

**Proposed Zoning Conditions**  
**1101 Averette Road**

1. The development of the property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. The following RH-CZ uses shall be prohibited:
  - a. Boarding House/Dormitory;
  - b. Family Care Facility;
  - c. Live-work unit;
  - d. Residential Care; and
  - e. Telecommunications tower.
3. The following GC-CZ uses shall be prohibited:
  - a. All uses under GC zoning shall be permitted
4. There shall be a maximum of 90 townhome or single-family detached units.
5. All units shall adhere to the following conditions:
  - a. Siding Material:
    - i. If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
    - ii. Vinyl material is prohibited except for soffits, fascia, and corner boards;
  - b. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
6. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the

construction drawings. The pollinator garden shall be constructed prior to the issuance of the 90th residential building permit.

7. Community Amenities: The development shall include two (2) small open spaces and one medium open space area. Locations will be determined at subsequent stages of approval and will be identified on the construction drawings.