



PROTECTIVE OVERLAY FOR VILLAGE CHARTER ZONE CHANGE – ZON2018-02
March 22, 2018

1. All uses permitted by right in the "LI" zoning district except the following uses: correctional facility; correctional placement residence, limited and general; day reporting center; night club in the city/county; sexually oriented business in the city or the county; tavern and drinking establishment; a night club, asphalt or concrete plant, limited and general; Recycling Processing Center; mining or quarrying; and grain storage.
2. Screening shall be per the Unified Zoning Code, **except as modified below**. Any fences or walls shall be constructed of a consistent pattern and color.
3. A 35-foot setback will run along the perimeter of the site.
4. Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: no outdoor storage or work areas shall be permitted in any building setback, and no required off-street parking space or loading area shall be utilized for storage.
5. Items stored outdoors, excluding vehicles, shall be screened from view from K -96, Ridge Road, and within a distance of 200 feet from any residential uses adjacent to the east line of the property. **If the subject property is developed with a use requiring vehicle storage, or similar transportation-related use, solid screening shall not be required around the perimeter of the subject property. If the subject property is developed with any other non-residential use, the screening standards of the UZC shall apply.**
6. Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas, or similar uses shall be screened from ground level view along K-96, Ridge Road and within a distance of 200 feet from any residential uses adjacent to the east line of the property.
7. All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting Ridge Road.

