

## MOTION SHEET

Late Backup

Approve LO-MU-CO zoning with the following conditions:

- 1) Prohibit all LO district uses that are not permitted in the NO zoning district except Medical Office uses.
- 2) Prohibit Art Workshop, Communications Services and Cultural Services uses.
- 3) Multifamily Residential use shall be limited to a maximum of eight (8) units.
- 4) Include a 35-foot building setback from the south property line where it abuts a residential property.
- 5) Require a 24-foot vegetative setback within the compatibility buffer along the south property line.
- 6) Require that an eight (8) foot high fence be constructed and maintained along the south property line that abuts a residential property.
- 7) The maximum height for a building or structure shall be limited to 28 feet from ground level and may not exceed two stories in height.
- 8) Include a 35-foot building setback/vegetative buffer from the west property line.

Differences from what passed on 1st reading and this motion sheet:

- Base zoning remains LO rather than converting to GO. This effectively prohibits business or trade school as a use.
- The Conditional Overlay remains unchanged from first reading except that Multifamily Residential use is no longer prohibited. Convalescent services are also no longer prohibited. (These were prohibited under the conditions passed on first reading)
- The 35-foot building setback/vegetative buffer from the south property line is only applicable for the portions of the property that abut residential use. (The conditions that passed on first reading created a 35 foot setback on the entire south property line, including portions that abut commercial use)
- Eliminates the condition limiting the operating hours for a business or trade school because that use is not permitted under LO zoning.