

FLOWES STORE RD PLANNED UNIT DEVELOPMENT (PUD)  
CONDITIONAL NOTES

Little Texas, LLC.

8.30.2007

10.9.2007 Revised per Staff

10.16.07 Revised by P.B. FINAL VERSION

6.17.19 Revised by Old East Ventures, LLC

GENERAL PROVISIONS AND CONDITIONAL NOTES

**GENERAL PROVISIONS**

The development depicted on the Preliminary Site Plan is intended to reflect a generalized arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits of the Ordinance and the standards established within the Conditional Notes during the design development and construction phases. Street alignments and lot layouts may be modified in width and depth dimensions to accommodate final building layout and lot locations.

The Petitioner reserves the right to modify the total number of lots identified within individual Villages, reallocate units from one Village to another, increase size of residential lots or reconfigure lots and street layouts, provided that the total number of lots for the entire residential development does not exceed the maximum total number permitted. Any significant changes to an approved rezoning Site plan will require subsequent staff approval and/or Planning and Zoning (P&Z) Commission Approval.

Pursuant to Section 9.1 of the City of Concord UDO entitled Planned Unit Development (PUD), the Petitioner seeks to obtain approval of the use of the following Development Standards concurrently with the approval of the Rezoning Petition and associated Planned Unit Development District request. These standards, as established both by the Conditional Notes as set out below and as depicted on the Preliminary Site Plan shall be followed in connection with development taking place on the site.

**FLOWES STORE RD PLANNED UNIT DEVELOPMENT LAND DEVELOPMENT STANDARDS**

Pursuant to Section 9.1.1 "Purpose" Planned Unit Development (PUD), whereas PUD zoning is to provide for the orderly development of land with a mix of land uses and intensity, intended to permit flexibility in the design, construction and processing of residential and non-residential developments of a quality that could not be achieved under conventional zoning approaches. The Petitioner seeks to obtain approval of the use of the following Development Standards concurrently with the approval of this Rezoning Petition and Planned Unit Development District request. These standards, as established both by the General Provisions and Conditional Notes set out below and as depicted on the Preliminary Site Plan shall be followed in connection with development taking place on the site.

**I. PERMITTED USES**

Subject to the requirements set out below, a maximum of up to ~~207~~<sup>210</sup> residential homes

may be constructed on the site in addition to a maximum of +/- ~~7~~<sup>6</sup> acres of non-residential use (neighborhood commercial village). The maximum number of homes shall include up to ~~20~~<sup>210</sup> single family detached units and up to ~~90~~<sup>70</sup> single family attached units. The petitioner reserves the right to reallocate units (i.e convert single family attached homes to single family detached homes) provided that the total number of approved units is not exceeded.

- a. Single family Villages: Single family attached and detached homes shall be allowed having minimum widths as specified below, along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the List of Permitted Uses for the Flowes Store Rd Planned Unit Development (PUD), as attached.
- b. Neighborhood Commercial Village: Retail, commercial and office uses which are permitted by right or under prescribed conditions in the list of Permitted Uses for the Flowes Store Rd Planned Unit Development (PUD) shall be allowed. Residential uses located separate from retail, commercial and office areas in shared buildings shall be allowed as well as residential uses located above retail, commercial, and office areas. Residential uses in proposed commercial areas will be limited to second and/or third floor only.
- c. Common Open Space: May include landscaping, fences, walls, berms, pedestrian and bicycle paths, recreational uses, water features and equestrian uses. Required storm water/water quality management features may be located within common open space areas and shall be counted toward fulfilling the common open space requirement.
- d. Amenity Area: May include community use buildings; recreation amenities including, but not limited to, swimming pools, sport courts, tennis courts, volleyball courts, playgrounds, pedestrian and bicycle paths; decorative fencing; landscaping; signage; monuments; and parking.

**II. DENSITY**

Gross Residential density for the project will not exceed ~~2.99~~<sup>2.01</sup> units per acre. Total acreage for the project will be a minimum of ~~99.2~~<sup>104.7</sup> +/- acres. Open space areas shall be included in the calculations for Gross residential density.

**III. SETBACKS, SIDE YARDS AND REAR YARDS**

All principal structures constructed on the site shall satisfy or exceed the setback, side yard and rear yard set out below under the Development Standards. All accessory structures must be a minimum of 5' from both the side and rear property lines and cannot be located in the front yard.

Dimensional Requirements	Single Family Villages			Attached Homes
	Glen Detached Homes	Park		
Minimum Lot Width*	50 feet	<del>50 feet</del>	40 feet	20 feet (min unit width)
Minimum Front Setback**	20 feet	<del>20 feet</del>	20 feet	20 feet
Minimum Side Setback	5 feet	<del>5 feet</del>	5 feet	flexible

Minimum Rear Setback	25 feet	25 feet
Building Height	35 feet	35 feet

<b>Dimensional Requirements</b>	<b>Neighborhood Commercial Village</b>	
Maximum Village Area	+/- <del>7</del> <sup>6</sup> acres	
Maximum Building Height	48 ft.	

\*Minimum Lot Widths- Minimum lot widths shall be measured at the front Setback.

\*\*In the event of severe topographical issues or in attempt to retain existing tree cover, the applicant may reduce the minimum front setback to 15'.

Buffers: Buffers shall conform to standards established in the Conditional Notes and the City of Concord's Unified Development Ordinance.

**IV. NEIGHBORHOOD COMMERCIAL VILLAGE**

The +/- ~~7~~<sup>6</sup> acre Neighborhood Commercial Village is designated as Future Development with potential retail, office, commercial, or mixed-use residential units to be developed at a future date. This Village is intended to provide basic services for the local residents in a pedestrian-friendly development. Development standards will provide for common facades and design features among the buildings of the Village. Pedestrian access utilizing sidewalks or trails will connect to the Villages to provide walkable access for the residents.

Services in the Neighborhood Commercial Village may include, but are not limited to, a grocery store, drug stores, professional offices, restaurants, shops and personal service functions. The petitioner recognizes that once the development program for the Neighborhood Commercial Village is determined, this area will be subject to the City of Concord's site plan review process and the City standards and regulations in effect at the time of site plan submittal. Mixed-Use residential units within the Neighborhood Commercial Village, if provided, shall not count towards the overall residential density of the project, and will be calculated as part of the Neighborhood Commercial Village only.

**Permitted Uses**

Permitted uses in the Neighborhood Commercial Village may include all uses which are described in the list of Permitted Uses for the Flowes Store Rd PUD (as attached).

**Prohibited Uses**

All the following uses are specifically prohibited:

- Adult entertainment establishments
- Stand alone (Big Box) retail stores
- Mini-warehouses
- Major Automotive Repair centers
- Bail Bonding services
- Pawnshops
- Group Homes (except where the exclusion of such use is prohibited by the Federal Fair Housing Act)

### **Commercial Design Standards**

The Neighborhood Commercial Village will be subject to the non-residential design standards in effect at the time of site plan submittal as currently illustrated in Article 7.3.4 of the City of Concord UDO.

### **Residential Uses in Neighborhood Commercial Village**

Petitioner reserves the right to provide mixed-use residential uses in the neighborhood commercial village. Residential units may not be allowed on the ground floor of any building. No building solely dedicated to residential use shall be permitted. Residential areas may be rental units or "for sale" units. Floors above street level are not restricted to residential uses and may be utilized for commercial/retail uses. Residential uses cannot be mixed with other uses (e.g. office and residential) on the same floor. This does not prevent future conversion of a floor to a different use, for example, residential units into office space.

## **V. SINGLE FAMILY RESIDENTIAL VILLAGES**

The petitioner is seeking to create a unique, upscale development with a mixture of product types, pedestrian connectivity and amenity features. In order to accomplish this objective, the following design standards will be applied as indicated. All Single Family Residential structures shall be designed in accordance with the design standards contained within these conditional notes as listed below:

### **Residential Design Standards**

#### **Architectural Elements**

All dwelling units shall meet or exceed the designs requirements established within these conditional notes and/or the approved Pattern Book.

#### **Single Family Detached Homes**

The following architectural design standards shall apply to single family detached homes:

- Building height, rhythm, articulation, massing and bulk will be compatible with the individual site attributes and will be compatible with the surrounding neighborhoods.
- Distinctive architectural details such as covered front entries, covered front porches, door and window details, roof overhangs, and/or parapet walls with cap features shall be provided when possible.
- Significant architectural differences in the choice of elevations, roof lines, and exterior colors shall be provided.
- Roof Overhangs-
  - Eaves shall extend no less than twelve (12) inches beyond the supporting walls.
  - Gable end rakes shall overhang at least eight (8) inches.
  - Eaves and rakes on smaller accessory buildings and dormers shall overhang at least eight (8) inches.
  - Applied mansard roofs shall not be permitted.

- Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
- Front yard fences - Front yard fences, including fences on corner lots, shall not exceed four (4) feet in height.
- Front, side and rear yard porches- At least 50% of all single family units shall have front, side or rear porches or patios (either covered or uncovered) measuring no less than five (5) feet in depth.
- Front Yard Trees
  - One canopy tree shall be provided in the front yard. The tree shall have a minimum size (diameter) of 2.5 inch caliper at time of planting. Two ornamental trees may be substituted for one canopy tree in a front yard. One additional front yard tree shall be required in any side yard abutting a street. Any existing tree in the required front yard area over 6 caliper inches shall be credited for one required tree to be planted.
- Garages-
  - No front loaded garage door may exceed 16 feet in width. The applicant agrees to incorporate decorative elements and features to diminish the look of the single span door and replicate the look of double doors
  - A maximum of three garage doors shall be allowed per residential unit, however only two may be present along the front facade. Any additional garage door, shall be placed in the rear of the structure or be side loaded.
  - Side loaded garages- if a side loaded garage is provided, the garage doors will be located perpendicular to the street.
  - Rear loaded garages- if a rear loaded garage is provided, the garage will be located behind the rear of the principal building.
- Standards for Corner Lots
  - Side Wall Articulation-The street facing side wall of the home shall not run unbroken (unarticulated) for a distance greater than 24 linear feet without an offset, window, or other feature.
  - Blank wall area-Blank wall areas shall not exceed 15 feet in vertical direction and 15 feet in the horizontal direction along the wall or façade facing a street

### **Single Family Attached Homes (Town Homes)**

The following architectural design standards shall apply to single family attached homes:

- Building height, rhythm, articulation, massing and bulk will be compatible with the individual site attributes and will be compatible with the surrounding neighborhoods.
- Distinctive architectural details such as covered front entries, covered front porches, door and window details, roof overhangs, and/or parapet walls with cap features shall be provided when possible.

- Side yards are not required for interior townhouses, but street and rear yards shall be provided for all townhouses, and building separation requirements shall be maintained for all townhouse structures.
- The maximum number of units allowed in a single building is eight.
- Front Yard Trees-One canopy or ornamental tree shall be provided in the front yard. The tree shall have a minimum size (diameter) of 2.5 inch caliper at time of planting.

#### **Recreation Elements**

The following recreational elements shall be applied as indicated:

- Neighborhood scale recreation facilities and amenities will be provided which are functional, not retention/detention or basin-like in design.
- All residential units shall be located no further than ~~500~~<sup>1,000</sup> feet from a pedestrian, equestrian, or bicycle trail, amenity area, or other common open space feature measured from the boundary of the lot.
- The Flowes Store Rd PUD will be subject to the City of Concord storm water management regulations in place at the time of PUD zoning submittal. If utilized, detention/retention basins should include turf or landscaping within all areas not permanently covered with standing water.

#### **Transportation Elements**

The following transportation elements shall be applied as indicated:

- A customized entrance will be provided at each residential entrance which may include but not be limited to a waterfall, sculpture, monument signage, special landscaping, specialty pavement, enhanced fence/wall details, boulevard median or other similar treatment.

#### **Landscaping/Buffering/Other Elements**

The following landscaping/buffering/other elements shall be applied as indicated:

- A Homeowner's Association shall be required to maintain all roadway/rights-of-way landscaping, amenity features, and common open space areas.

#### **Exterior Building Materials (Residential Village)**

Exterior residential building wall materials for all homes shall be limited to wood clapboard, wood shingle, wood drop siding, primed board, brick, stone, Hardy plank siding, vinyl, or other similar materials. Building facades for single family attached townhome units utilizing vinyl shall be comprised of a minimum of two exterior building wall materials (ex. no façade shall be clad entirely of vinyl).

**The use of vinyl siding shall be prohibited.**

#### **VI. PUBLIC STREETS AND SIDEWALKS**

Minimum dimensions and design standards for each public street shall follow a consistent standard. Standards for each public street shall follow the details shown in the City of Concord's Unified Development Ordinance unless otherwise indicated within these conditional notes.

- a. Terrain Classification: By way of this rezoning request, the Petitioner requests approval to design all public streets to the rolling terrain classification; however,

where topography or other site conditions allow, the petitioner will apply level terrain standards.

- b. Cul-de-sacs: Cul-de-sac streets within the Flowes Store Rd PUD shall not exceed 800ft in length. Cul-de-sac length shall be measured from the first point of intersection with an existing street or the street providing access for the cul-de-sac.

#### VII. **VEHICULAR ACCESS AND ROAD IMPROVEMENTS**

- a. Vehicular access: Access will be provided from Highway 601 and Flowes Store Road in the general locations shown on the Preliminary Site Plan. Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design.
- b. Improvements to Existing Roads: The Petitioner agrees to install specific transportation improvements as required by the Traffic Impact Analysis and subject to approval of the City of Concord and NCDOT.

#### VIII. **OPEN SPACE**

- a. Common Open Space: Common open space will be provided as generally depicted on the Preliminary Site Plan. Open space will be owned and maintained by a Homeowner's Association. A minimum of 20% of the total development area will be designated as open space. Improvements in the open space may include but are not limited to picnic areas, benches, landscaping, walking trails and required detention.

#### IX. **BUFFER YARDS**

- a. Perimeter Buffer Yards: A minimum perimeter buffer of 25 feet shall be maintained in accordance with section 9.5.1.A of the Concord UDO. The petitioner reserves the right to amend this standard in accordance with the options shown in "Section X" of these conditional notes for the area identified as the commercial village.
- b. Existing Vegetation: Existing vegetation preserved on site may be utilized in lieu of required landscape plantings to satisfy buffer and/or screening requirements. Petitioner reserves the right to construct a maximum 6 foot high opaque fence, wall, berm or combination thereof in order to satisfy buffer and/or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall or berm, they may reduce buffer area dimensions by 50%. Buffer yards will be designed in a manner to allow openings of an appropriate width in order to allow pedestrian connectivity between villages.

#### X. **LANDSCAPE CORRIDORS OR STREET YARDS**

Flowes Store Rd and Highway 601: A Type D buffer yard shall be provided along Flowes Store Rd and Hwy 601. As an alternative to the Type D buffer yard requirement for the Commercial Village, the petitioner proposes the following options to allow additional design flexibility:

- a. Type D buffer Yard-the applicant may provide a 50' buffer yard or a 25' buffer yard with minimum 6' high berm. Berms located at intersection of Hwy 601 and Flowes Store Rd may be reduced as needed to achieve adequate sight distance requirements. Project signage shall be permitted within the 25' buffer yard.

- b. Screened Parking-the applicant may provide a 25' buffer yard provided that the parking area is screened using shrubs or other landscape features a minimum of 4' in height. No berm shall be required. Project signage shall be permitted within the 25' buffer yard.
- c. Building Location- The petitioner reserves the right to front buildings on Hwy 601 and/or Flowers Store Rd with parking located to the rear of the buildings internal to the commercial village. A minimum 10' building setback would apply. Project signage would be permitted within the building setback provided that it is outside of the sight triangle.
- d. Single Row of Parking- The petitioner reserves the right to locate one double loaded row of parking spaces along the front of the buildings between the building and Flowers Store Rd and/or Hwy 601, the remainder of the parking spaces would be located to the rear of the buildings internal to the commercial village. A 10' setback would apply and parking spaces would not be permitted within the 10' buffer. Project signage would be permitted within the building setback provided that it is outside of the sight triangle.

**XI. LANDSCAPE WALL/FENCE/BERMS**

Proposed landscape walls, fences and berms shall be allowed in Common Open Space areas. The landscape features shall be maintained by the Homeowner's Association. Design of the features shall be architecturally compatible with the adjoining proposed development. Landscape walls and fences shall not exceed 6' in height. Landscape berms shall not exceed 15' in height.

**XII. PARKING AND LOADING**

Parking and loading and other requirements for each permitted use and platted lot will comply with the parking requirements specified in the Conditional Notes or City of Concord's Unified Development Ordinance. Minimum parking for residential units will be 2 spaces per unit. Residential units with garages shall be allowed to utilize garage area to satisfy all or a portion of this requirement.

**XIII. ACCESS TO LOTS**

Access driveways to each platted lot must comply with standards set forth in the City of Concord's Unified Development Ordinance.

**XIV. SIGNAGE**

Project Signage shall be installed in accordance with the standards provided in Chapter 12 of the City of Concord Unified Development Ordinance unless otherwise stated below. Residential Monument Signs shall be limited to two (2) signs per entrance location. In order to permit the construction of a distinctive entrance feature and in conjunction with the PUD rezoning request, the Petitioner requests approval to increase the maximum size per residential monument sign to 32 square feet of text area and a maximum of eight (8) feet in height. At no time shall the sign text extend more than five (5) feet above finished grade.

Commercial monument signs shall be limited to two (2) monument signs per entrance location. The Petitioner requests approval to increase the maximum size per monument sign to 50 square feet of text area and a maximum of ten (10) feet in height. Commercial



outparcels are permitted to install wall mounted signage in accordance with Chapter 12 of the UDO, however additional ground mounted signs for individual outparcels shall be prohibited.

Monument signs will be constructed of brick, stone, metal or other similar mixture of materials at the petitioner's discretion, that match certain architectural characteristics of the Flowes Store Rd PUD residential and commercial villages. A consistent color scheme and mixture of materials will be carried throughout all project signage and shall be illustrated as part of a Master Sign Plan for the Flowes Store Rd PUD. If such signage or architectural features are located within the ROW, appropriate encroachment agreements with the NCDOT will be secured.

**XV. IMPROVEMENTS**

The Petitioner will be responsible for installation of all subdivision, common area, and amenity improvements, open space and buffer yards.

**XVI. RESTRICTIVE COVENANTS**

Restrictive Covenants will be created and recorded prior to Final Plat recordation, to establish, among other items, permitted uses and maintenance responsibility of the Homeowner's Association.

**XVII. SUBMITTALS**

The Petitioner understands that submittals must be made to and approvals obtained from the City of Concord's Development Services Department prior to grading or construction. Petitioner shall be responsible for furnishing evidence that the APFO fees with Cabarrus County have been paid prior to final plat submission.

**XVIII. CONSTRUCTION SCHEDULE AND PHASING**

This development will likely be constructed in phases. Any proposed phasing will be determined and presented during the Preliminary Plat process. The petitioner agrees to construct a second entrance prior to issuance of the 99<sup>th</sup> building permit.

**XIX. MODEL HOMES/SALES OFFICES**

One model home/sales office will be allowed per parcel. If multiple modele homes/offices are desired, then a final plat shall be prepared and approved prior to the zoning clearance permit being issues. All models shall have an approved all weather surface (stone, asphalt, etc.) prior to the issuance of a Zoning Clearance Permit.

**XX. WATER AND SEWER**

The Petitioner understands that water and sewer will be provided by City of Concord for all lots within the Planned Unit Development. It is the Petitioner's responsibility to incur all costs/infrastructure for providing the water and sewer throughout the project for all lots. The Petitioner will comply with all City of Concord water and sewer specifications. A water and sewer Authorization to Construct letter or Developers Agreement must be received from City of Concord's Engineering Department prior to obtaining a grading permit for any portion of the development utilizing City of Concord water and sewer service.

**XXI. APPLICABLE ORDINANCES**

Development will be subject to the standards and requirements of the City of Concord's Unified Development Ordinance and the Cabarrus County APFO Ordinance in effect at the date of submission of the application for rezoning unless other standards are established through the Preliminary Site Plan and Conditional Notes

**XXII. BINDING EFFECT OF THE PUD**

All conditions applicable to the development of this Site approved with these Development Standards and Conditional Notes, unless amended by the manner provided in the City of Concord's Unified Development Ordinance, shall be binding to the Petitioner and subsequent owners of the Site and their assigns.

**XXIII. AMENDMENTS TO THE PUD**

The owner or owners of the Site must apply for future amendments to the Development Standards, Conditional Notes and Petitioner's Agreement with the City of Concord in accordance to the provisions of the City of Concord's Unified Development Ordinance.

**XXIV. PROFESSIONAL DESIGN TEAM REQUIRED**

Certified Planners, Landscape Architects, registered Land Surveyors and registered Engineers will be used in the planning and design process for the proposed Development.

**XXV. FRONT YARD PARKING STANDARDS**

Improved parking and drive areas shall be limited in size to 18 feet by 18 feet and shall not exceed the percentage of the of the structure's front yard in accordance with the following table:

	SF - Glen	SF - Park	TH
Improved Parking & Drive Areas % of Front Yard	33%	42%	38%

# *Permitted Uses - Flowes Store Rd Property A Planned Unit Development (PUD)*

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<i>Accounting &amp; Tax Service</i>	<i>Credit Bureau</i>
<i>Advertising &amp; Related Services</i>	<i>Dance School Studio</i>
<i>Animal Grooming Establishment, no overnight boarding</i>	<i>Data Processing and News Services</i>
<i>Antique Store</i>	<i>Delivery / Courier Service, local, (no commercial vehicles)</i>
<i>Architectural, Engineering &amp; Related Services</i>	<i>Detective Agency</i>
<i>Art Dealer</i>	<i>Drapery and Linen Shop</i>
<i>Art Supply Shop</i>	<i>Dry Cleaning Service Outlet</i>
<i>Auditorium / Assembly Hall, up to 350 seats</i>	<i>Dwelling, single-family attached</i>
<i>Auditorium / Assembly Hall, more than 350 seats</i>	<i>Dwelling, single-family detached</i>
<i>Automobile Parts, Tires and Accessories Store</i>	<i>Dwelling, mixed use</i>
<i>Bakery/Snack Shop, no drive-thru</i>	<i>Dwelling, single-family modular home</i>
<i>Bank Teller Machines, outdoor (principal or accessory use)</i>	<i>Dwelling, multifamily, (five or more dwelling units)</i>
<i>Barber / Beauty Shop</i>	<i>Employment Agency</i>
<i>Beauty Supply and Cosmetic Store</i>	<i>Engineering, Architect or Surveying Office</i>
<i>Bed and Breakfast Inns</i>	<i>Environmental Consulting Service</i>
<i>Bicycle Sales and Service</i>	<i>Financial Institution</i>
<i>Blueprinting and Drafting Service</i>	<i>Floral and Christmas Shop</i>
<i>Botanical Gardens / Nature Preserves</i>	<i>Florist</i>
<i>Book Store</i>	<i>Food Catering Facility</i>
<i>Camera and Photography Store</i>	<i>Food Store</i>
<i>Candle Shop</i>	<i>Formal Wear</i>
<i>Candy and Nut Store</i>	<i>Funeral Home</i>
<i>Card Shop</i>	<i>General Merchandise Store (less than 25,000 sq. ft)</i>
<i>Child Care Center</i>	<i>Gift, Novelty and Souvenir Store</i>
<i>China and Tableware Shop</i>	<i>Glass and Mirror Shop</i>
<i>Civic, Social and Fraternal Organizations</i>	<i>Governmental Buildings (excl. correctional institutions)</i>
<i>Cleaning and Maintenance Service</i>	<i>Graphic Design Services</i>
<i>Clock and Watch Sales and Repair</i>	<i>Health Club &amp; Fitness Center</i>
<i>Clothing and Clothing Accessories</i>	<i>Hobby, Toy, and Game Stores</i>
<i>Clothing Alterations and Repairs</i>	<i>Home Electronics Sales and Repair</i>
<i>Coin and Stamp Shop</i>	<i>Home Occupation</i>
<i>Communication Tower</i>	<i>Industrial Design Services</i>
<i>Communication Tower, Co-Location</i>	<i>Insurance Agency</i>
<i>Communication Tower, Stealth Technology and &lt; 65 ft. Tall</i>	<i>Interior Design Services</i>
<i>Computer System Design &amp; Related Services</i>	<i>Janitorial Services</i>
<i>Consignment / Secondhand Store</i>	<i>Jewelry Sales and Repair Store</i>
<i>Convenience Store (including gasoline sales)</i>	<i>Legal Services</i>
<i>Costume Rental Shop</i>	<i>Library, public</i>
<i>Counseling Office</i>	<i>Locksmith and Key Shop</i>
<i>Consulting Office</i>	<i>Luggage and Leather Goods Store</i>
<i>Craft Studio and Store</i>	<i>Massage Therapist</i>

## *Flowers Store Rd PUD-Permitted Uses (cont.)*

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*Medical Clinic*  
*Micro-Brewery (less than 5,000 sq.ft.)*  
*Motion Picture and Sound Recording Studio*  
*Museum*  
*Music Store*  
*Nail Salon*  
*Natural Gas Distribution Facilities*  
*Newsstand (principal use)*  
*Nursery, plants*  
*Office, general*  
*Office Supplies, Equipment and Stationery Store*  
*Park, community*  
*Park, district*  
*Park, neighborhood*  
*Park, linear*  
*Park, regional*  
*Performing Arts Company & Artist*  
*Pet Shop*  
*Pharmacy*  
*Photocopy Service*  
*Photography Studio*  
*Picture Frame Shop*  
*Post Office*  
*Postal Store and Contract Station*  
*Public Transportation System*  
*Real Estate Agency*  
*Recreational Instruction and Camps*  
*Religious Institution / House of Worship, up to 450 seats*  
*Religious Institution / House of Worship, more than 450 seats*  
*Residential Care Facilities (including Group Homes)*  
*Restaurant*  
*Restaurant, carryout, delivery, no seating*  
*Restaurant, fast food, drive through, drive in*  
*School, boarding*  
*School, private & parochial*  
*School, public, elementary & secondary*  
*School, university or college*  
*School, fine arts*  
*Secondhand and Consignment Shop*  
*Sewing, Needlework & Piece Goods Store*  
*Shoe Sales and Repair Shop*  
*Shopping Center, less than 25,000 sq.ft.*  
*Social Assistance (excl. child care centers)*  
*Sporting Goods Store*  
*Stationery Shop*  
*Stock or Security Brokerage Firm*  
*Tanning Salon*  
*Tobacco Shop*  
*Travel Agency*  
*Trophy & Plaque Shop*  
*Video Rental & Sales*  
*Visitor Bureaus*