

## Zoning Conditions

- Zoning would allow non-residential land uses, minimum lots sizes, and densities as permitted in the Highway Commercial (HC), and Office & Institutional (O&I) in the areas indicated for each of these uses. It would allow multi-family uses (townhomes and apartments) in the indicated as Multi-family (MF-12). It would allow single-family detached homes and single family attached townhomes in the areas indicated as Residential Mixed (R-12), Residential Mixed (R-10), Residential Mixed (R-8), and Residential Mixed (R-6). R-6 denotes a minimum lot size of 6,000sf for single family detached or 2,000sf single family attached townhomes. R-8 denotes a minimum lot size of 8,000sf. R-10 denotes a minimum lot size of 10,000sf. R-12 denotes a minimum lot size of 12,000sf. 10% of this area would be designated for R-10 and an additional 10% of the area would be designate as R-12.

The portion of this area that is located within the Watershed Conservation Overlay District (both Protected Area and Critical Area) must comply with the UDO design standards, which includes lot size and density standards.

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In addition to the information provided on the Conceptual Development Plan, the following conditions will apply to this zoning district, as carried over from the current Village of Cumnock, LLC Highway Commercial Conditional Zoning District zoning district (adopted November 14, 2011 by the Lee County Board of Commissioners):

1. A detailed site plan will be provided to the City Council for approval prior to the development of the property or any part thereof.
2. There shall be a buffer that will follow the designated 100 year flood zone (per FEMA Map) adjacent to the Deep River.
3. Within the buffer along Deep River, a 40-foot greenway trail easement will be dedicated for the Deep River State Trail.
4. A 20-ft greenway easement shall be dedicated on the subject property adjacent to US Hwy 421, the US Hwy 421 Interchange, and Cumnock Road.
5. A 50-ft-wide planting buffer yard shall be provided along Cumnock Road. The plantings within this buffer shall comply with Article 7 Landscaping and Buffering Standards of the

UDO. Existing vegetation may be used to satisfy this requirement in accordance with Article 7 Landscaping and Buffering Standards of the UDO.

6. No building footprint will be located within 50-ft of the property line adjacent to Cumnock Road.
  7. The following uses are prohibited on the subject property:
    - a. Landfills, LCID (2 acres or less in size);
    - b. Landfills, C&D or LCID (greater than 2 acres in size); and
    - c. Tattoo parlor/tattoo studio and/or body piercing
  8. The following uses will be prohibited on the subject property, in the event that the UDO is amended to allow the following uses in the Highway Commercial (HC) zoning district:
    - a. Adult establishments; and
    - b. Landfills, solid waste or C&D (2 acres or less in size)
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In addition to the information provided on the Conceptual Development Plan, the following conditions will apply to this zoning district, as carried over from the current Residential-6 Conditional (R-6-C) zoning district (adopted October 7, 2013 by the Lee County Board of Commissioners):

- A detailed site plan will be provided to the City Council for approval prior to the development of the property or any part thereof.
- A 40-ft greenway trail easement will be dedicated within the buffer along Deep River for the Deep River State Trail.
- 9. A 50-ft wide planting buffer shall be preserved or provided along the property line on the east side of the subject property immediately adjacent to the other occupied residential properties along that property line, and the plantings within this yard shall comply per Article 7 Landscaping and Buffering Standards of the UDO. Existing vegetation may be used to satisfy this requirement in accordance with Article 7 Landscaping and Buffering Standards of the UDO.
- No building footprint will be located within 75-ft of the property line on the east side of the property immediately adjacent to other residential properties along that property line.

- Within the buffer adjacent to Deep River, no buildings may be constructed, but which may be partially cleared for utilities, pedestrian access, greenways, and passive recreation facilities.
- Development of the subject property will be in compliance with the Deep River (Lee County) WS-IV Protected Area (DRLC-WS-IV-PA) and the Deep River (Lee County) WS-IV Protected Area (DRLC-WS-IV-CA) management standards as per the official watershed maps and per Article 4 Zoning District Regulations, Section 4.14 Watershed Conservation Overlay District of the UDO, including the right to request a Special Intensity Allocation (SIA) as allowed per this section. Area reserved for use as a public park shall be included in the calculations of density and built-upon limitations for the entire parcel.

All of the parcels included within the Village of Cumnock CZ -West zoning area are within the Deep River (Lee County) Watershed and must comply with Article 4 Zoning District Regulations, Section 4.14 Watershed Conservation Overlay District of the UDO. The portion of this area that is located within the Watershed Conservation Overlay District (both Protected Area and Critical Area) .