General Provisions

1. The existing buildings shall remain and be preserved. Minor one-story additions may be incorporated, as long as they meet all MUDD-O restrictions and do not exceed 2,000 square feet total. The site must be able to accommodate parking for total building square footage. Any new buildings will be located along Thrift Road or Berryhill Road. Parking for interior space and exterior recreation/active open space will be required per minimum MUDD standards.

2. Proposed Zoning:

RZ-1

"Owners" shall be deemed to include the heirs, devisees, personal representatives, and assigns. Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, and assigns.

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the ZONING District shall govern all development taking place on the Site.

4. Alternatives or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.10.1 or 7.1.2 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions

20. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner specified by the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their restrictive covenants in interest and assigns.

21. Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners and any part of the Site, from time to time who may be involved in any future development thereof.

Proposed Zoning:

Permitted Uses

POTENTIAL

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