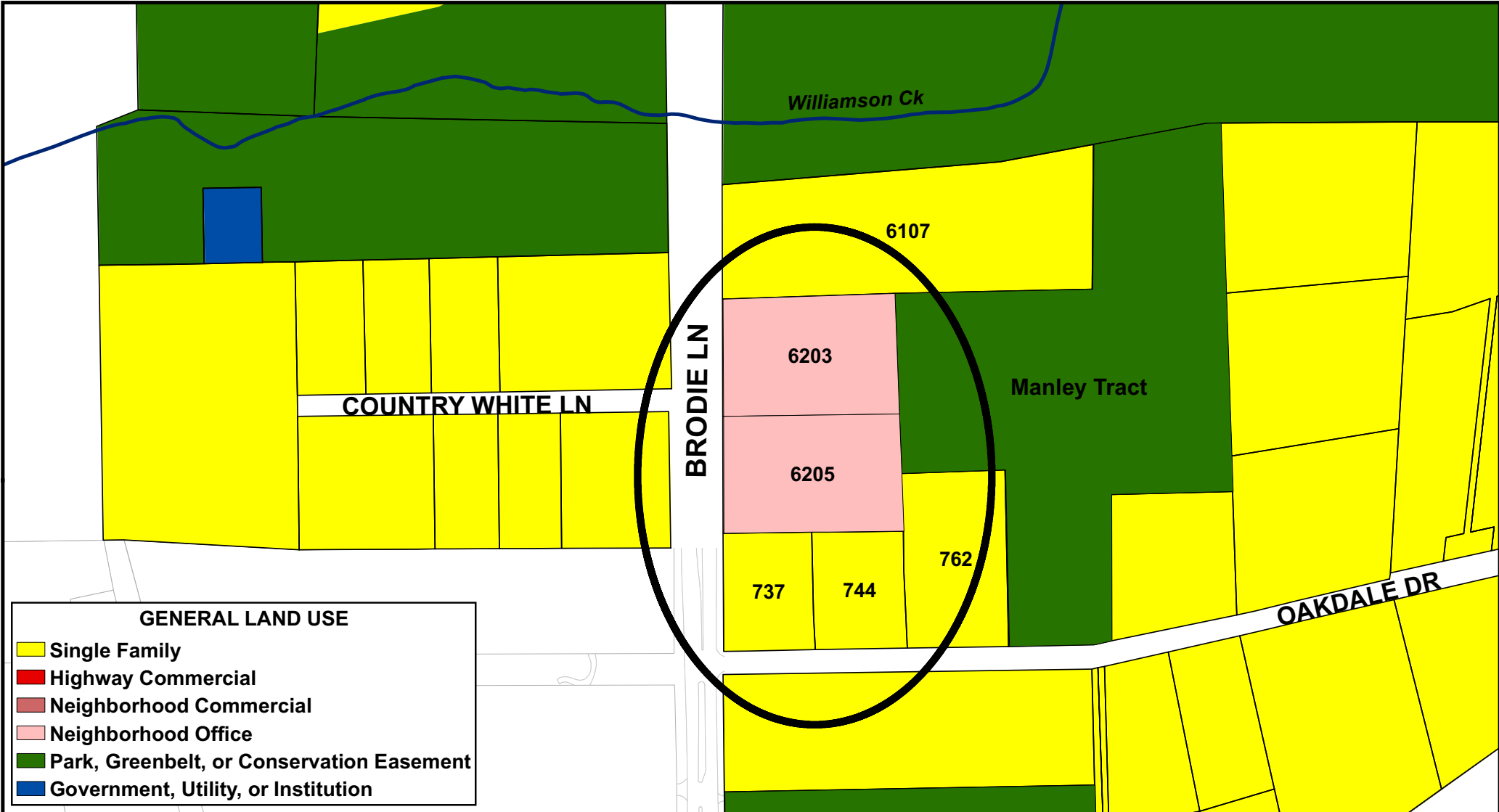
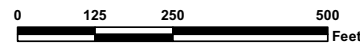
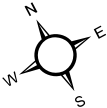


**City of Sunset Valley  
 Future Land Use Map  
 Brodie Lane / East Side  
 Option 1 - No Changes**

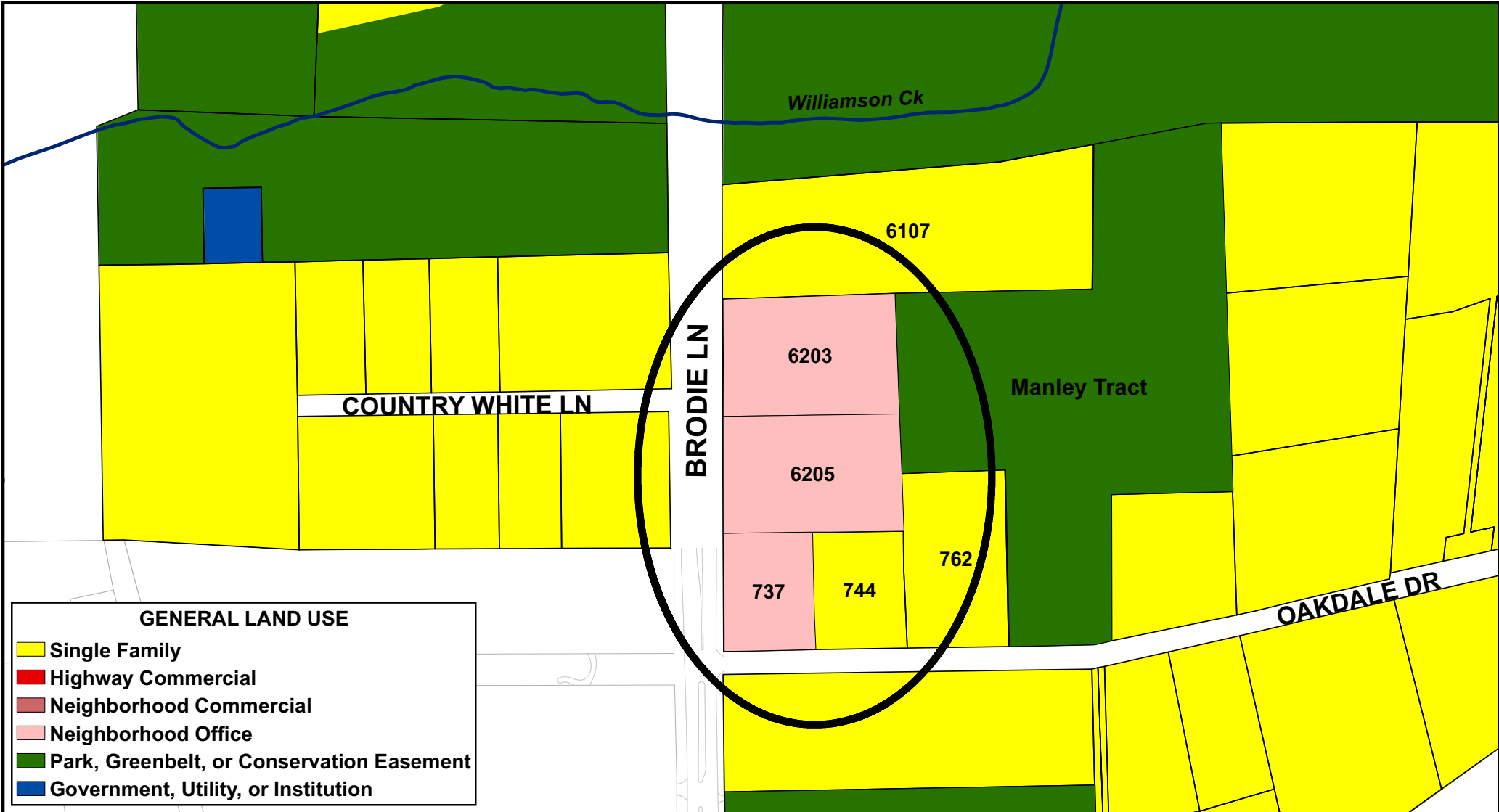


**GENERAL LAND USE**

- Single Family
- Highway Commercial
- Neighborhood Commercial
- Neighborhood Office
- Park, Greenbelt, or Conservation Easement
- Government, Utility, or Institution

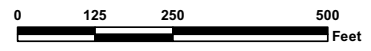
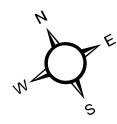


**City of Sunset Valley  
 Future Land Use Map  
 Brodie Lane / East Side  
 Option 2**



**GENERAL LAND USE**

- Single Family
- Highway Commercial
- Neighborhood Commercial
- Neighborhood Office
- Park, Greenbelt, or Conservation Easement
- Government, Utility, or Institution



**City of Sunset Valley  
 Future Land Use Map  
 Brodie Lane / East Side  
 Option 3**

**Division 2.7: O, Neighborhood Office**

**Sec. 2.700 Intent of O, Neighborhood Office**

To provide sites for quiet, low-intensity, neighborhood-oriented office uses on a scale that is in harmony with the rural character of the community.

**Sec. 2.701 O, Neighborhood Office - Permitted Uses**

Office of an accountant, architect, attorney, engineer, broker, consultant, insurance agent, or similar professional or semi-professional uses other than medical-related services and veterinary services, and uses permitted in SF districts.

**Sec. 2.702 Special Uses Permitted in O, Neighborhood Office**

- (a) Medical-related professional offices
- (b) Veterinary services

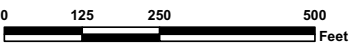
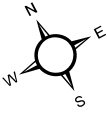
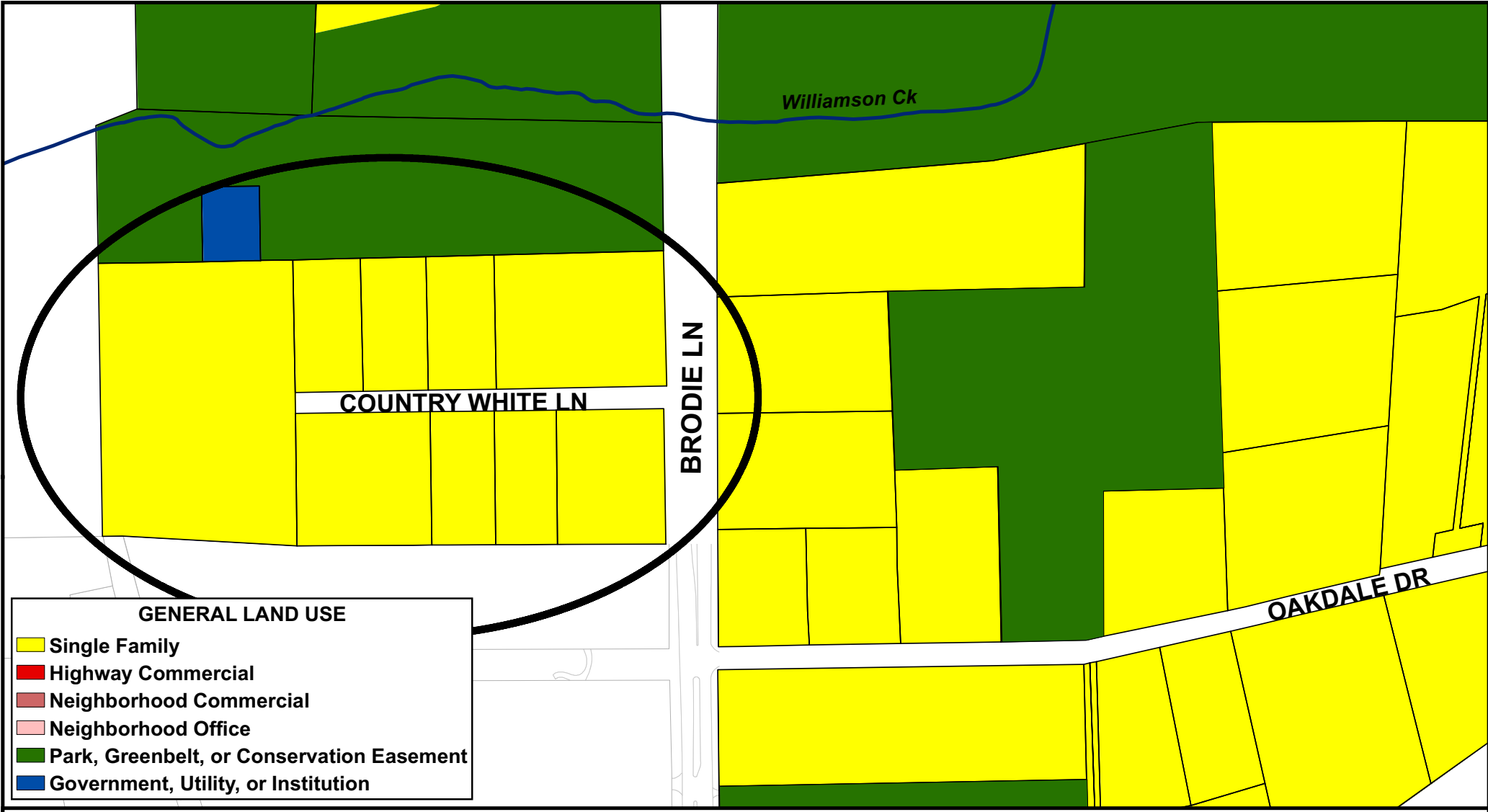
**Sec. 2.703 Specific Standards, O District**

- (a) No flat roofs shall be authorized.
- (b) Varied, multiple pitched roofs.
- (c) No store-front type structures with facade comprised of over 33% metal and/or glass.
- (d) No parking or parking facility between the front and sides of the building and the front and side setback lines.

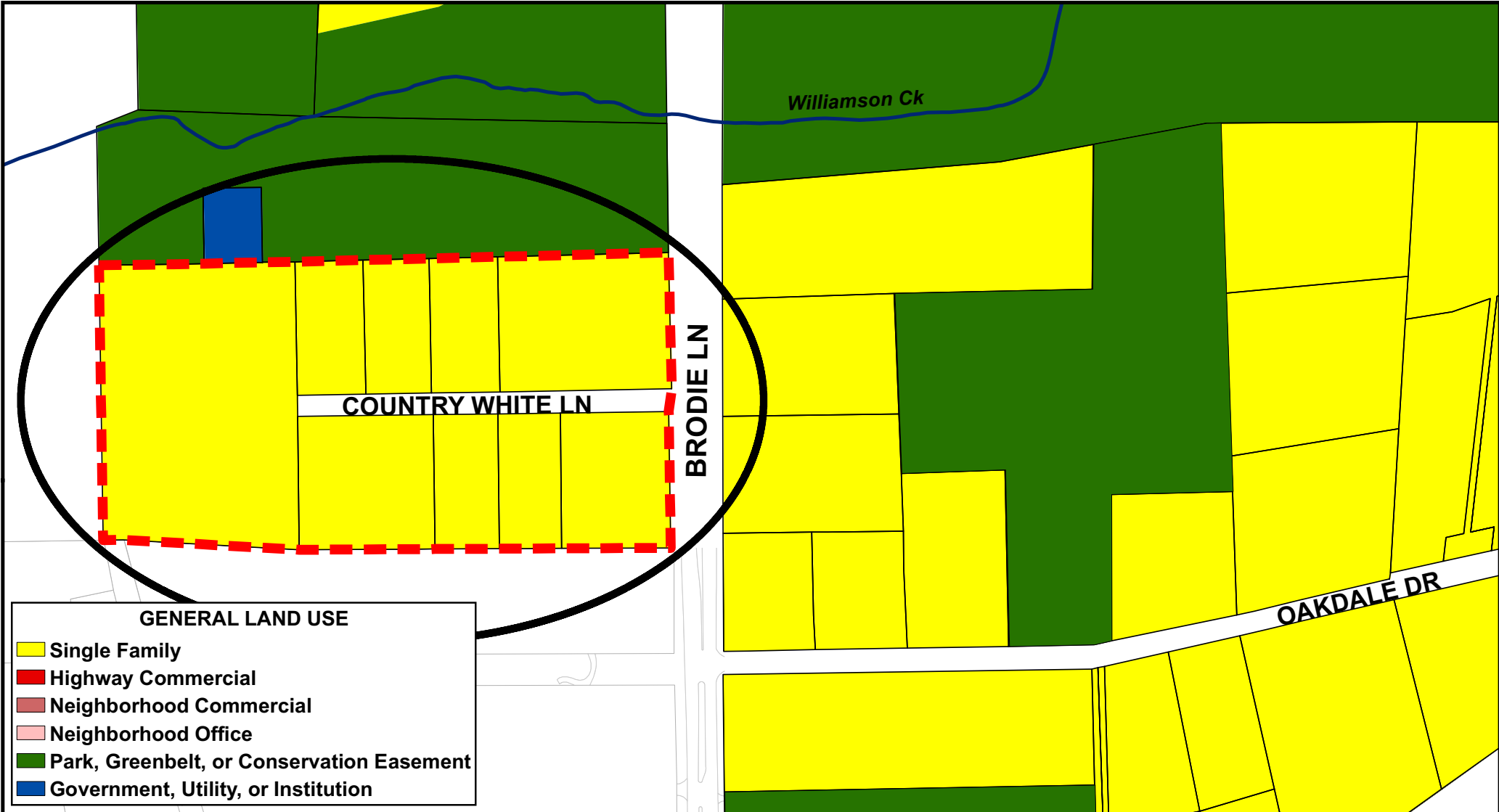
**Sec. 2.704 O, Neighborhood Office District**

Intent. To provide sites for quiet, low-intensity, neighborhood-oriented office uses on a scale that is in harmony with the rural character of the community.

LAND USES		DEVELOPMENT STANDARD	
PERMITTED USES	BY SPECIAL USE PERMIT	SITE REQUIREMENTS	SUPPLEMENTARY REQUIREMENTS
1. Offices of an accountant, architect, attorney, engineer, broker, consultant, insurance agent, or similar professional or semi-professional uses other than medical-related services and veterinary services, and uses permitted in SF.	1. Medical-related professional offices. 2. Veterinary services.	<p><u>General Requirements</u>                      Minimum Lot Size: 1.0 acre                      Minimum Lot Width at Front Setback Line: 120 ft.                      Minimum Street Frontage: Standard Lot: 120 ft. Cul-de-Sac Lot: 60 ft.                      Minimum Lot Depth: 300 ft.                      Minimum Floor Area: 1,000 ft<sup>2</sup>                      Maximum Floor Area per building: 15,000 ft<sup>2</sup>                      Maximum Impervious Cover Not to Exceed Allowable under Watershed Provisions of this Code</p> <p><u>Primary Use &amp; Structure</u>                      Minimum Setbacks                      Front: 35 ft.                      Side: 20 ft.                      Rear: 30 ft.                      Maximum Height: 35 ft.</p>	<p><u>Other Requirements by Reference to the Following Provisions of this Codes, as Amended:</u></p> <ol style="list-style-type: none"> <li>1. Wastewater System Provisions of this Code</li> <li>2. Watershed Provisions of this Code</li> <li>3. Landscaping and Buffering Provisions of this Code</li> <li>4. Sign and Outdoor Lighting Provisions of this Code with the stipulation that all outdoor lighting shall be directed away from neighboring properties (i.e., either up to light tree canopies or down to light ground but not horizontal away from a building).</li> <li>5. Subdivision Provisions of this Code.</li> <li>6. All other applicable ordinances as amended.</li> </ol> <p><u>Architectural Requirements:</u></p> <ol style="list-style-type: none"> <li>1. No flat roofs</li> <li>2. Varied, multiple pitched roofs.</li> <li>3. No store front type, metal or glass.</li> <li>4. See Residential scale and texture.</li> <li>5. No parking between the front and sides of the building, and the front and side setback lines.</li> </ol> <p><u>Minimum Off-Street Parking:</u></p> <ol style="list-style-type: none"> <li>1. No parking between the front and side of the building and the front and side setback lines. No flat roofs</li> <li>2. 1 space per 300 square feet of floor area</li> </ol> <p><u>Compatibility and Buffering Standards:</u></p> <ol style="list-style-type: none"> <li>1. 100 foot landscaped setback. See <b>Section 2.505(b)</b></li> </ol>

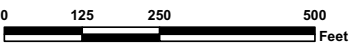
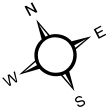


**City of Sunset Valley  
 Future Land Use Map  
 ETJ South  
 Option 1 - No Changes**



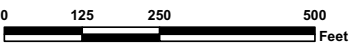
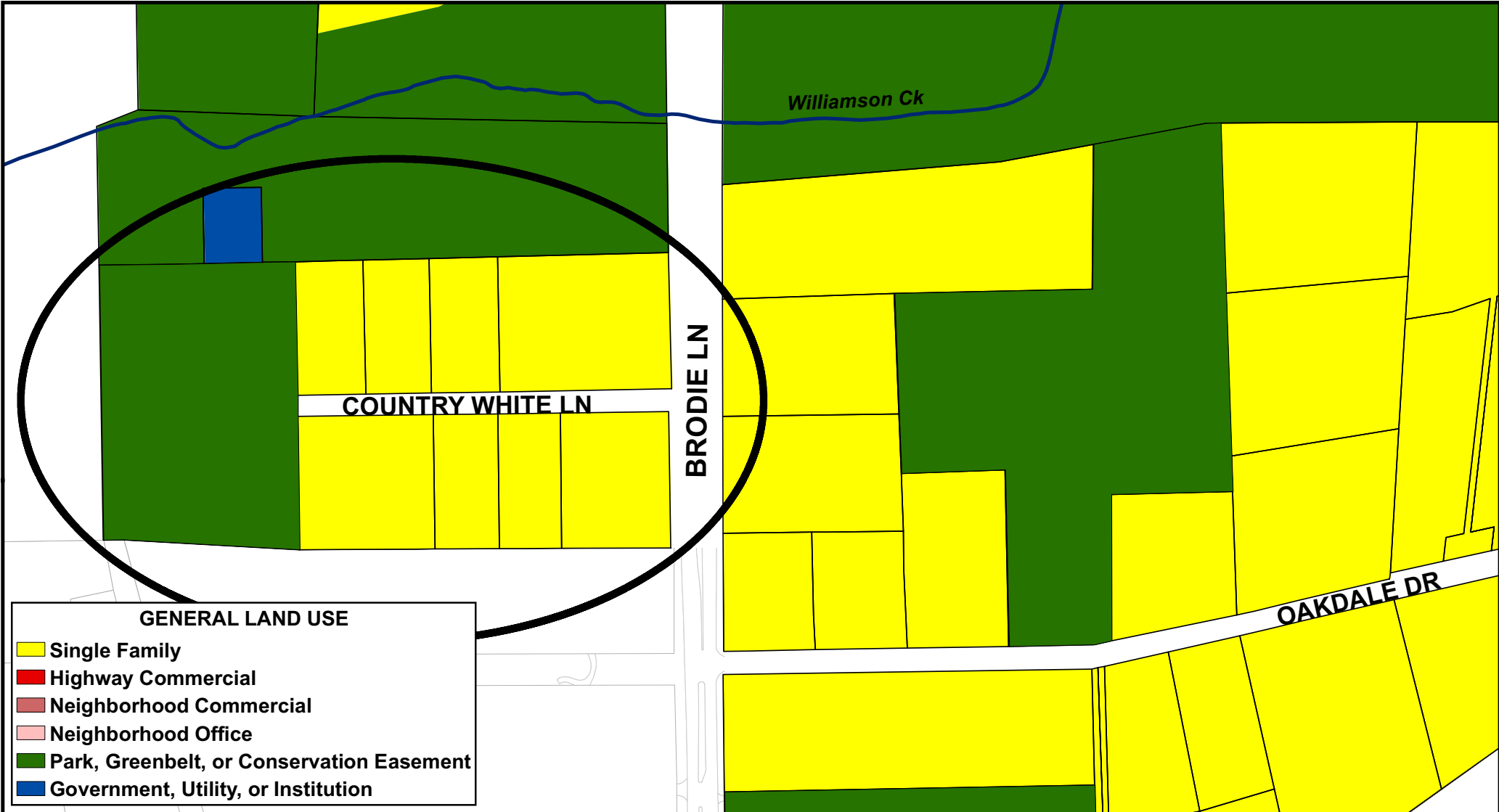
**GENERAL LAND USE**

- Single Family
- Highway Commercial
- Neighborhood Commercial
- Neighborhood Office
- Park, Greenbelt, or Conservation Easement
- Government, Utility, or Institution

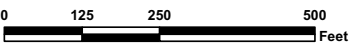
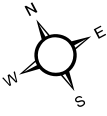
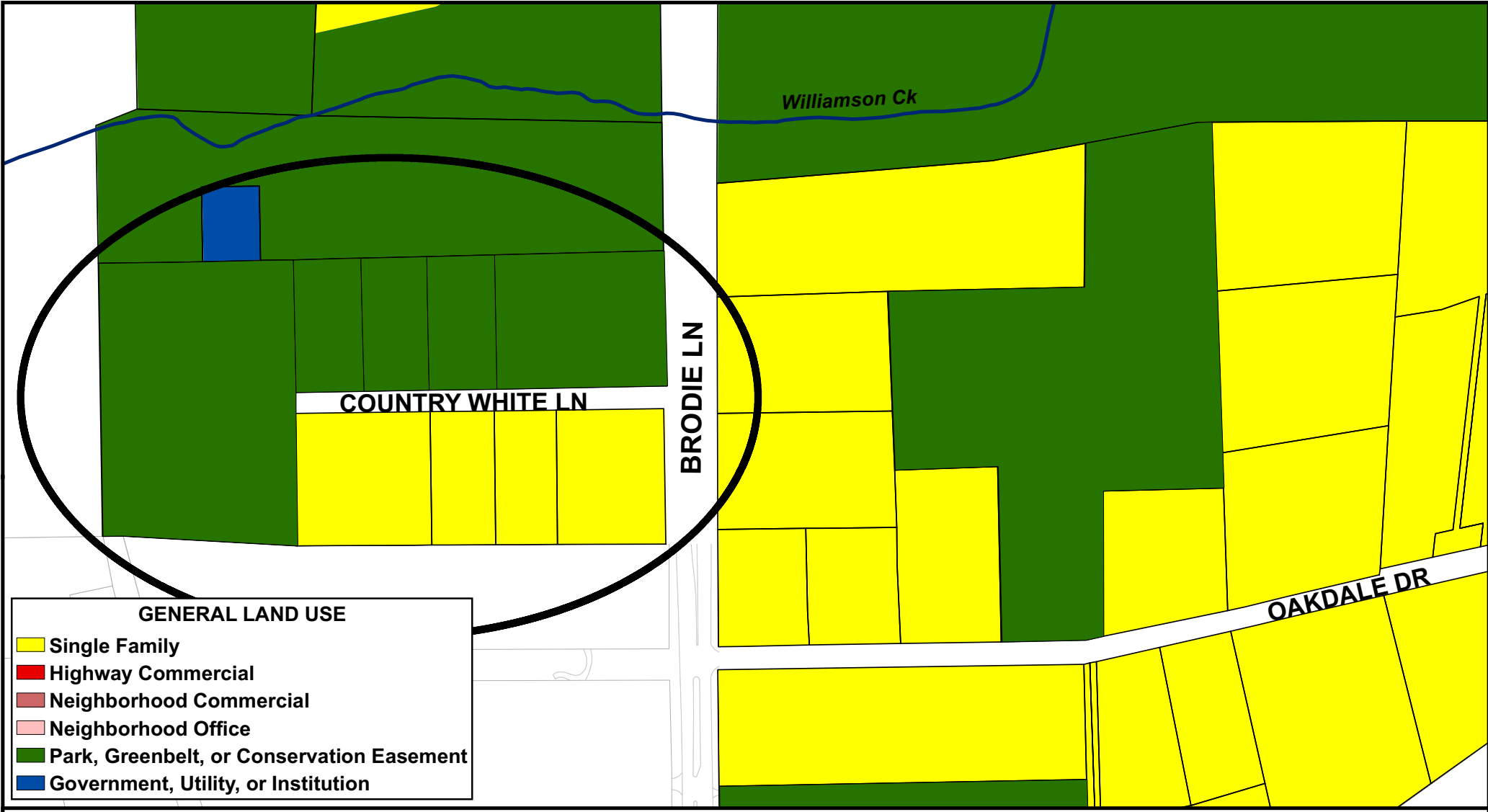


**City of Sunset Valley  
Future Land Use Map  
ETJ South  
Area for Possible Annexation**

**Area for Possible Annexation**



**City of Sunset Valley  
 Future Land Use Map  
 ETJ South  
 Option 2 - 1 Change**



**City of Sunset Valley  
 Future Land Use Map  
 ETJ South  
 Option 3 - 2 Changes**