

**Pine Tree Acres, LLC
Text Amendment Application**

Rural Commercial Land Use Category- (RC).

This land use category is used to recognize rural areas of the County where there are existing commercial/office activities with potential for future commercial/office opportunities at collector roadway intersections within Rural area Plan categories. This category will be implemented through the PD (Plan Development) zoning districts for general conformance with rural design Plan policies and land use compatibility standards and shall preclude all residential uses. Notwithstanding any applicable Comprehensive Plan policies to the contrary, this category shall further require connection to public water and sewer if available within 2,000 feet for projects over 40,000 square feet.

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
RURAL COMMERCIAL (RC)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
NO RESIDENTIAL USES PERMITTED WITHIN THIS CATEGORY	<p>NEIGHBORHOOD COMMERCIAL TYPE USES, OFFICE USES, MIXED USE DEVELOPMENTS</p> <p>AGRICULTURAL USES MAY BE PERMITTED PURSUANT TO POLICIES IN THE AGRICULTURAL OBJECTIVE AREAS OF THE FUTURE LAND USE ELEMENT.</p>	<p>GENERAL .25 FLOOR AREA RATIO (FAR) UP TO A MAXIMUM OF 110,000 S.F. SUBJECT TO APPLICABLE LAND DEVELOPMENT REGULATIONS.</p> <p>RESIDENTIAL SUPPORT USES MAY ALSO BE PERMITTED UP TO .25 FAR WHERE APPLICABLE</p>	<p>TO RECOGNIZE LOCATIONS WHERE EXISTING COMMERCIAL AND OFFICE CENTERS CURRENTLY EXIST AND PROVIDE FOR FUTURE DEVELOPMENT OPPORTUNITIES.</p> <p>NEW OFFICE/RETAIL DEVELOPMENT SHOULD BE CLUSTERED AT INTERSECTIONS OF COLLECTOR DESIGNATED ROADWAYS.</p> <p>DEVELOPMENTS UNDER 40,000 S.F. MAY BE PERMITTED TO BE SERVED BY PRIVATE UTILITIES.</p>

FRONTAGE WIDTH (') AND BUILDING AREA (sq. ft.)
FOR
NEIGHBORHOOD COMMERCIAL USES

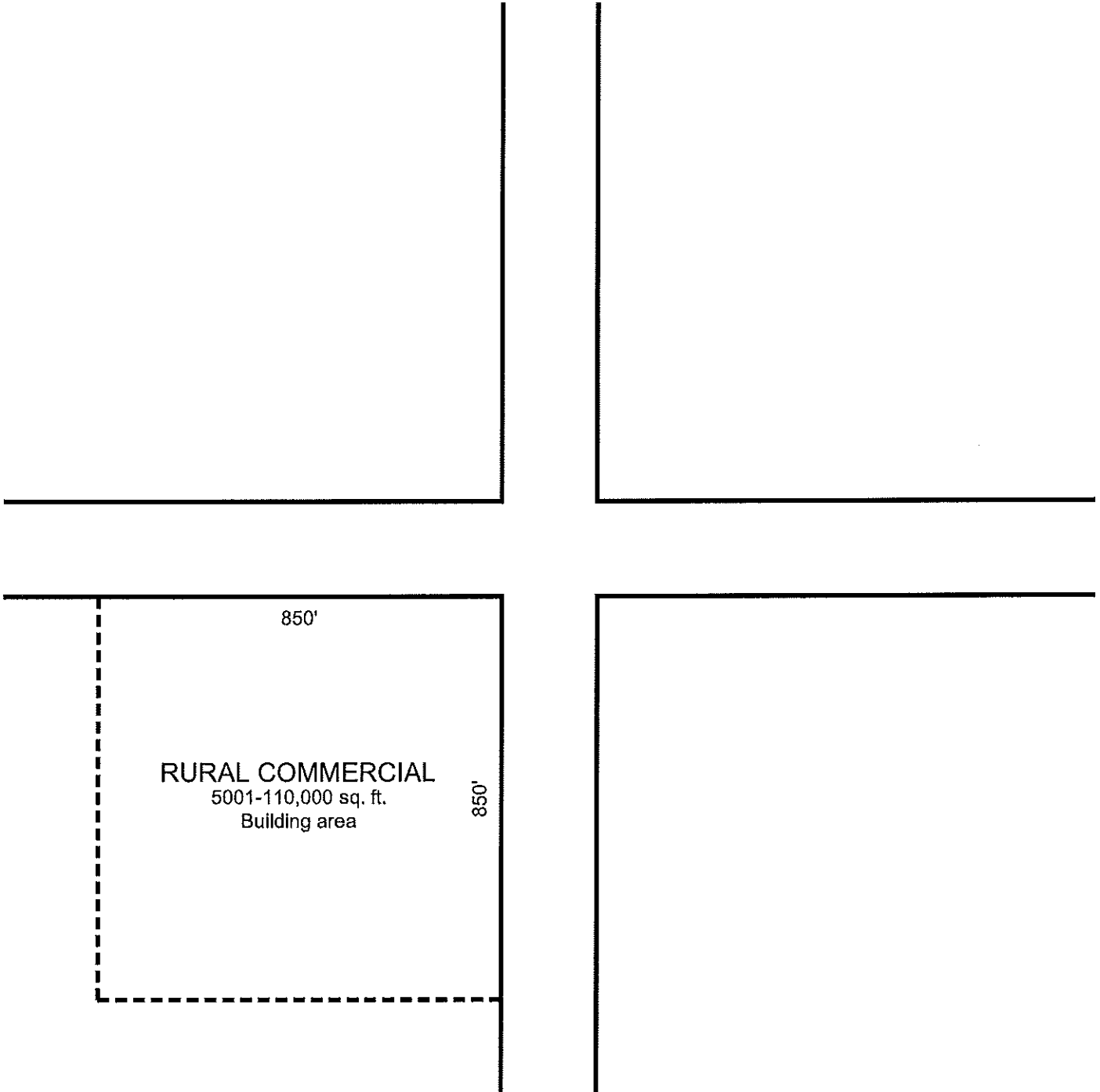


Chart A^{lxiii}

Maximum Building Square Footage Permitted For Neighborhood Serving Commercial Uses

Land Use Category	<u>Major Local/ 2 Lane or 4 Lane</u>	<u>2 Lane /2 Lane</u>	<u>2 Lane/4 Lane</u>	<u>4 Lane/ 4 Lane</u>
Rural-Agriculture	300 ft	660 ft	660 ft	660 ft
Scale Distance				
Residential				
AM-1/20	5,000	20,000	30,000	40,000
A-1/10	5,000	20,000	30,000	40,000
AR-1/5	5,000	20,000	30,000	40,000
Rural-Residential	300 ft	660 ft	660 ft	660 ft
Scale Distance				
Residential				
AE-1/2.5	5,000	15,000	15,000	20,000
PEC ½	*	*	*	*
RES-1	5,000	20,000	25,000	30,000
RP-2	5,000	50,000	75,000	110,000
Non-Residential				
LI-P	5,000	30,000	30,000	30,000
LI	5,000	30,000	30,000	30,000
HI	5,000	30,000	30,000	300,00
RCP	5,000	30,000	30,000	30,000
**See below				
Suburban Scale	300 ft	900 ft	900 ft	900 ft
Distance				
RES-2	5,000	50,000	75,000	110,000
RP-2	5,000	50,000	75,000	110,000
NMU-4(3)	5,000	50,000	75,000	110,000
RES-4	5,000	120,000	150,000	175,000
SMU-6	5,000	120,000	150,000	175,000
RES-6	5,000	120,000	150,000	175,000
Urban Scale	300 ft	1000 ft	1000 ft	1000 ft
Distance				
RES-9	5,000	120,000	150,000	175,000
RES-12	5,000	120,000	150,000	175,000
RES-16	5,000	120,000	150,000	175,000
RES-20	5,000	120,000	150,000	175,000

Maximum may not always be achieved, subject to FAR limitations and short range roadway improvements..
Road not shown on the adopted transportation element map, determined by County at time of application (see definition)

Roadways must be shown on the adopted Long Range Transportation Map in the Transportation Element. 4 lane roads are those shown as divided roadways, otherwise they are considered 2 lane for the purpose of locational criteria.

At least 75% of the subject property must fall within the specified distance. All measurements should begin at the edge of the road right-of-way.

* A Planned Development established by the PEC ½ category shall be exempt from the locational criteria listed in the above chart.

RC	5,000	110,000	110,000	110,000
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