

Development Standards and Requirements

Residential development, and any and all projects permitted in the single family detached Estate area shall be developed and constructed in accordance with the following development standards:

1. No lot shall contain more than one dwelling and all buildings erected on the property shall be of new construction unless otherwise approved by the Committee.
2. Lot frontage, minimum 125 feet
Lot area, minimum 25,000 square feet
4. Building envelope, maximum 25 percent
All development within individual lots shall occur within the building envelope. Lot coverage requirements may be waived on particular lots, reduced or increased where necessary to accommodate specific site conditions upon review and approval by the Committee, and provided that such changes are in accordance with sound architectural planning and land use siting practices.
5. Building height, maximum 35 feet.
The designated maximum building height shall be considered as the vertical distance from the average finished ground level of the building site to the highest point of the structure directly above that ground level. As a general principle, no structure or appurtenance shall be higher than the average canopy height of tree cover in the structure's vicinity. Individual structures or building groups in the open meadow areas shall be limited in height to conform to the average canopy height along meadow edges. Additional height considerations to preserve views of the open space or landscape external to the site shall be provided within the restrictive covenants for individual areas at the time of platting. Official notification of modifications approved by the Committee will be made on building plans for the Town Building and Planning Departments.
6. Front and rear setbacks, minimum 25 feet.
Sideyard setback, minimum 15 feet.
Setback requirements in the Estate area may vary on individual lots and may be reduced or increased where necessary to accommodate special siting factors such as

slope, aspect, or lot-access grade. Approval of the Committee shall be required for all such changes or modifications to setback requirements. Approval of changes and/or modifications shall apply only to each specific case and shall not constitute a general change in the requirements. Official notification of modifications approved by the Committee will be made on building plans for the Town Building and Planning Departments.

7. Energy conservation in siting, orientation, solar access and landscaping practices and methods are encouraged within Eagles Nest. No construction of dwellings, structures and/or landscaping shall be of height and location so as to substantially obstruct sunlight or solar access to surrounding dwellings or roads.
8. Roadways: Provisions shall apply as set forth in Section 10.
9. Off-street parking: Provisions shall apply as set forth in Section 11.
10. Environmental protection: Provisions shall apply as set forth in Section 13.
11. Review and approval: All site plans, building plans, architectural plans, site grading and landscape plans must be approved by the Committee and will be subject to the architectural design controls in Section 2 of this document.

3.2 LOW DENSITY

Intent

This section is intended to set forth guidelines for the development of Low Density single family residential lots and dwellings and to ensure that high standards of siting, construction quality and design are applied throughout the project's phases.

Eagles Nest is proposed as a unique, residential community oriented to its natural surroundings. Proper response to natural features of the landscape, optimum orientation for views, solar access, energy conservation, and use of sound, yet innovative planning and design practices are encouraged throughout the project.

Uses Permitted

The following uses are permitted in the Low Density single family residential areas, subject to proper consideration of the standards set forth in this document and review of site development, improvements, and landscaping by the Committee.

1. Detached single family dwellings and duplex dwelling units.
2. Open space, landscaping, and landscape elements, open space easements, hiking and cross-country ski trails.
3. Recreation areas, parks and recreation facilities, golf course.
4. Guardhouse for ingress-egress security.
5. Accessory uses and buildings (as provided in Section 1.5).
6. Temporary offices and sales center.
7. Signs (as provided in Section 12).
8. Temporary contractor construction buildings, trailers and storage areas.
9. Off-street parking (as provided in Section 13).
10. Public and quasi-public buildings and structures.
11. Public utilities and easements.

Development Standards and Requirements

Residential developments, and any and all projects permitted in the Low Density single family areas developed and constructed in accordance with the following development standards:

1. No lot shall contain more than one dwelling and all buildings erected on the property shall be of new construction unless otherwise approved by the Committee
2. Lot frontage(at bldg. line) Minimum 90 feet
3. Lot area: Minimum 12,000 sq.ft.
4. Building envelope: Maximum 30 percent

All development within individual lots shall occur within the building envelope. Lot coverage requirement may be waived on particular lots, reduced or increased where necessary to accommodate specific site conditions upon review and approval by the Committee and provided that such changes are in accordance with sound architectural, planning and land use siting practices.

5. Building height: Maximum 35 feet.
The designated maximum building height shall be considered as the vertical distance from the average finished ground level of the building site to the highest point of the structure directly above that ground level. The designated building height requirements may be waived by the Committee in individual cases, when special site conditions or architectural requirements of structures warrant such waivers (see Section 2.5). All such waivers which are granted shall apply only to specific individual cases and shall not constitute a general change in height restrictions. Official notification of modifications approved by the Committee will be made on building plans for the Town Building and Planning Departments.
6. Front and rear setbacks: Minimum 25 feet.
Sideyard setback: Minimum 15 feet.
Setback requirements in the low density areas may vary on individual lots and may be reduced or increased where necessary to accommodate special siting factors such as slope, aspect, or lot-access grade. Approval of the Committee shall be required for all such changes or modifications to setback requirements. Approval of changes and/or modification shall apply only to each specific case and shall not constitute a general change in the requirements. Official notification of modifications approved by the Committee will be made on building plans for the Town Building and Planning Departments.
7. Energy conservation in siting, orientation, solar access and landscaping practices and methods are encouraged within Eagles Nest. No construction of dwellings, structures and/or landscaping shall be of height and location so as to substantially obstruct sunlight or solar access to surrounding dwellings or roads.
8. Roadways: Provisions shall apply as set forth in Section 10.
9. Off-street parking: Provisions shall apply as set forth in Section 11.
10. Environmental protection and landscape treatment: Provisions shall apply as set forth in Section 13.
11. Review and approval: All site plans, building plans, site grading and landscape plans must be approved by

the Committee and will be subject to the architectural design controls in Section 2 of this document.

3.3 MODERATE DENSITY

Intent

This section is intended to set forth guidelines for the development of Moderate Density single family residential lots and dwellings and to ensure that high standards of siting, construction quality and design are applied throughout the project's phases.

Eagles Nest is proposed as a unique, residential community oriented to its natural surroundings. Proper response to natural features of the landscape, optimum orientation for views, solar access, energy conservation, and use of sound, yet innovative planning and design practices are encouraged throughout the project.

Uses Permitted

The following uses are permitted in the Moderate Density single family residential areas, subject to proper consideration of the standards set forth in this document, and review of site development, improvements, and landscaping by the Committee.

1. Detached single family dwellings and duplex dwelling units.
2. Open space, landscaping, and landscape elements, open space easements, hiking and cross-country ski trails.
3. Recreation areas, parks and recreation facilities, golf courses.
4. Guardhouse for ingress-egress security.
5. Accessory uses and buildings (as provided in Section 1.5).
6. Temporary offices and sales center.
7. Signs (as provided in Section 12).
8. Temporary contractor construction buildings, trailers and storage areas.
9. Off-street parking (as provided in Section 11).
10. Public and quasi-public buildings and structures.
11. Public utilities and easements.

DEVELOPMENT STANDARDS AND REQUIREMENTS

Residential development, and any and all projects permitted in the Moderate Density single family areas, shall be developed and constructed in accordance with the following development standards:

1. No lot shall contain more than one dwelling and all buildings erected on the property shall be of new construction unless otherwise approved by the Committee.
2. Lot frontage: Minimum 80 feet.
3. Lot area: Minimum 6,500 sq. ft.
4. Building envelope: Maximum 50 percent.
All development within individual lots shall occur within the building envelope. Lot coverage requirements may be waived on particular lots, reduced or increased where necessary to accommodate specific site conditions upon review and approval by the Committee and provided that such changes are in accordance with sound architectural, planning and land use siting practices.
Building height: Maximum 35 feet.
5. The designated maximum building height shall be considered as the vertical distance from the average finished ground level of the building site to the highest point of the structure directly above that ground level. The designated building height requirements may be waived by the Committee in individual cases, when special site conditions or architectural requirements of structures warrant such waivers (see Section 2). All such waivers which are granted shall apply only to specific individual cases and shall not constitute a general change in height restrictions. Official notification of modifications approved by the Committee will be made on building plans for the Town Building and Planning Deapartments.
6. Front and rear setbacks: Minimum 20 feet.
Sideyard setbacks shall be 10 feet except in cases where use of a zero lot line is permitted by approval of the Committee. Where zero lot line sideyards are permitted, there shall be no less than 10 feet between structures at any point, including measurement of chimneys.
7. Energy conservation in siting, orientation, solar access and landscaping practices and methods are encouraged within Eagles Nest. No construction of dwellings,

structures and/or landscaping shall be of height and/or location so as to substantially obstruct sunlight or solar access to surrounding dwellings or roads.

8. Roadways: Provisions shall apply as set forth in Section 10.
9. Off-street parking: Provisions shall apply as set forth in Section 11.
10. Environmental protection and landscape treatment: Provisions shall apply as set forth in Section 13.
11. Review and approval: All site plans, building plans, site grading and landscape plans must be approved by the Committee and will be subject to the architectural design controls in Section 2 of this document.

Multi - Family Residential

4. MULTI-FAMILY RESIDENTIAL

Intent

This section is intended to set forth guidelines for the development of multi-family residential structures and to ensure that high standards of siting, construction quality and design are applied throughout the project's phases.

The Multi-Family planning areas in Eagles Nest represent three possible density ranges, the first addresses duplex units with a possible density range of 3.5 to 6 DU/acre. The remaining two density ranges, 8 -10 DU/acre and 20 - 30 DU/acre, would include both townhouse and stacked unit condominiums. Uses permitted within these areas shall be similar, however, the Development Standards and Requirements will vary.

Uses Permitted

The following uses are permitted in the Multi-Family residential areas, subject to proper consideration of the standards set forth in this document, and review of site development, improvements, and landscaping by the Committee.

1. Multiple family dwellings including condominiums and townhouses, duplex, fourplex, sixplex and eightplex unit types, in individual structures or attached units.
2. Open space, landscaping, and landscape elements, open space easements, hiking and cross-country ski trails.
3. Recreation areas, parks and recreation facilities, golf courses.
4. Guardhouse for ingress-egress security.
5. Accessory uses and buildings (as provided in Section 1.5).
6. Temporary offices and sales center.
7. Signs (as provided in Section 12).
8. Temporary contractor construction buildings, trailers and storage areas.
9. Off-street parking facilities (as provided in Section 11).
10. Public and quasi-public buildings and structures.

11. All residential and non-residential uses permitted in the Estate, Low and Moderate Density single family areas.
12. Special community events.
13. Public utilities and easements.

4.1 Development Standards and Requirements for 3.5 - 6 DU/Acre

Residential development, and any and all projects permitted in a 3.5 - 6 DU/acre multi-family area shall be developed and constructed in accordance with the following development standards:

1. Any residential development or project of single-family dwellings in the multi-family areas shall comply with the development standards set forth in the "Moderate Density" single-family section.
2. Lot area: Minimum 10,000 sq.ft.
3. Lot Width (at building line) Minimum 100 feet
4. Building envelope (max. lot coverage): 50 percent
All development within individual lots shall occur within the building envelope (see Section 2). Lot coverage requirements may be waived on particular lots, reduced or increased where necessary to accommodate specific site conditions upon review and approval by the Committee and provided that such changes are in accordance with sound architectural, planning and land use siting practices.
5. Total square footage of individual units in all residential structures shall not be less than 500 square feet for stacked units and 800 square feet for townhouse units exclusive of open porches and garages. Minimum floor area requirements may be waived within particular structures or unit types, reduced or increased where necessary are desirable to accommodate specific site conditions, building configurations, architectural styles or market demands. Review and approval of the Committee will be required for all such waivers of minimum area requirements. Such waivers will be granted only if requests are in accordance with sound architectural and planning practices. Waivers will be granted on a specific case basis and will not constitute a general change in the minimum floor area requirements.

6. Building height: Maximum 35 feet
The designated maximum building height shall be considered as the vertical distance from the average finished ground level of the building site to the highest point of the structure directly above that ground level. The designated building height requirements may be waived by the Committee in individual cases, when special site conditions or architectural requirements of structures warrant such waivers (see Section 2). All such waivers which are granted shall apply only to specific individual cases and shall not constitute a general change in height restrictions. Official notification of modifications approved by the Committee will be made on building plans for the Town Building and Planning Departments.
7. Front and rear setbacks: Minimum 20 feet
Sideyard setbacks shall be 10 feet, except in cases where use of a zero lot line is permitted by approval of the Committee. When zero lot line sideyards are permitted, there shall be no less than 10 feet between structures at any point, including measurement of chimneys. When adjacent to roadway R.O.W. or Single Family lots, minimum sideyard set backs shall be 15 feet.
8. Energy conservation in siting, orientation, solar access and landscaping practices and methods are encouraged within Eagles Nest. No construction of dwellings, structures and/or landscaping shall be of height and location so as to substantially obstruct sunlight or solar access to surrounding dwellings or roads.
9. Roadways: Provisions shall apply as set forth in Section 11.
10. Off-street parking: Provisions shall apply as set forth in Section 11.
11. Environmental protection and landscape treatment: Provisions shall apply as set forth in Section 13.
12. Review and approval: All site plans, building plans, site grading and landscape plans must be approved by the Committee and will be subject to the Architectural Design controls in Section 2 of this document.

Development Standards and Requirements for 8 - 10 DU/Acre

Residential development, and any and all projects permitted in a 8 - 10 DU/acre multi-family area shall be developed and



MULTI-FAMILY DESIGN TYPICAL: 8-10 DU/AC.

FIGURE 4.1

constructed in accordance with the following development standards:

1. Any residential development or project of single family dwellings in the multi-family areas shall comply with the development standards set forth in the "Moderate Density" single family section.
2. Lot area: Minimum 2 acres
3. Building envelope (maximum lot coverage): 60 percent
All development within individual lots shall occur within the building envelope (see Section 2). Lot coverage requirements may be waived on particular lots, reduced or increased where necessary to accommodate specific site conditions upon review and approval by the Committee and provided that such changes are in accordance with sound architectural, planning and land use siting practices (see Figure 4.1).
4. Total square footage of individual units in all residential structures shall not be less than 500 square feet for stacked units and 800 square feet for townhouse units exclusive of open porches and garages. Minimum floor area requirements may be waived within particular structures or unit types, reduced or increased where necessary or desirable to accommodate specific site conditions, building configurations, architectural styles or market demands. Review and approval of the Committee will be required for all such waivers of minimum area requirements. Such waivers will be granted only if requests are in accordance with sound architectural and planning practices. Waivers will be granted on a specific case basis and will not constitute a general change in the minimum floor area requirements.
5. Building height: Maximum 35 feet
The designated maximum building height shall be considered as the vertical distance from the average finished ground level of the building site to the highest point of the structure directly above that ground level. The designated building height requirements may be waived by the Committee in individual cases, when special site conditions or architectural requirements of structures warrant such waivers (see Section 2). All such waivers which are granted shall apply only to specific individual cases and shall not constitute a general change in

height restrictions. Official notification of modifications approved by the Committee will be made on building plans for the Town Building and Planning Departments.

6. Front and rear setbacks: Minimum 20 feet
Sideyards setbacks shall be 10 feet, except in cases where use of a zero lot line is permitted by approval of the Committee. When zero lot line sideyards are permitted, there shall be no less than 10 feet between structures at any point, including measurement of chimneys.
7. Energy conservation in siting, orientation, solar access and landscaping practices and methods are encouraged within Eagles Nest. No construction of dwellings, structures and/or landscaping shall be of height and location so as to substantially obstruct sunlight or solar access to surrounding dwellings or roads.
8. Roadways: Provisions shall apply as set forth in Section 10.
9. Off-street parking: Provisions shall apply as set forth in Section 11.
10. Environmental protection and landscape treatment: Provisions shall apply as set forth in Section 13.
11. Review and approval: All site plans, building plans, site grading and landscape plans must be approved by the Committee and will be subject to the architectural design controls in Section 2 of this document.

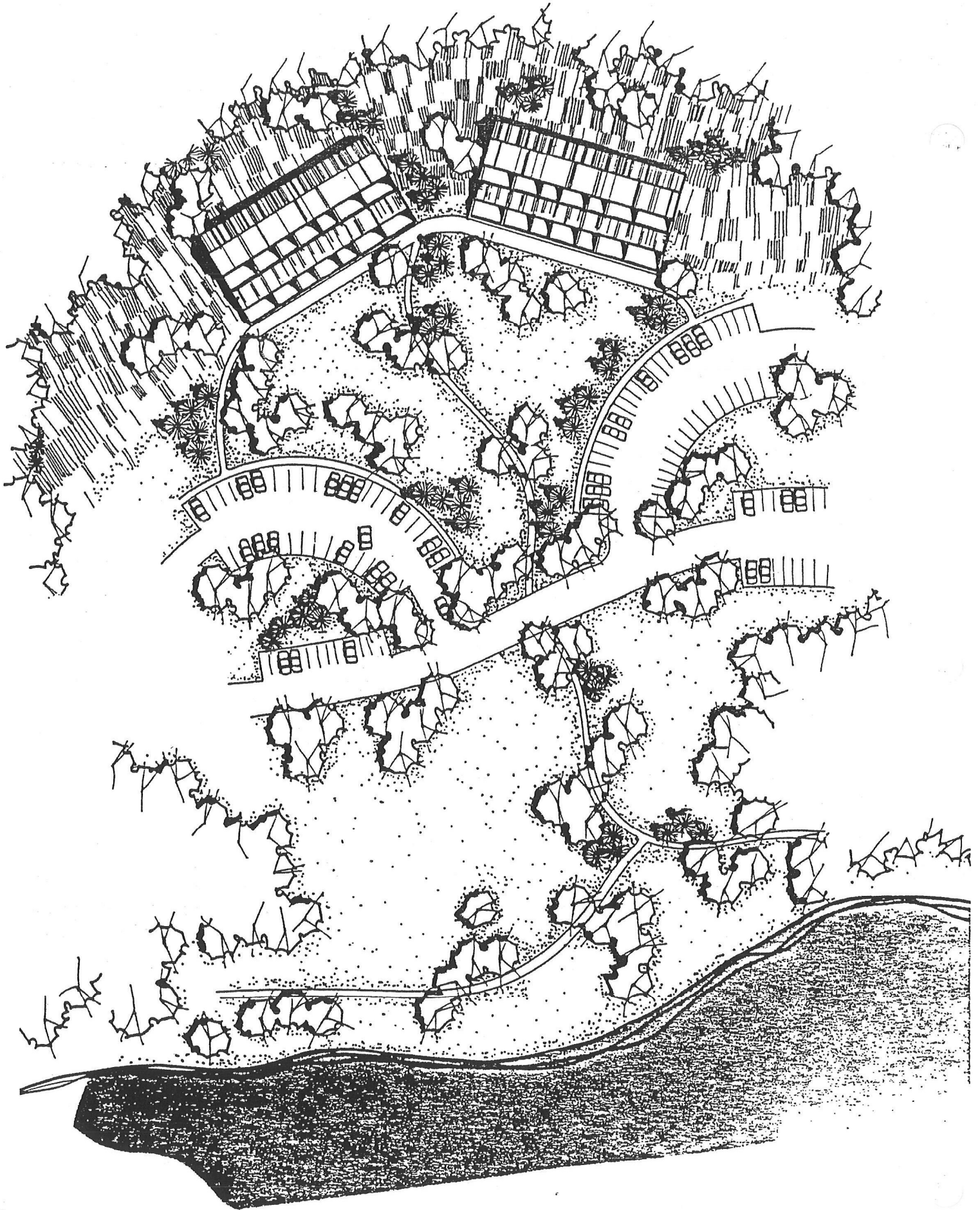
Development Standards and Requirements for 20 - 30 DU/Acre

Residential development, and any and all projects permitted in the 20 - 30 DU/Acre multi-family areas shall be developed and constructed in accordance with the following development standards:

1. Any residential development or project of single family dwellings in the multi-family areas shall comply with the development standards set forth in the "Moderate Density" single family section.
2. Lot area: Minimum 4 acres
3. Building envelope (maximum lot coverage): 75 percent
All development within individual lots shall occur within the building envelope. Lot coverage requirements may be waived on particular lots, reduced or increased where necessary to accommodate specific site conditions upon review and approval by the Committee and provided

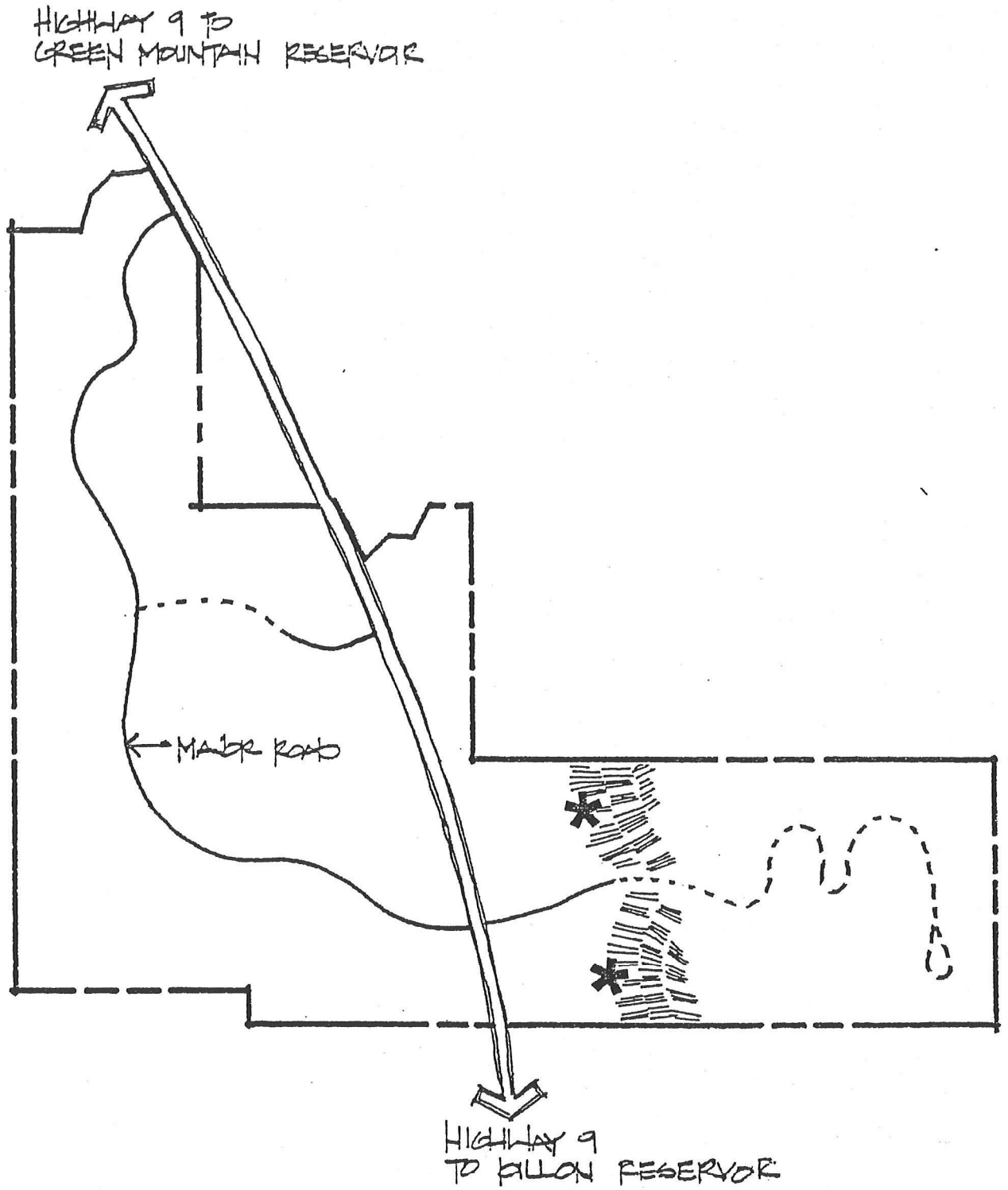
that such changes are in accordance with sound architectural, planning and land use siting practices (see Figure 4.2).

4. Dwelling areas of residential main structures shall not be less than 600 square feet for the ground story or first floor. Total square footage of individual units in all residential structures shall not be less than 600 square feet exclusive of open porches and garages. Minimum floor area requirements may be waived within particular structures or unit types, reduced or increased where necessary or desirable to accommodate specific site conditions, building configurations, architectural styles or market demands. Review and approval by the Committee will be required for all such waivers of minimum area requirements. Such waivers will be granted only if requests are in accordance with sound architectural and planning practices. Waivers will be granted on a specific case basis and will not constitute a general change in the minimum floor area requirements.
5. Building height: Maximum 35 feet
Two areas of multi-family high density (25 - 30 DU/acre) have topographic conditions which will lend themselves to taller buildings. Buildings in these areas can be set back into the valley side slopes (see Figure 4.3) and provide optimum views from individual dwelling units with minimal visual impact to the Blue River Valley. Maximum building height for these areas: 60 feet.
6. Minimum setbacks from all property lines shall be 20 feet. The setback requirements may vary on particular lots or building groups, reduced or increased where necessary or desirable to accommodate specific siting, orientation or architectural design considerations. Review and approval of the Committee shall be required for all such changes or modifications to setback requirements. Approval of changes and/or modifications shall apply to each specific case and shall not constitute a general change in the requirements.
7. Energy conservation in siting, orientation, solar access and landscaping practices and methods are encouraged within Eagles Nest. No construction of dwellings, structures and/or landscaping shall be of height and location so as to substantially obstruct sunlight or solar access to surrounding dwellings or roads.



MULTI-FAMILY DESIGN TYPICAL : 20-30 DU/AC.

FIGURE 4.2



* LOCATION OF INCREASED BUILDING HEIGHT

BUILDING HEIGHT VARIATIONS

FIGURE 4.3

NOT TO SCALE

8. Roadways: Provisions shall apply as set forth in Section 10.
9. Off-street parking: Provisions shall apply as set forth in Section 11.
10. Environmental protection and landscape treatment: Provisions shall apply as set forth in Section 13.
11. Review and approval: All site plans, building plans, site grading and landscape plans must be approved by the Committee and will be subject to the architectural design controls in Section 2 of this document.

Commercial Center

5. COMMERCIAL CENTER

Intent

The intent of this section is to set forth standards for land uses occurring within the Eagles Nest Commercial Center. The provisions of this section encourage high standards of development quality that will allow for a commercial center whose character is in keeping with the Blue River Valley's natural setting.

Uses Permitted

The following uses are permitted in the Commercial Center of Eagles Nest subject to review and approval by the Committee:

1. Retail uses:
 - a. Antique store
 - b. Bakery (on-premises sales)
 - c. Bar, lounge
 - d. Book, hobby, toy store
 - e. Convenience store
 - f. Delicatessen
 - g. Department store
 - h. Dry goods, variety store
 - i. Florist (retail sales)
 - j. Furniture store
 - k. Garden supplies
 - l. General store
 - m. Hardware store
 - n. Home decorating
 - o. Home furnishings
 - p. Liquor store
 - q. Music, radio and television store
 - r. Novelty, curio, souvenir store
 - s. Nursery and Greenhouse
 - t. Restaurant
 - u. Restaurant, drive through
 - v. Shoe store
 - w. Sporting goods
 - x. Tack shop
 - y. Appliance sales and service
 - z. Auto accessory and parts

- aa. Auto sales, new and service, enclosed
- bb. Electrical and household sales
- cc. Photographic equipment sales and services
- dd. Printing (quick, photocopying and blue print)
- ee. Butcher shop (on premises sales)
- ff. Grocery store

2. Services Uses:

- a. Bank
- b. Beauty/barber shop
- c. Dry cleaning
- d. Equipment rental
- e. Insurance, real estate
- f. Investment office
- g. Laundromat
- h. Professional accounting office
- i. Shoe repair
- j. Sporting equipment rental
- k. Travel bureau
- l. Health spa

3. Recreation:

- a. Picnicking and picnic tables
- b. Playground
- c. Skating rink
- d. Swimming pool (indoor)
- e. Swimming pool (outdoor)
- f. Bowling alley
- g. Dance studio or hall
- h. Indoor theater
- i. Pool hall
- j. Radio and television studio

- 4. Professional and administrative offices
- 5. Temporary offices and sales facilities
- 6. Maintenance buildings
- 7. Open Space
- 8. Temporary offices and sales facilities
- 9. Utility services and easements
- 10. Signs (as provided in Section 12)
- 11. Special community events
- 12. Apartments and condominiums

13. Hotel, motel, lodge
14. Bus station, office and waiting room
15. Pay auto parking facilities
16. Library and museum
17. Medical and dental office
18. Environmental Protection District
19. Hiking trails; biking trails

Development Standards and Requirements

1. The following standards shall apply to any commercial development:
 - a. Lot frontage, minimum: none
 - b. Lot area, minimum: none
 - c. Lot coverage, maximum: 60 percent
 - d. Building height, maximum: 35 feet
 - e. Front setbacks, minimum:

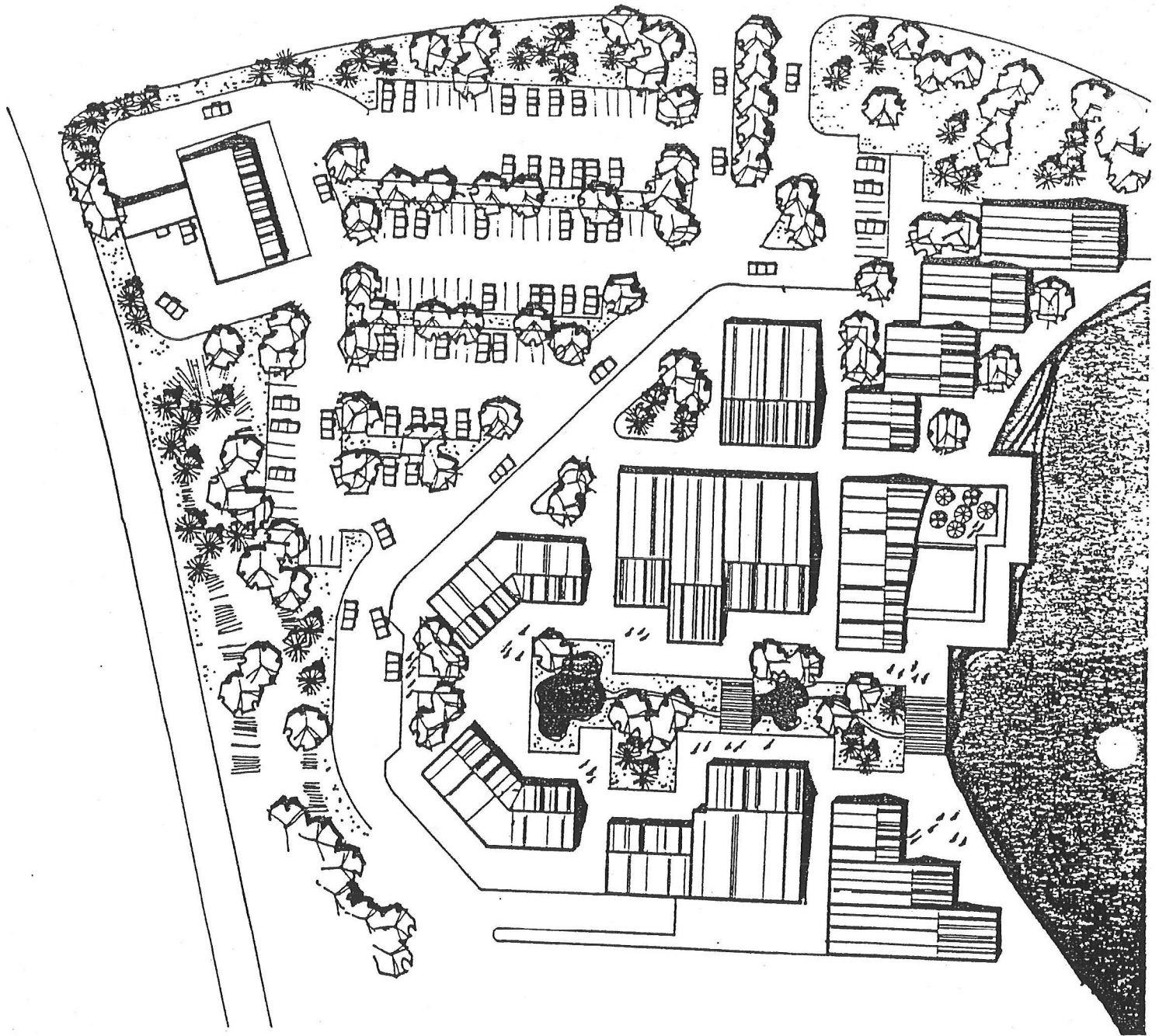
Major highway	50 feet
Major road	35 feet
Local street	15 feet
 - f. Side setback: 0 - 30 feet
 No side setback shall be required except where a commercial lot is abutting a non-compatible or residential land use type.

These standards may be varied in order to accommodate special siting conditions or other aesthetic considerations upon approval of the Committee and in accordance with the Design Guidelines.

2. Off-street parking as provided in Section 11.
3. Signage as provided in Section 12.
4. The procedures outlined in the Open Space/Environmental protection sections of this document shall be followed in the development of the Commercial Center.
5. The architectural design of all structures within the commercial area will be of a residential scale, intended to encourage easy pedestrian access and shopping. The area has been conceived as a neighborhood retail/commercial service center which has the capability to expand its services as Eagles Nest and the rest of the Town of Silverthorne grow. With this in mind, it is important that the Center not develop simply as a strip-commercial

venture, particularly since the initial development will set a design standard for the entire area. The Commercial Center's location at a major project entry point makes it additionally important that it be well designed and carefully implemented. The following standards and controls shall apply:

- a. All structures shall be of a "residential" scale, one and one-half to three story maximum height, which will offer a "village center" atmosphere.
- b. Signage along Highway 9 will be limited and controlled in size and scale to ensure a high quality entry to the Center.
- c. Buildings shall not be placed parallel to the highway in typical "strip-commercial" fashion, but will be designed around parking and pedestrian court areas to encourage easy walking movement among shops and services (see Figure 5.1).
- d. Access for non-motorized travel modes will be encouraged and enhanced wherever possible, to provide safe, convenient connections to the commercial area for pedestrian, bicycle and equestrian movement.
- e. The gravel pit areas adjacent to the Commercial Center shall be utilized as permanent water features, with the provision of suitable edge restoration and landscape treatment. These water bodies will be integral elements in the Center's design, used to provide a visual amenity, relief to the general flatness of the vista, and a "softening" effect on the higher density areas.
- f. Rooflines and roofscapes shall be designed to consider the views of up-slope residents to the east. All roofslopes shall be similar to single family residential in terms of angle and scale.
- g. Vents, heating/cooling devices, pipes and other appurtenances shall be grouped to avoid continuous visual interruption of rooflines. All such appurtenances shall be colored or visually screened to appear compatible with the architecture and surroundings.
- h. All lighting shall be scaled and limited in illumination intensity so as not to disturb adjacent residents, pedestrians or motorists.



COMMERCIAL AREA TYPICAL

FIGURE 5.1

- i. Signage, general lighting, landscaping, and parking will adhere to the requirements and standards stated in those respective sections of these guidelines.

Review and Approval

All site plans, architectural plans, building plans, exterior coloration, signage, lighting, fencing and landscape plans for the commercial area must be reviewed and approved by the Committee prior to the commencement of any construction activities.

Hotel / Convention Center

6. HOTEL/CONVENTION CENTER

Intent

The intent of this section is to set forth standards for the Hotel planning area in Eagles Nest. The provisions of this section encourage high standards of development quality that will allow for a hotel complex whose character is in keeping with the Blue River Valley's natural setting.

Uses Permitted

The following uses are permitted in the hotel complex area subject to proper consideration of the standards set forth in this document:

1. Hotel
2. Administrative offices that pertain to the operation, membership and management of a hotel
3. Temporary offices and sales facilities
4. The following retail and service commercial functions:
 - a. Bar, lounge
 - b. Book, hobby, toy store
 - c. Convenience store
 - d. Florist (retail sales)
 - e. Liquor store
 - f. Novelty, curio, souvenir
 - g. Restaurant
 - h. Shoe store
 - i. Sporting goods
 - j. Photographic equipment sales and services
 - k. Bank
 - l. Beauty/barber shop
 - m. Dry cleaning
 - n. Investment office
 - o. Laundromat
 - p. Shoe repair
 - q. Sporting equipment rental
 - r. Travel bureau
5. Open space
6. Temporary contractor construction buildings, trailers and storage areas
7. Utility services and easements