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BUILD YOUR OWN
40,000+/- SF BUILDING
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PROPERTY.

SDP IS FINISHED AND
READY TO BE
SUBMITTED.
ORDINANCE IS
AVAILABLE FOR
REVIEW.



15501 & 15805 OLD 41 ROAD | NAPLES, FL 34110

LOT SIZE:	4.61 acres 200,812 square feet (2 parcels)
OLD 41 FRONTAGE:	415'
REAL ESTATE TAXES:	\$4,733.98 (2023)
PARCEL NUMBER:	00144960006 & 00143160001
ZONING:	CPUD with C-3 permitted uses (see attached list)

CONTACT 239.261.3400

William V. Gonnering, CCIM, SIOR ext. 162 bill@ipcnaples.com
Christine McManus, CCIM, SIOR ext. 163 christine@ipcnaples.com



Investment Properties Corporation of Naples
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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

15501 OLD 41 ROAD | SITE DEVELOPMENT PLAN

A SITE DEVELOPMENT PLAN/APPLICATIO
NORBERTO COMMONS
 (AKA OLD US 41 PARCEL)
 15501 OLD 41 ROAD N. • NAPLES, FLORIDA 34110
 SECTION 10 • TOWNSHIP 48S • RANGE 18E

PROJECT SITE/BUILDING ANALYSIS

PROJECT SITE/BUILDING AREA DATA			
	SQ. FEET	ACRES	PERCENTAGE
TOTAL SITE AREA	86,310	1.98	100.0%
TOTAL SITE AREA USED FOR PROPOSED CONSTRUCTION:	29,906	0.69	34.6%
NOTE: This square footage and site coverage will represent the total area used in developing the site. Management requirements for this site as they relate to previous / existing / building areas.			
TOTAL BUILDING AREA:	0,172	0.00	0.2%
NOTE: This square footage is used to determine site coverage percentages for projects in pervious/impermeable/impervious areas under management duty.			
TOTAL BUILDING AREA FOOTPRINT:	0,048	0.00	0.0%
NOTE: This square footage is used to determine site coverage percentages for projects in pervious/impermeable/impervious areas under management duty.			
IMPERVIOUS AREA: (Inventories: Site Area, Subsurface (Sanitary etc.))	1,560	0.02	1.8%
DETENTION AREAS:	4,152	0.10	4.8%
PERVIOUS AREAS:	7,294	0.17	8.4%
NOTES:			

BUILDING CONSTRUCTION INFORMATION

USE: BUSINESS GROUP B1, RETAIL GROUP R1	COND. # B	PROTECTION	SPRINKLERED
CONSTRUCTION TYPE III-B / I-2000	5,172	UNPROTECTED	YES
PARCEL LIES IN FLOOD ZONE: "AE" / (BASE FLOOD ELEV. = 11.5 (HADV-88))	REQUIRED	PROVIDED	
FINISH FLOOR ELEVATION:	3.0' (HADV)	3.0' (HADV)	

(SUBJECT PROPERTY) ZONING DISTRICT: CPUD (Ord. No. 2018-08)

SURROUNDING PROPERTIES:

NORTH - CPUD (15501 OLD 41 RD. - PARCEL A)	EAST - R.O.W. (OLD US 41 RD) / TRAIL (HADV 87)
SOUTH - PUD (STERLING CREEK TRACT "B" - VARIAN COMMERCIAL)	WEST - PUD (STERLING CREEK TRACT "C" - PRESERVE)

PROJECT SITE DESIGN AND DEVELOPMENT STANDARDS: Per CPUD (Ord. 2018-08)

Dimensional Standards for Principal Uses in CPUD 15501 Old US 41 - Ord. No. 2018-08

Table 1 - Lot Design Requirements for Principal Uses	REQUIRED	PROVIDED
MINIMUM LOT AREA (Square Feet)	10,000	33,034
MINIMUM LOT WIDTH (Square Feet)	75	100
MINIMUM LOT DEPTH (Square Feet)	100	300 (Avg)

Table 2 - Building Dimension Standards for Principal Uses	ALLOWED	PROVIDED
MAXIMUM BUILDING HEIGHT (Feet)	45'	24'-8"
MINIMUM DISTANCE BETWEEN BUILDINGS (1/2 lot line building height, 30' for accessory uses)	22'	28'-0"
MINIMUM FLOOR AREA (B) BUILDINGS (Square Feet)	N/A	0,172
FLOOR AREA RATIO (FAR)	N/A	17.3%

Table 3 - Building - PUD Boundary Setbacks (Exterior)	REQUIRED	PROVIDED
MINIMUM OLD U.S. #1	20'	85'
MINIMUM NORTH BOUNDARY	20'	N/A
MINIMUM SOUTH BOUNDARY	30'	30'

Table 4 - Building - Setbacks (Interior)	REQUIRED	PROVIDED
MINIMUM SIDS	10'	20'
MINIMUM PGAL	30'	55'
MINIMUM FROM THE BARRICADE	30'	30'
MINIMUM FROM CANAL	30'	80'
MINIMUM FROM PRESERVE	30'	N/A

NOTES:
 [A] (Accession use for) (unimproved) (road).

PROJECT TEAM

OWNER: URBAN DEVELOPMENTS LLC 1228 ADISON BLVD NAPLES, FLORIDA 34110 • P.O. Box: 299,301,492 • Fax: 239,391,4922 • Email: urbandev@urbandev.com	PROJ. ENGINEER/AGENT: PORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. LEVIN H. BUCKLEYS 1600 OLD 41 ROAD N. - STE 205 NAPLES, FLORIDA 34110 • P.O. Box: 299,301,492 • Fax: 239,391,4922 • Email: crisp@portgroup.com	PROJECT SURVEYOR: BORGSMO & WOOD, INC. BOB BORGSMO 1001 BONTA BLANCH RD SE JACKSONVILLE, FL 32218 • P.O. Box: 239,352,6399 • Fax: 239,352,6399 • Email: bob@borgsmo.com	PROJ. EN: MARRASCO BETHANY INC 1000 METRE PORT JEFFERSON • P.O. Box: 299,301,492 • Fax: 239,391,4922 • Email: beth@mbinc.com
PROJECT DESIGNER: PORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. CHRIS H. STEPHENS 1600 OLD 41 ROAD N. - STE 205 NAPLES, FLORIDA 34110 • P.O. Box: 299,301,492 • Fax: 239,391,4922 • Email: crisp@portgroup.com	PROJ. LANDSCAPE ARCH.: BROOKHURST LANDSCAPE ARCH. INC. DEBBIE P. BROOKHURST #1389 5931 SEA GRASS LANE NAPLES, FL 34114 • P.O. Box: 239,412,2968 • Fax: 239,732,1960 • Email: debbie@brookhurst.com	CONTRACTOR: PORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. 1600 OLD 41 ROAD N. - STE 205 NAPLES, FL 34110 • P.O. Box: 299,301,492 • Fax: 239,391,4922 • Email: crisp@portgroup.com	

PROJECT SCOPE OF WORK

TO CONSTRUCT A 5,568 S.F. ONE STORY MULTI USE (OFFICE, RETAIL) BUILDING PARKING FACILITIES, LANDSCAPING, SITE LIGHTING, STORMWATER MANAGEMENT UTILITIES.

LEGAL DESCRIPTION: FOLIO NO. 00144960001

TO 48 25 S 100FT OF S1/2 OF N1/2 OF SW1/4 OF NE1/4, LYING W OF TRAIL, 52 PG 529



- ### GENERAL NOTES
- EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IF PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
 - VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADEING (DETAIL SHOWN AND BARRICADEING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION).
 - GENERAL CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BEFORE THE START OF CONSTRUCTION.

ONS

COLLIER COUNTY

4.05.00 - OFF-STREET PARKING AND LOADING

4.05.04 - Parking Space Requirements (Per Table 17)				
USE / PARKING RATIO	OFFICE (1) / 1 per 200 square feet	OFFICE (2) / 1 per 200 square feet	RETAIL (1) / 1 per 200 square feet	RETAIL (2) / 1 per 200 square feet
OFFICE (1) / 1 per 200 square feet	1,200	300	1	4
RETAIL (1) / 1 per 200 square feet		3,072	Total Retail Spaces per Storey Area	
RETAIL (2) / 1 per 200 square feet	1,500	200	4	4
TRUCKS / OUTDOOR STORAGE AREAS that have an access for on general public / 1 per 500 sq ft	3,772	800	6	4
TOTAL BUILDING AREA / PARKING REQUIRED-PROVIDED (A/D Gross Leasable Area, Excludes Exterior Walk / Outdoor Seating Area)	5,172	/	14	14

4.05.06 - Loading Space Requirements

1. Each retail store, warehouse, wholesale establishment, industrial building, commercial restaurant, restaurant, general store, warehouse, or cleaning establishment, or similar facility shall have an adequate floor area of:

Table 18 - Required Loading Spaces	TOTAL USE S.F.	SPACES REQ'D	PROVIDED
10,000 Square Feet or less	5,172	1	1
10,000 Square Feet over 20,000			N/A
20,000 Square Feet over 50,000		2	N/A

Plan area of total off-street loading space for each additional 25,000 square feet over 50,000 square feet for each facility located.

4.05.07 - Handicapped Parking Requirements

3. Minimum: Provisions for the safe and convenient parking of bicycles shall be furnished at a ratio of five (5%) percent of requirements for motor vehicles as set forth in section 4.05.08, but not to exceed a maximum of fifteen (15) total bicycle parking spaces. A minimum of two (2) bicycle parking spaces shall be provided.

Table 19 - Required Handicapped Parking Spaces	TOTAL SPACES IN LOT	PERCENTAGE OF RESERVED SPACES	PROVIDED
Up to 25	14	1	1

4.05.08 - Bicycle Parking Requirements

Table 20 - Required Handicapped Parking Spaces (Per 4.05.07)	% MINIMUM BICYCLE PARKING	SPACES REQ'D	PROVIDED
14	0.00	1	1

INDEX OF DRAWINGS

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C-1-1	AERIAL PHOTOGRAPH (EXISTING & PROPOSED CONDITIONS)	2 OF 17
SDP-1.0	ANNOTATED SITE DEVELOPMENT PLAN	3 OF 17
SDP-1.1	DIMENSIONAL SITE DEVELOPMENT PLAN	4 OF 17
SDP-1.2	SITE DETAILS & SECTIONS	5 OF 17
SDP-2.0	SITE WATER MANAGEMENT PLAN, CALCULATIONS & SECTIONS	6 OF 17
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LANDSCAPING		
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L-1.1	BUILDING FOUNDATION PLANTINGS (ENLARGED SCALE)	16 OF 17
L-2.0	IRRIGATION PLAN	17 OF 17
SUPPLEMENTAL		
RS SETS	ARCHITECTURAL SUBMITTAL PACKAGE	-
	SITE BOUNDARY & TOPOGRAPHICAL SURVEY	-

SEAL

I. M. MARRASCO
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 12345
EXPIRES 12/31/2025

SEAL

LEVIN H. BUCKLEYS
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
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SEAL

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EXPIRES 12/31/2025

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EXPIRES 12/31/2025

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STATE OF FLORIDA
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EXPIRES 12/31/2025

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No. 12345
EXPIRES 12/31/2025

SEAL

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OF SOUTH FLORIDA, INC.
A MEMBER BUILD COMPANY
1600 OLD 41 ROAD N. - STE 205
NAPLES, FLORIDA 34110
D. 239,391,4922 / F. 239,391,4923

SEAL

Site Development Plans For
NORBERTO COMMONS
(OLD US 41 PARCEL)
15501 Old 41 Road N.
Naples, FL 34110

SEAL

Project Name & Address

Project No. C-18-0008

Drawn By: C. Stephens

Checked By: I. Marrasco

Date: 10/26/2023

Scale: AS SHOWN

Sheet: 1 OF 17

SEAL

C-1.0

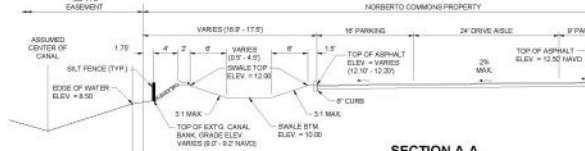
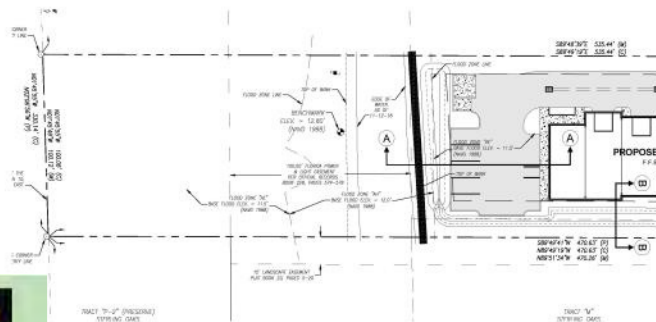
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15501 OLD 41 ROAD | PROPOSED BUILDING PLAN



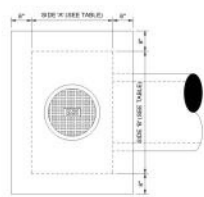
ipc
investment properties corporation
 3838 Tamiami Trail North, Suite 402
 Naples, FL 34103-3536
 Phone: 339-261-1400 Fax: 339-261-1777
 www.ipcna.com



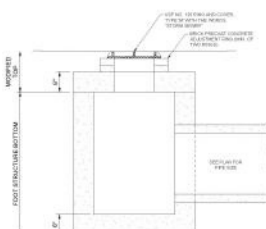
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NTS



SECTION C-C
NTS

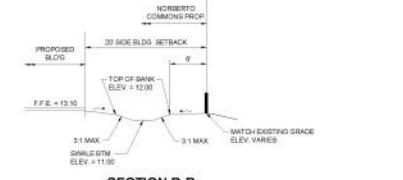
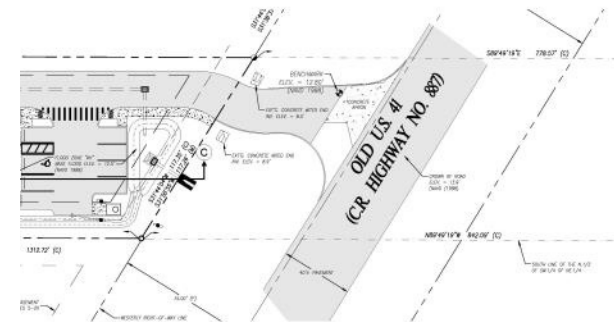


PLAN

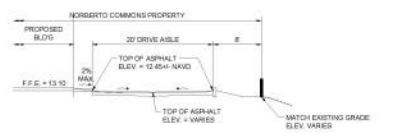


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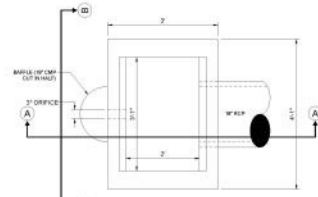
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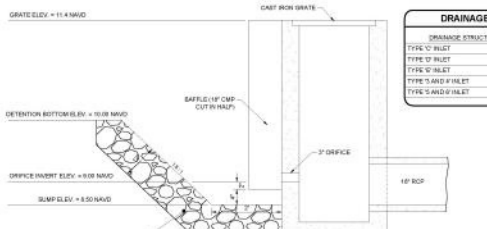
SECTION B-B
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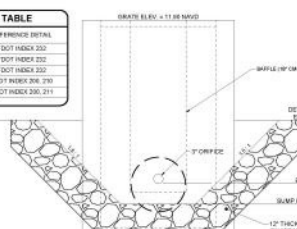
SECTION D-D
NTS



PLAN



SECTION A-A



SECTION B-B

DRAINAGE STRUCTURE TABLE

DRAINAGE STRUCTURE	REFERENCED DETAIL
TYPE 'C' INLET	FOOT INDEX 202
TYPE 'D' INLET	FOOT INDEX 202
TYPE 'W' INLET	FOOT INDEX 202
TYPE 'S AND S' INLET	FOOT INDEX 206, 210
TYPE 'S AND S' INLET	FOOT INDEX 206, 211

RECOMMENDED PIPE SIZES FOR STRUCTURES

DRAINAGE STRUCTURE	SIZE 'W' (RECOMMENDED WALL THICKNESS)	RECOMMENDED WALL THICKNESS	RECOMMENDED WALL THICKNESS
TYPE 'C' INLET	18" (2'-0")	38" (3'-11")	38" (3'-11")
TYPE 'D' INLET	24" (2'-0")	38" (3'-11")	38" (3'-11")
TYPE 'W' INLET	24" (2'-0")	38" (3'-11")	38" (3'-11")
TYPE 'S AND S' INLET (2 & 3 GRATE)	24" (2'-0")	48" OR 3'0" (16'-0")	48" OR 3'0" (16'-0")
TYPE 'S AND S' INLET (4 GRATE)	24" (2'-0")	70" OR 3'10" (26'-0")	70" OR 3'10" (26'-0")
TYPE 'S' BOTTOM (RECTANGULAR)	30" (2'-6" MAX)	30" (2'-6" MAX)	30" (2'-6" MAX)
TYPE 'S' BOTTOM (RECTANGULAR)	30" OR GREATER (VARIES)	30" OR GREATER (VARIES)	30" OR GREATER (VARIES)

- STRUCTURE DESIGN INFORMATION:**
- STRUCTURAL DESIGN AND REINFORCING SHALL CONFORM TO FOOT DESIGN STANDARDS.
 - ALL CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.

CONTROL STRUCTURE #CS-1
MODIFIED TYPE 'C' INLET - FOOT INDEX 202
NTS

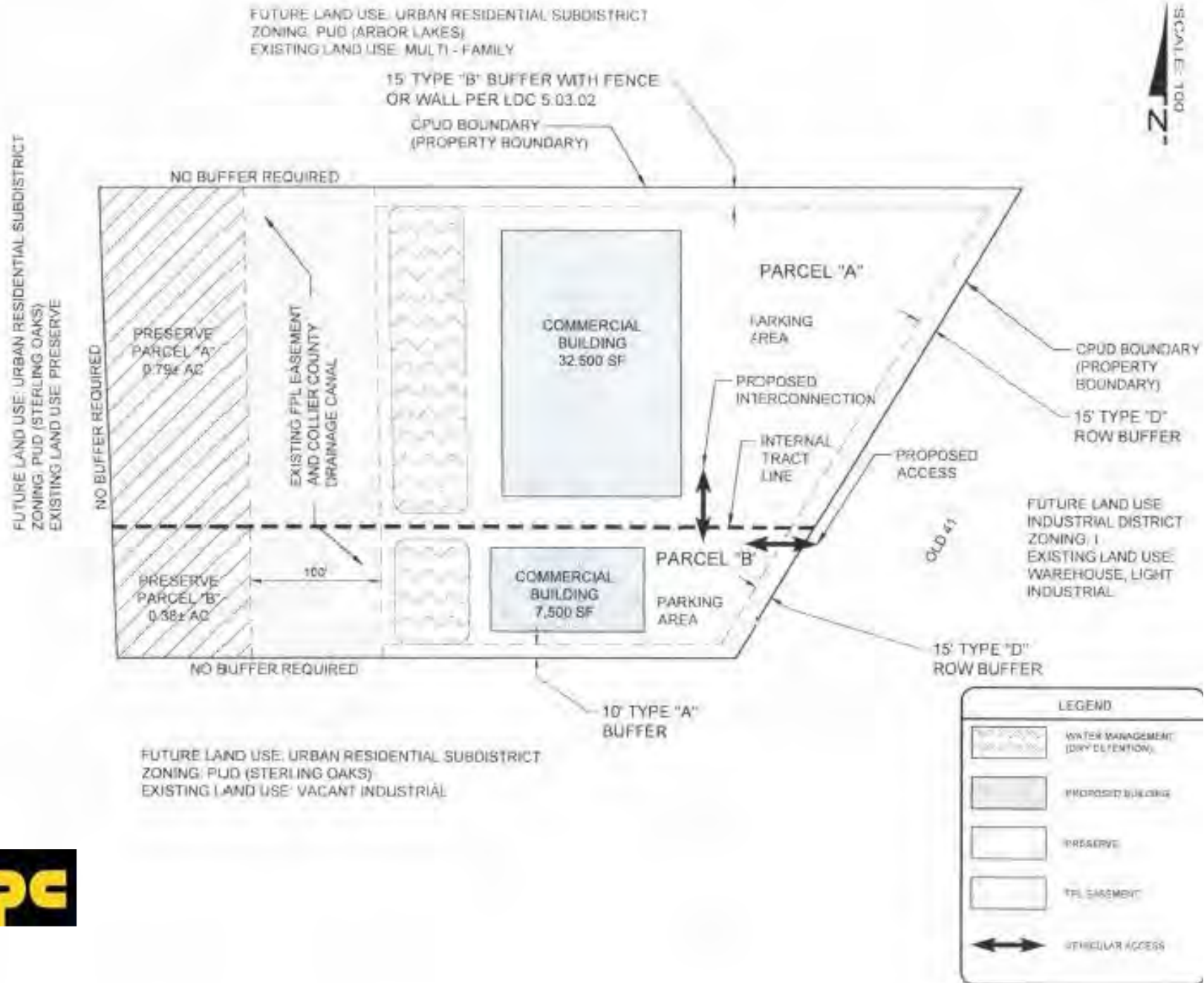
Project Name & Address
 Site Development Plans for
NORBERTO COMMONS
 (OLD US 41 PARCEL)

Project No. C18-0008
Drawn by C. Sposato
Checked by K. McVicker
Date 11/17/2016
Scale 1/8" = 1'-0"

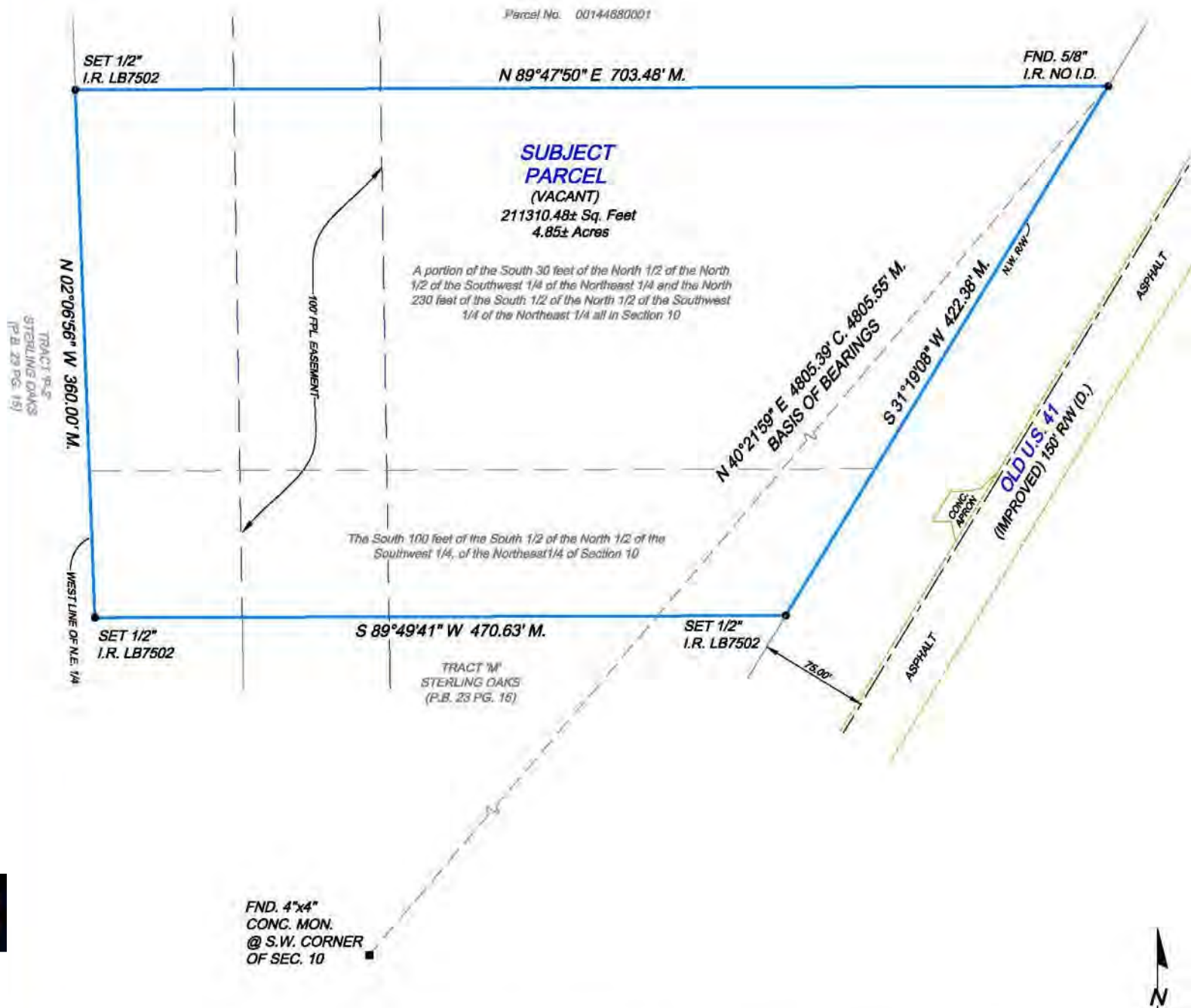
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FOR CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
 A DESIGN / BUILD COMPANY
 15501 OLD 41 ROAD, SUITE 100, NAPLES, FL 34103
 PHONE: 339-261-1400 FAX: 339-261-1777
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15501 & 15805 OLD 41 ROAD | NAPLES, FL 34110



15501 & 15805 OLD 41 ROAD | NAPLES, FL 34110



15501 & 15805 OLD 41 ROAD | PROPOSED USES

1. Accounting
2. Adjustment and collection services
3. Advertising agencies
4. Animal specialty services, except veterinary (excluding outside kenneling).
5. Apparel and accessory stores with 5,000 square feet or less of gross floor area in the principal structure
6. Architectural services
7. Auditing
8. Auto and home supply stores with 5,000 square feet or less of gross floor area in the principal structure [No onsite mechanics or performance of auto services]
9. Banks, credit unions and trusts
10. Barber shops
11. Beauty shops (except for beauty schools)
12. Bookkeeping services
13. Business associations
14. Business consulting services
15. Business credit institutions
16. Business services — miscellaneous (except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories telephone, drive-away automobile, exhibits- building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting, window trimming, and yacht brokers)
17. Catalog and Mail Order Houses limited to 7,500 square feet and limited to Parcel B (no on- site sales)
18. Civic, social and fraternal associations
19. Commercial art and graphic design
20. Commercial photography
21. Computer and computer software stores with 5,000 square feet or less of gross floor area in the principal structure
22. Computer programming, data processing and other services
23. Credit reporting services
24. Direct mail advertising services
25. Drug stores
26. Eating places with 6, 000 square feet or less in gross floor area in the principal



15501 & 15805 OLD 41 ROAD | PROPOSED USES

structure. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to locational requirements of section LDC 5. 05. 01. Subject to Condition 4. A. AND B.

27. Engineering services
28. Essential services, subject to LDC section 2. 01 , 03.
29. Federal and federally-sponsored credit agencies
30. Food stores with 5,000 square feet or less of gross floor area in the principal structure
31. Funeral services (except crematories)
32. Garment pressing, and agents for laundries and drycleaners
33. General merchandise stores with 5,000 square feet or less of gross floor area in the principal structure.
34. Glass stores with 5,000 square feet or less of gross floor area in the principal structure
35. Group care facilities (except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F. S. § 429 and ch. 58A- 5 F. A. C.; and continuing care retirement communities pursuant to F. S. § 651 ; all subject to LDC section 5. 05.04.
36. Hardware stores with 1,800 square feet or less of gross floor area in the principal structure
37. Health services, offices and clinics excluding outpatient rehab
38. Home furniture and furnishings stores with 5,000 square feet or less of gross floor area in the principal structure
39. Home health care services
40. Household appliance stores with 5,000 square feet or less of gross floor area in the principal structure
41. Insurance carriers, agents and brokers
42. Labor unions
43. Landscape architects, consulting and planning
44. Laundries and dry cleaning, coin operated - self-service
45. Legal services
46. Libraries
47. Loan brokers
48. Management services
49. Membership organizations, miscellaneous
50. Mortgage bankers and loan correspondents
- 51 . Museums and art galleries
52. Musical instrument stores with 5,000 square feet or less of gross floor area in the principal structure
53. Paint stores with 5,000 square feet or less of gross floor area in the principal structure
54. Personal credit institutions
55. Personal services, miscellaneous (babysitting bureaus, clothing rental, costume rental, dating service, debt counseling, depilatory salons, diet



15501 & 15805 OLD 41 ROAD | PROPOSED USES

- workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only) with 5,000 square feet or less of gross floor area in the principal structure
56. Personnel supply services except for labor pools and employee leasing
 57. Photocopying and duplicating services
 58. Photofinishing laboratories
 59. Photographic studios, portrait
 60. Physical fitness facilities (except discotheques)
 61. Political organizations
 62. Professional membership organizations
 63. Public administration
 64. Public relations services
 65. Radio, television and consumer electronics stores with 5,000 square feet or less of gross floor area in the principal structure.
 66. Radio, television and publishers advertising representatives
 67. Real Estate
 68. Repair services - miscellaneous (bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only)
 69. Retail nurseries, lawn and garden supply stores with 5,000 square feet or less of gross floor area in the principal structure.
 70. Retail services - miscellaneous (except pawnshops and building materials, 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths) with 5,000 square feet or less of gross floor area in the principal structure
 71. Secretarial and court reporting services
 72. Security and commodity brokers, dealer, exchanges and services
 73. Shoe repair shops and shoeshine parlors
 74. Social services, individual and family (activity centers, elderly or handicapped only; day care centers, adult and handicapped only)
 75. Surveying services
 76. Tax return preparation services
 77. Travel agencies (no other transportation services)
 78. United State Postal Service (except major distribution center)
 79. Veterinary services (excluding outdoor kenneling)
 80. Videotape rental with 5,000 square feet or less of gross floor area in the principal structure
 81. Wallpaper stores with 5, 000 square feet or less of gross floor area in the principal structure



15501 & 15805 OLD 41 ROAD | PROPOSED USES

B. Accessory Uses:

Accessory uses customarily associated with Permitted Principal Uses including but not limited to:

1. Customary accessory uses and structures
2. Caretaker's residence, subject to LDC Section 5.03.05, limited to one (1) dwelling unit
3. Essential services, including interim and permanent utility and maintenance facilities
4. Water management facilities

C. Prohibited Uses

The following uses are prohibited within the CPUD:

1. Tattoo/ piercing parlors
2. Sexually oriented businesses as defined in Ordinance No. 91- 83, as it may be amended from time to time.
3. Pawn shops
4. Automobile Parking, automobile parking garages and parking structures
5. Automotive services
6. Child day care services
7. Churches
8. Dry cleaning plants
9. Educational plants and public schools subject to LDC section 5.05.14
10. Gasoline service stations
11. Laundries, family and commercial
12. Marinas
13. Record and prerecorded tape stores
14. Religious organizations

PRESERVE PERMITTED USES:

No building or structure, or part thereof, shall be erected, altered or uses, or land used, in whole or in part, for other than the following:

A. Principal Use:

1. Preserve

B. Accessory Uses:

1. Uses subject to LDC section Allowable Uses within County required preserves

