

**Exhibit A - Site Development Standards Table**

The proposed zoning language in the body of this document is based on language derived from the Jefferson County Zoning and Land Development Ordinance, Jefferson County, West Virginia; Adopted July 7, 1988 and Amended November 21.

Zoning District	Development Type	Min Lot Area (MLA)	Min Lot Width	Max Building Height	Impervious Surface Limit	Building Setbacks <sup>3</sup>			Parking / Drive Aisle Setbacks			Buffers (Section 4.11) <sup>4</sup> (Screened / Unscreened) Adjacent Use						
												A Residential district, or any lot with a residence, school, church, or institution of human care (Distance per Sec. 4.6)						Commercial Use
						Front	Side	Rear	Front	Side	Rear	Distance Front Side Rear	Front	Side & Rear	Front	Side & Rear	Front	Side & Rear
Office / Commercial Mixed Use (OC) <sup>1</sup>	Commercial	N/A	N/A	75 <sup>2</sup>	80%	15 min 25 max	10	10	15	10	10	75	Street Trees	Medium Buffer Detail No. M-53	N/A	10(S)	N/A	10(S)

<sup>1</sup> Permitted uses include Hotel and commercial uses related to the hotel. These uses may include but are not limited to retail, restaurant, bar, outfitters, conference, schools, spas, etc. Parcels shall be determined by the TDD and may include public right-of-way.

<sup>2</sup> Maximum building height is measured from the final grade at the center of the property line on the entry side of the building to the mid-point of the most prominent roof plane on the entry side of the building. The turret at the southeast corner of the main building, accessory chimneys, mechanical equipment, roof top equipment screens, mechanical penthouses, stair enclosures, and elevator overruns are exempt from this building height restriction.

<sup>3</sup> Building setbacks are measured from the TDD boundary. There shall be no setback restrictions on front, side, or rear elevations interior to the TDD boundary or any setback restrictions on front, side, or rear elevations of existing buildings within the TDD boundary.

<sup>4</sup> Screening is not required for existing structures within the TDD boundary. Where new structures are within the distances referenced, screening will be provided. The minimum height of the screen shall be 6'-0" and may consist of fencing, screen, landscaping, etc. See Exhibit B. SWM facilities shall be exempt from buffering or screening.