ with 24’ drive aisles.
 - I) Pedestrian sidewalk connections to the existing sidewalk along SC Highway 93 shall be provided.
 - J) The site and building plans and building elevations shall be approved by the developer and/or its successors prior to submission for approval to the City of Clemson.
 - K) No off premise signs are allowed. The user of the outparcel shall submit signage for review and approval by City Staff.
 - L) Trash receptacles and other service areas shall be enclosed. Enclosures shall be a maximum of eight (8) feet in height and shall be secured by a locking gate of a matching material. Appropriate landscaping shall be provided to screen and soften the remaining sides of the enclosure.
 - M) No storage, display or sales of such items shall be permitted in any vehicular use area. Sidewalk sales shall be permitted.

Section 209: Accessory Structures

- A) Trash receptacles shall be noted on the site plan and enclosed by a fence and screened by landscaping.
- B) Other accessory structures that are customary with this style of development shall be reviewed by the Zoning and Codes Administrator prior to any building permit application. Any accessory structure shall not exceed six hundred (600) square feet.

Section 210: Construction Activity

Construction activity in all sections of the Planned Development shall be conducted within the hours of 6 a.m. to 7 p.m.