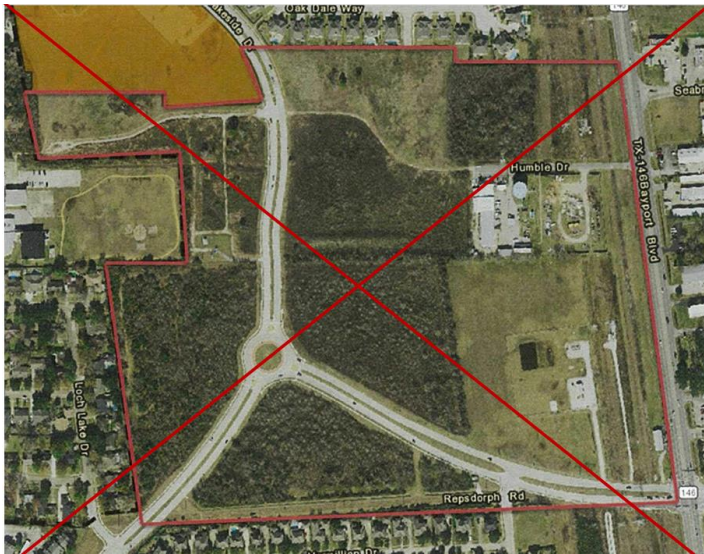


Ordinance 2021-01 Exhibit C.

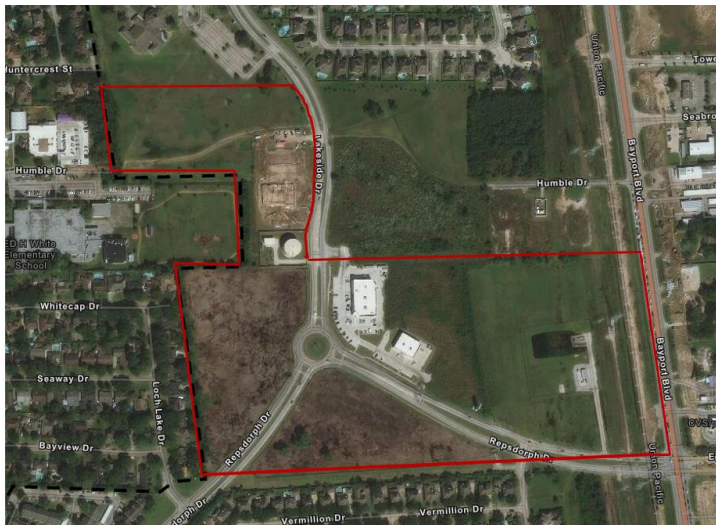
~~[4.16.03. Boundaries of the overlay district: The Seabrook town center commercial development overlay district ("STCOD") shall consist of the area lying west of the western edge of State Highway 146 right-of-way, north of Vermillion Drive rear property lines, east of Loch Lake Drive rear property lines, east of Ed White Elementary School, south of Oak Dale Way rear property lines, and south of Seabrook Methodist Church.]~~

4.16.03. Boundaries of the overlay district: The Seabrook town center commercial development overlay district ("STCOD") shall consist of the area lying west of the western edge of State Highway 146 right-of-way, north of Vermillion Drive rear property lines, east of Loch Lake Drive rear property lines, east of Ed White Elementary School, south of Seabrook Methodist Church, west of Lakeside Drive, south of Humble Drive.

Delete Exhibit



Replace with Exhibit Below



[4.16.08. Buffering and screening:

A. *Special landscape area:* (Graphic 4-A delineates the special landscape area boundaries) the area within 50 feet of contiguous and adjoining R-1 zoned properties located in the special landscape area shall meet the following standards:

1. Pervious, landscaped area.
2. No drives or parking.
3. No commercial or retail use.
4. Irrigated and maintained by the owner thereof in good order, appropriately trimmed and clear of trash/debris.

B. *Special screening/buffering:* Along the boundary with contiguous and adjoining R-1 zoned properties located in the special landscape area, the following requirement shall apply:

1. Eight-foot masonry wall without openings.
2. Trees no shorter than eight feet tall and in a quantity of no less than one tree per four feet of boundary wall shall be planted, maintained, and replaced as required. The layout shall be approved by the city planning director at the time of plan approval for the project. The trees shall be appropriately irrigated.

C. *Special setbacks for certain uses:* The following uses must be setback 75 feet from the following distances from contiguous and adjoining R-1 zoned properties located in the special landscape area:

1. Loading docks.
2. Trash dumpsters.
3. Open storage.]

[GRAPHIC 4-A

SPECIAL LANDSCAPE AREA]

Delete Exhibit

