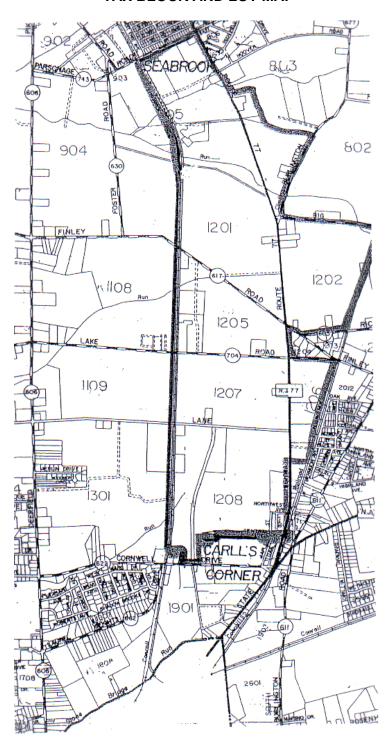
Upper Deerfield

Redevelopment Plan November 2005

EXHIBIT C

TAX BLOCK AND LOT MAP



Tax Assessors Office 16 July 2001

Upper Deerfield

Redevelopment Plan November 2005

EXHIBIT D TAX PARCEL PROFILE REPORT

| BLOCK | LOT | QUAL- IFIER | CLA | PROPERTY OWNER | | PROPERTY LOCATION | Add'l Lots |
|-------|---------|----------------|-----|---|-----------------|------------------------|-----------------|
| 803 | 4 | | 4A | SINGH, SATNAM BT ALS 33 W CHBSTNUT AVE APT 43 VINELAND NJ | | 1309 - 1313 HIGHWAY 77 | |
| 803 | 5 | | 4A | TURNER, THOMAS R JR + DEAM 1255 HIGHWAY 77 BRIDGETON NJ | N MARY A | 1255 HIGHWAY 77 | |
| 803 | 5.01 | | 3B | CHIARI, JOHN F III + OVER: 167-169 OLD BURLINGTON RD BRIDGETON NJ | | 1321 OLD BURLINGTON RD | |
| 803 | 5.02 | | 4A | K&R VBNDING LLC 20 OLD BURLINGTON RD BRIDGETON NJ | 08302 | 20 OLD BURLINGTON RD | |
| 803 | 5.03 | | 38 | BENCH REALTY 129 HUNTER AVE NORTH BABYLON NY | 11703 | HIGHWAY 77 | |
| 803 | 5.04 | | 1 | CAMILLI, LOUIS J & DONNA 91 FOX ROAD BRIDGETON NJ | B 08302 | 1259 HIGHWAY 77 | |
| 803 | 5.05 | | 4A | TAYLOR, WILLIAM C & MARCI 971 LAUREL LANE BRIDGETON NJ | A E 08302 | 10 OLD BURLINGTON RD | |
| 803 | 7 | | 2 | RUCCI, JOSEPH L + MARY BL 24 OLD BURLINGTON RD BRIDGETON NJ | LBN 08302 | 24 OLD BURLINGTON RD | |
| 803 | 8 | | 4A | CHIARI ENTERPRISES INC PO BOX 5005 SEABROOK NJ | 08302 | 1317 HIGHWAY 77 | |
| 905 | 1 | | 4B | PAPPAS, CLEMENT + CO, INC 10 N PARSONAGE RD BRIDGETON, NJ | 08302 | 1045 PARSONAGE RD | |
| 905 | 2 | | 4B | SEABROOK BROS + SONS INC PO BOX 5103 SEABROOK NJ | 08302 | 1031 PARSONAGE RD | |
| 905 | 3 | | 4A | CIVILETTO, SALVATORE + S 1346 HIGHWAY 77 BRIDGETON NJ | ARCARA 08302 | 1346 HIGHWAY 77 | |
| 905 | 4 | | 4A | PAPPAS PROPERTIES LLC 10 N PARSONAGE RD CS 300 SEABROOK NJ | | 1017 PARSONAGE RD | |
| 905 | 4 | QFARM | 3B | PAPPAS PROPERTIES LLC 10 N PARSONAGE RD CS 300 SEABROOK NJ | 08302 | HIGHWAY 77 | |
| 1201 | ű ss | | 4A | ENCH, ROBERT + BENJAMIN 129 HUNTER ST N BABYLON NY | KASPER | 1274 + 1276 HIGHWAY 77 | |
| 1201 | 1 | QFARM | 3B | ENCH, ROBERT + BENJAMIN 129 HUNTER AVB NORTH BABYLON NY | KASPER | 1274 + 1276 HIGHWAY 77 | |
| 1201 | 2 | | 4A | PO BOX 285 ROUTE 63 | CO.C THIMM | 1240 HIGHWAY 77 | TAXABLE PORTION |

| | | | | | | | 01/13/05 Page 2 |
|-------|------|-------|-----|--|-------------|--------------------------|----------------------|
| | | QUAL- | | | | | |
| BLOCK | LOT | IFIER | CLA | PROPERTY OWNER | | PROPERTY LOCATION | Add'l Lots |
| 1201 | 2.01 | | 15C | STATE OF NJ DEPT. OF DEFEN | | 1240 HIGHWAY 77 | EXEMPT PORTION LOT 2 |
| 1201 | 3 | | 3B | ENCH, ROBERT + BENJAMIN KA 129 HUNTER AVE NORTH BABYLON NY | ASPER | 1262 HIGHWAY 77 | CONTIG. TO 1201-1 |
| 1202 | 1 | | 3B | WENGER, JAMES + BARBARA 569 NIXON AVE BRIDGETON NJ | 08302 | HIGHWAY 77 | 3 QFARM |
| 1202 | 2 | | 2 | POLLOCK, SHARON D PO BOX 451 BRIDGETON NJ | 08302 | 31 FINLEY RD | |
| 1202 | 4 | | 4 A | SCARANI, JEAN 1129 MORTON AVE BRIDGETON NJ | 08302 | 1243 HIGHWAY 77 | |
| 1202 | 5 | | 4A | COLONIAL BANK 85 W BROAD ST BRIDGETON NJ | 08302 | 1245 HIGHWAY 77 | |
| 1202 | 6 | | 1 | COLONIAL BANK 85 W BROAD ST BRIDGETON NJ | 08302 | 4 BIG OAK RD | |
| 1202 | 7 | | 2 | ACHEE, C.J. PO BOX 5003 SEABROOK NJ | 08302 | 1241 HIGHWAY 77 | |
| 1202 | В | | 2 | BARBER, REED M 1237 HIGHWAY 77 BRIDGETON NJ | 08302 | 1237 HIGHWAY 77 | |
| 1202 | 9 | | 2 | WARWICK, JOHN W & BETH 15 RICHARDS RD BRIDGETON NJ | 08302 | 15 RICHARDS RD | |
| 1205 | 1 | | 3B | SASSO, VINCENT + MCCUSKE 184 CLAY PITTS RD GREENLAWN NY | R, PETER | HIGHWAY 77 | |
| 1205 | 1.01 | | 1 | SALEM/CUMBERLAND GAME CO 11 GLENVIEW TERRACE BRIDGETON NJ | NS 08302 | 86 FINLEY RD | |
| 1205 | 1.02 | | 3B | SASSO, VINCENT + PETER M 184 CLAY PITTS RD GREENLAWN NY | CCUSKER | FINLEY RD | CONFIG. TO 1205-1 |
| 1205 | 2 | | 2 | ACHEB, R GRAY & SUSAN R 30 FRANKLIN ST BRIDGETON NJ | 08302 | 27 + 29 SILVER LAKE RD | |
| 1205 | 3 | | 1 | UNASSIGNED LOT NUMBER 20 UNKNOWN UNKNOWN | 00000 | SILVER LAKE RD | |
| 1205 | 3.01 | | 15C | UPPER DEERFIELD TOWNSHIE PO BOX 5098 SEABROOK NJ | 08302 | SILVER LAKE RD (REAR) | |
| 1205 | 3.02 | | 15C | UPPER DEBRFIELD TWP PO BOX 5098 SEABROOK NJ | 08302 | SILVER LAKE TO FINLEY RD | |

| BLOCK | LOT | QUAL- | CLA | | | |
|-------|------|-------|-----|--|--------------------------|--------------------|
| | | | CLA | | PROPERTY LOCATION | |
| 1205 | 4 | | 4A | PERDUE FARMS INC PO BOX 1537 SALISBURY MD 21802 | 73 SILVER LAKE RD | *********** |
| 1206 | 1 | | 3B | GALETTO REALTY CO LP 317 W BLMER RD VINELAND NJ 08360 | 1147 HIGHWAY 77 | |
| 1206 | 1.01 | | 3B | SASSO, VINCENT + PETER MCCUSKER 184 CLAY PITTS RD GREENLAWN NY 11740 | 1167 HIGHWAY 77 | |
| 1206 | 1.02 | | 4A | UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302 | 1117 TO 1123 HIGHWAY 77 | |
| 1206 | 1.02 | C01 | 4A | UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302 | 1117 A HIGHWAY 77 | |
| 1206 | 1.02 | C02 | 4A | UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302 | 1117 B HIGHWAY 77 | |
| 1206 | 1.02 | C03 | 4A | UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302 | 1117 C HIGHWAY 77 | |
| 1206 | 1.02 | C04 | 4A | LSC REALTY CO 701 YALE TERR VINELAND NJ 08360 | 1117 D HIGHWAY 77 | |
| 1206 | 1.02 | C05 | 1 | DKS-BRIDGETON LLC 1171 EAST LANDIS AVE VINELAND NJ 08360 | 1119 HIGHWAY 77 | ABATED 2004-2008 |
| 1206 | 1.02 | C07 | 1 | UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302 | 1119 HIGHWAY 77 | ABATED 2005TO2009 |
| 1206 | 1.02 | x | 15F | UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302 | 1123 HIGHWAY 77 | 2003-07 2005=270,1 |
| 1206 | 1.03 | | 3B | GALETTO REALTY CO LP 317 W BLMER RD VINELAND NJ 08360 | 1137 HIGHWAY 77 | |
| 1206 | 1.04 | | 3B | UPPER DESRFIELD LEASING LLC 1117A HIGHWAY 77 BRIDGETON NJ 08302 | 1127 HIGHWAY 77 | |
| 1206 | 2 | | 4A | PADGETT, PAUL M SR + MARJORIE D 1107 HIGHWAY 77 BRIDGETON NJ 08302 | 1107 HIGHWAY 77 | |
| 1206 | 3 | | 1 | CARLL'S CORNER PROFESSIONAL ASSOC PO BOX 277 BRIDGETON NJ 08302 | 1099 HIGHWAY 77 | ABATED 2003 TO 200 |
| 1206 | 3 | Х | 15F | CARLL'S CORNER PROFESSIONAL ASSOC PO BOX 277 BRIDGETON NJ 09302 | 1101 HIGHWAY 77 | 2005 = 221,000 |
| 1206 | 4 | | 4A | EQUITABLE REALTY & INSURANCE AGE 1103 HIGHWAY 77 BRIDGETON NJ 08302 | NCY 1103-1105 HIGHWAY 77 | |

| BLOCK | LOT | QUAL- IFIER | | PROPERTY OWNER | | PROPERTY LOCATION | Add'l Lots |
|-------|------|----------------|-----|--|--------------|--------------------------|----------------------|
| 1207 | 1 | | 3B | PO BOX 1691 | 11959 | | 1.01,2,3 |
| 1207 | 3.01 | | 15C | UPPER DEERFIELD TWP PO BOX 5098 SEABROOK NJ | 08302 | LOVE LANE TO SILVER LAKE | |
| 1208 | 1 | | 3B | PROVIDENT DEVELOPMENT LLC 562-B LIPPINCOTT DR MARLTON NJ | 08053 | HIGHWAY 77&LOVE LANE | |
| 1208 | 1.01 | | 1 | WAL-MART REAL ESTATE BUS 702 S.W. 8TH ST BENTONVILLE AR | INESS TRUST | 1130 HIGHWAY 77 | |
| 1208 | 1.02 | | 38 | BENCH REALTY 129 HUNTER AVE NORTH BABYLON NY | 11703 | CORNWELL DR | |
| 1208 | 1.03 | | 15C | UPPER DEERFIELD TOWNSHIP PO BOX 5098 SBABROOK NJ | 08302 | 56 LOVE LANE (REAR) | |
| 1208 | 1.04 | | 15C | UPPER DEERFIELD TOWNSHIP PO BOX 5098 SEABROOK NJ | 08302 | CORNWELL DR THRU LOVE LN | |
| 1208 | 1.05 | | 4A | 500 ALLOWAY-ALDINE RD | M 08318 | 40 LOVE LANE | ABATED2005-2009-2BLG |
| 1208 | 1.05 | х | 15F | ENGLISH, MARION + CHERYL 500 ALLOWAY-ALDINE RD ELMER NJ | M 08318 | 40 LOVE LANE | 2005 = 141,800 |
| 1208 | 2 | | 1 | UNASSIGNED LOT NUMBER 20 UNKNOWN UNKNOWN | 00000 | HIGHWAY 77 | |
| 1208 | 3 | | 15C | ST OF NJ, DEPT OF LAW + 25 MARKET ST TRENTON N J | PUBLIC SAF | 104 CORNWELL DR | |
| 1208 | 3.01 | | 15C | ST OF NJ, DEPT OF LAW + 25 MARKET ST TRENTON N J | PUBLIC SAF | 102 CORNWELL DR | |
| 1208 | 4 | | 4A | GILMAR ASSOCIATES, LLC PO BOX 828 BROOKLANDVILLE MD | | 12-54 CORNWELL DR | |
| 1208 | 5 | | 4A | REAL EST OPERATOR % CBRE PO BOX 231476 HARTFORD CT | 3-CC#98257 | 60 CORNWELL DR | |
| 1208 | 6 | | 2 | RANDAZZO, PHILIP + KATHE 60 LOVE LANE BRIDGETON NJ | RYN 08302 | 60 LOVE LANE | |
| 1208 | 7 | | 1 | CORNWALL ASSOCIATES LLC PO BOX 828 BROOKLANDVILLE, MD | | 64 CORNWBLL DR | |
| 1208 | 8 | | 1 | RSP MEDICAL LLC 1138 TERNS LANDING RD PITTSGROVE NJ | 08318 | 70 CORNWELL DR | ABATED 2003 TO 2008 |

OWNER & ADDRESS REPORT

UPPER DEERFIELD

01/13/05 Page 5

| BLOCK 1208 | LOT | QUAL- IFIER X | CLA 15F | PROPERTY OWNER RSP MEDICAL LLC 1138 TERNS LANDING RD | | PROPERTY LOCATION | Add'l Lots 2005 = 123,600 |
|---------------|-----|---------------------|------------|---|-------|-------------------|------------------------------|
| | | | | PITTSGROVE NJ | 08318 | | |

Upper Deerfield

Redevelopment Plan November 2005

EXHIBIT E

MATRICES OUTLINING RECOMMENDED LAND USE & AREA AND BULK REGULATIONS

Exhibit E Recommended Land Use & Area and Bulk Regulations Upper Deerfield Redevelopment Area

| | Site PI | an Approval | | | | | | | Mini | mum Yar | d Setbac | ks | | Maximur | | Maximum | | | | | |
|----------------------------------|---|--|--|--------------------------------|--------------------|-------------------------|-----------------|-----------------|----------------|----------------|-----------------|----------------|----------------|---------|--------|---------------------|------|---|-------------------------------------|--|--|
| | (subject to pu | ublic water / sewer) | | | Minimum L Indiv | ot Dimens /idual Use | | Prir | ncipal Build | lings | Acce | ssory Bu | ildings | of Buil | ldings | of Acces Buildin | | Maximum | Off- | | |
| Use | Principal Uses | Accessory Uses | Conditional Uses Permitted (Subject to §98- 60) | Minimum Development Area | Area | Width (feet) | Depth (feet) | Front (feet) | Side (feet) | Rear (feet) | Front (feet) | Side (feet) | Rear (feet) | Stories | Feet | Stories | Feet | Impervious Coverage of Lot (percent) | Street Parking and Loading | Land- scaping | Notes & Comments |
| ECO – INDUSTRIAL ZONING DISTRICT | Printing plants or similar facilities Assembly and fabrication of products from previously prepared materials Manufacturing and processing of cosmetics, candy, food products, beverages, pharmaceutical s and toiletries, except the rendering of fats Wholesale businesses or warehouse facilities Manufacture, assembly and distribution operations for electronic equipment, tools, furniture, vehicles, machinery, appliances, instruments, housing, clothing, household ware, farm implements and equipment and similar products or equipment | Farm facilities,, including agricultural use / purpose activities Water towers, storage tanks and structures for bulk storage Conservation areas Bikeways as per §98-53(2) Solar panels, energy conservation devices Public utility and public maintenance facilities as per §98-37 Windmills as per §98-37 Windmills as per §98-40.1 | Sale of petroleum, natural or processed gas and chemical supplies or materials | 10 acres | 2 acres 3 acres | 150 | 250 | 75 | 40 (each) | 50 | 100 | 20 (each) | 30 | 21/2 | 35 | 1 1/2 | 15 | 65% | 1 per 1,000 SF | Full Landscape Plan must be submitted Existing trees must be preserved on site that is not covered by building / rights-of- way Buffer areas as per §98- 53(4) | One monument entrance sign for the entire developm ent not to exceed 36 square feet and no higher than 6' Such sign must be constructe d of durable materials and not raised on poles; decorative materials must be used for structure One (1) wall-mounted sign not to exceed 55 SF or 3% of building façade, whichever is less Trash enclosure s shall be integrated into the architectur al design of the building |

| | | Site Pla | an Approval | | | | | | | Mini | mum Yaro | d Setbac | ks | | Maximun | n Height | Maximum | | | | | |
|---------------------|------------------------------------|---|--|--|---|---|-------------------------|-----------------|-----------------|----------------|----------------|-----------------|----------------|----------------|---------|----------|---------------------|------|--------------------------------------|---|---|---|
| | | (subject to pu | blic water / sewer) | | | Minimum L Indiv | ot Dimens ridual Use | | Prin | cipal Build | ings | Acces | ssory Bui | ldings | of Buil | dings | of Acces Buildir | | Maximum | Off- | | |
| | Use | Principal Uses | Accessory Uses | Conditional Uses Permitted (Subject to §98- 60) | Minimum Development Area | Area | Width (feet) | Depth (feet) | Front (feet) | Side (feet) | Rear (feet) | Front (feet) | Side (feet) | Rear (feet) | Stories | Feet | Stories | Feet | Impervious Coverage of Lot (percent) | Street Parking and Loading | Land- scaping | Notes & Comments |
| | Commercial | Planned Commercial / Town Center that includes a mix of the permitted commercial | Public agency or government office buildings Parks, playgrounds, playfields and other | cultural institution | 10 acres Any development of a retail structure | .50 acres (Detached) | 100 | 150 | 20 | 10 | 25 | 35 | 5 | 5 | 2 1/2 | 35 | 1 ½ | 15 | 60% | 1 per 400 SF (1 per room for hotel/ motel) | Existing trees must be preserved on site that is not covered by | One monument entrance sign for the entire developm ent not to |
| AL ZONING DISTRICT | | uses (retail uses, indoor commercial recreation including fitness centers, medical and research offices, bank, and restaurants / cafes), community center, day care center, etc. | public recreational facilities Bikeways as per §98-53(2) | | greater than 35,000 SF shall be required to provide attached/ interconnect ed retail space along the "Main Street" of the Town Center at 1000 SF for every 10,000 SF over the 35,000 SF threshold | 2000 SF (Attached — minimum of three distinct uses) | 20 | 75 | 0 | 0 | 25 | NA | NA | NA | 2 1/2 | 35 | NA | NA | 90% | 1 per 400 SF (1 per room for hotel/ motel) | building / rights-of- way Buffer areas as per §98- 53(4) | exceed 50 square feet and no higher than 6' Such sign must be constructe d of durable materials and not raised on poles; decorative materials must be used for |
| CENTER / COMMERCIAL | | Motel or Hotel | | | NA | .50 acres | 100 | 150 | 25 | 10 | 25 | 35 | 5 | 5 | 2 1/2 | 35 | 1 1/2 | 15 | 60% | 1 per room | | One (1) wall- mounted sign not to exceed 45 SF or 3% of building façade, whichever is less On-street |
| TOWN C | AINMENT - OVERLAY | Cinema, playhouse, miniature golf facility | | | 5 acres | .50 acres (Detached) | 100 | 150 | 20 | 10 | 25 | 35 | 5 | 5 | 2 1/2 | 35 | 1 1/2 | 15 | 60% | 1 per 5 seats | | parking is permitted subject to an appropriat e plan utilizing Smart Growth |
| | ENTERTAINMENT DISTRICT – OVERLA | | | | | 2000 SF (Attached — minimum of three distinct uses) | 20 | 75 | 0 | 0 | 25 | NA | NA | NA | 2 1/2 | 35 | NA | NA | 90% | 1 per 5 seats | | design On-street parking is permitted subject to an appropriat e plan |
| | | | | | | | | | | | | | | | | | | | | | | |

| | | Site Pla | an Approval | | | | | | | Mini | mum Yar | d Setbac | ks | | Maximur | n Height | Maximum I | Height | | | | |
|--|---------------|---|---------------------|--|--------------------------------|---------------------|------------------------|-----------------|-----------------|----------------|----------------|-----------------|----------------|----------------|---------|----------|---------------------|------------|---|--|---|--|
| | | (subject to pu | blic water / sewer) | | | Minimum Lo Indiv | ot Dimens idual Use | | Prin | cipal Build | ings | Acce | ssory Bu | ildings | of Buil | dings | of Acces Buildin | sory gs | Maximum | Off- | | |
| | Use | Principal Uses | Accessory Uses | Conditional Uses Permitted (Subject to §98- 60) | Minimum Development Area | Area | Width (feet) | Depth (feet) | Front (feet) | Side (feet) | Rear (feet) | Front (feet) | Side (feet) | Rear (feet) | Stories | Feet | Stories | Feet | Impervious Coverage of Lot (percent) | Street Parking and Loading | Land- scaping | Notes & Comments |
| TOWN CENTER / COMMERCIAL ZONING DISTRICT | Institutional | Community / Corporate Center (Meeting Hall) Assisted Living Center | | | 2 acres | 5,000 SF | 100 | 50 | 20 | 10 | 10 | NA | NA | NA | 2 1/2 | 35 | | | 25% | 1 / 350 SF of Gross Floor Area | Full Landscape Plan submissio n required; Existing trees must be preserved on site that is not covered by building / rights-of- way Buffer areas as per §98- 53(4 A visual barrier between commercia I and residential uses must be provided, Such plantings shall incorporat e three (3) rows spaced 15 ft apart with trees planted 8 ft on center | One monument entrance sign for the entire developm ent not to exceed 36 square feet and no higher than 6' Such sign must be constructe d of durable materials and not raised on poles; decorative materials must be used for structure One (1) wall-mounted sign not to exceed 40 SF or 3% of building façade, whichever is less Trash enclosure s shall be integrated into the architectur al design of the building |
| | | Day care centers | | | | 25,000 SF | 75 | 50 | 50 | 15 | 20 | | | | 1½ | 15 | | | 40% | 1 space per 1000 SF plus 1 per 2 employe es | | |
| | | Cultural Institutions | | | | 35,000 SF | 85 | 75 | 50 | 15 | 20 | | | | 2½ | 35 | | | 40% | | | |

| | | Site Pla | an Approval | | | | | | | Mini | mum Yar | d Setbac | ks | | Maximun | | Maximum | | | | | |
|--------------------|-----------------------|---|---|--|--------------------------------|--------------------|-----------------|-----------------|-----------------|----------------|----------------|-----------------|----------------|----------------|---------|-------|---------------------|------|--------------------------------------|---------------------------|---|--|
| | | (subject to pu | ıblic water / sewer) | | | Minimum L Indiv | ot Dimens | | Prin | cipal Build | ings | Acce | ssory Bui | ildings | of Buil | dings | of Acces Buildin | | Maximum | Off- Street | | |
| | Use | Principal Uses | Accessory Uses | Conditional Uses Permitted (Subject to §98- 60) | Minimum Development Area | Area | Width (feet) | Depth (feet) | Front (feet) | Side (feet) | Rear (feet) | Front (feet) | Side (feet) | Rear (feet) | Stories | Feet | Stories | Feet | Impervious Coverage of Lot (percent) | Parking and Loading | Land- scaping | Notes & Comments |
| CT. | Eco - Agricultural | Farm facilities, including agricultural use / purpose | Water towers, storage tanks and structures for bulk storage | | | 5 acres | 400 | 400 | 40 | 30 | 50 | 75 | 25 | 40 | 2½ | 35 | 1 ½ | 15 | 40% | 1 per 2 employe es | Full Landscape Plan submissio | One wall mounted sign not to exceed 40 |
| ING DISTRICT | | activities that utilize state of the art facilities such as greenhouse farming | Conservation areas Bikeways as per §98-53(2) | | | | | | | | | | | | | | | | | | n required Buffer areas as per §98- 53(4 | No freestandi ng signs permitted |
| GRICULTURAL ZONING | | Organic farming facilities | Solar panels, energy conservation devices Public utility and public maintenance facilities as per §98-37 | | | | | | | | | | | | | | | | | | A visual barrier between ecoagricultura II and residential uses must be provided, | Trash enclosure s shall be integrated into the architectur al design of the building |
| ECO – AGRIC | | | Windmills as per §98-40.1 | | | | | | | | | | | | | | | | | | Such plantings shall incorporat e three (3) rows spaced 15 ft apart with trees planted 8 ft on center | |

| Use | | | Site Pla | an Approval | | | | | | Mini | mum Yaro | d Setbac | ks | | Maximun | n Height | Maximum | | | | | |
|--|---------------------|------------|--|---|----------------------------|-------------|--|------|------|-------------|----------|----------|-----------|--------|---------|----------|---------------------|--------------|--------------------|----------------|--|--|
| Lice Principal Lass Accounting United States Account United States Accounting United States | | | (subject to pu | blic water / sewer) | _ | | | | Prin | cipal Build | ings | Acces | ssory Bui | ldings | of Buil | dings | of Acces Buildir | ssory ngs | | | | |
| Commercial weeks including such systems, branking street, branking such systems, branking such street, branking such specification of three streets and such such streets and such such streets and such such streets and such stre | | Use | Principal Uses | Accessory Uses | Permitted (Subject to §98- | Development | Area | | | | | | | | Stories | Feet | Stories | Feet | Coverage of Lot | Parking and | | Notes & Comments |
| appropria | - COMMERCIAL ZONING | Commercial | commercial uses, including card shops, sundry shops, restaurants / cafes, dry cleaners, banks, and others as specifically permitted by the Redevelopment | government office buildings Bikeways as per | 60) | 1 acre | 2000 SF (Attached — minimum of three distinct | | | | | | | | | | | | | 400 SF | trees must be preserved on site that is not covered by building / rights-of- way Buffer areas as per §98- | monument entrance sign for the entire developm ent not to exceed 50 square feet and no higher than 6' Such sign must be constructed of durable materials and not raised on poles; decorative materials must be used for structure One (1) wall-mounted sign not to exceed 45 SF or 3% of building façade, whichever is less On-street parking is permitted subject to an appropriat e plan utilizing Smart Growth design On-street parking is permitted subject to subject su |
| | | | | | | | | | | | | | | | | | | | | | | e plan |

| | | Site Pla | an Approval | | | | | | | Mini | mum Yard | d Setbac | ks | | Maximun | n Height | Maximum | Heiaht | | | | |
|---------------------|---|---|---------------------|--|--------------------------------|-----------|-------------------------|-----------------|-----------------|----------------|----------------|-----------------|----------------|----------------|---------|----------|---------------------|--------|---|--|--|--|
| | | | blic water / sewer) | | | Minimum L | ot Dimens vidual Use | | Prin | cipal Build | ings | Acces | ssory Bui | ldings | of Buil | dings | of Acces Buildir | sory | Maximum | Off- | | |
| | Use | Principal Uses | Accessory Uses | Conditional Uses Permitted (Subject to §98- 60) | Minimum Development Area | Area | Width (feet) | Depth (feet) | Front (feet) | Side (feet) | Rear (feet) | Front (feet) | Side (feet) | Rear (feet) | Stories | Feet | Stories | Feet | Impervious Coverage of Lot (percent) | Street Parking and Loading | Land- scaping | Notes & Comments |
| | Institutional | Community / Corporate Center (Meeting Hall) Assisted Living Center | | | 2 acres | 5,000 SF | 100 | 50 | 20 | 10 | 10 | NA | NA | NA | 2 1/2 | 35 | | | 25% | 1 / 350 SF of Gross Floor Area | Full Landscape Plan submissio n required; Existing trees must be | One monument entrance sign for the entire developm ent not to exceed 36 |
| | | Day care centers | | | | 25,000 SF | 75 | 50 | 50 | 15 | 20 | | | | 11/2 | 15 | | | 40% | 1 space per 1000 SF plus 1 per 2 employe es | preserved on site that is not covered by building / rights-of- | square |
| ARK ZONING DISTRICT | | Cultural Institutions | | | | 35,000 SF | 85 | 75 | 50 | 15 | 20 | | | | 21/2 | 35 | | | 40% | 1 space per 1000 SF plus 1 per 2 employe es | Buffer areas as per §98-53(4 A visual barrier between commercia I and residential uses must be provided, Such plantings | must be constructed of durable materials and not raised on poles; decorative materials must be used for structure One (1) wall- mounted sign not to exceed 40 |
| OFFICE PAR | Professional office centers as per §98.36.2 | | | | | §98.36.2 | | | | | | | | | | | | | | | shall incorporat e three (3) rows spaced 15 ft apart with trees planted 8 ft on center | sceed 40 SF or 3% of building façade, whichever is less Trash enclosure s shall be integrated into the architectur al design of the building |