

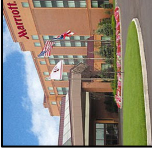





DOWNTOWN TAYLOR MILL ZONING AMENDMENTS OPEN HOUSE, MAY 21, 2007

OBJECTIVE OF PROPOSED AMENDMENTS

To implement the 2006 *Land Use Study and Comprehensive Plan* by creating mixed-use zoning districts with design and development standards that will ensure high quality "downtown" development.

ZONE	PERMITTED USES	GENERAL CHARACTER
DTM-1 (MAIN STREET) ZONE	Office, retail, restaurants	Traditional small downtown with two-story buildings lining Main Street, parking located behind buildings 
DTM-2 (OFFICE-SERVICE) ZONE	Office, retail, restaurants	Pedestrian-friendly commercial environment oriented towards Main Street, parking located on the side and behind buildings 
DTM-3 (COMMERCIAL) ZONE	Office, retail, hotel & conference center, restaurants	Parkway setting with commercial and hotel buildings setback from street, parking located on the side and behind buildings 
DTM-4 (BUSINESS PARK) ZONE	Office headquarters, office, research and design	Attractive business park, parking located on the side and behind buildings 

NEW DESIGN AND DEVELOPMENT STANDARDS

Maximum First Floor Building Size (60,000 sf)	Building Design	Utilities
Lighting	Coverage Requirements	Landscaping & Buffering
Gateway Features	Off-Street Parking & Loading	Site Access
Signage	On-Street Parking	Drive-through Facilities

IMPACT ON EXISTING USES

Following the adoption of the amendments, uses that do not conform to the new regulations will become legal nonconforming. This means they will be able to continue but no enlargements or addition of any structures would be permitted. If the nonconforming use is discontinued for more than 12 months, the use of the building would then have to comply with the new DTM Zone regulations.