

EXHIBIT "A"

SITE DEVELOPMENT STANDARDS

Section 1. Applicable Site Development Regulations

- A. If there is a conflict between this Ordinance and applicable City of Austin rules, regulations and ordinances, this Ordinance including the Exhibits shall control.

Section 2. Authorized Uses

- A. All Limited Industrial (LI) uses are permitted uses of the Property, except as set forth in Subsection B of this Section. The following are additional permitted uses:

Condominium Residential	Multi-Family Residential
Cocktail Lounge*	

* The total square footage of cocktail lounge shall be limited to 15,000 square feet for the entire property. Any square footage over 15,000 square feet will require a conditional use permit.

- B. The following uses are prohibited as principal uses of the Property:

Agricultural Sales and Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Campground	Construction Sales and Services
Convenience Storage	Drop-off Recycling Collection Facility
Exterminating Services	Kennels
Pedicab Storage and Dispatch	Scrap and Salvage
Service Station	Vehicle Storage
Basic Industry	Custom Manufacturing
General Warehousing and Distribution	Light Manufacturing
Limited Warehousing and Distribution	Recycling Center
Resource Extraction	Research Services
Maintenance and Service Facilities	Indoor Crop Production

Section 3. Site Development Regulations

- A. Base District Regulations
 - 1) Development of the Property shall conform to the site development regulations authorized for the Limited Industrial Services (LI) district as set forth in the City Code, except as provided for in this Ordinance.
 - 2) The following development regulations shall apply to the Property:
 - a) The minimum setbacks shall apply to the Property:
Front Yard: 10-ft

Street Side Yard: 10-ft
Interior Side Yard: 0-ft
Rear Yard: 0-ft

- b) The maximum height is 120 feet.
 - c) The maximum impervious cover is 95%.
 - d) The maximum building coverage is 95%.
 - e) The maximum floor-to-area ratio is 4:1.
 - f) There are no minimum site area requirements.
- 3) Calculations for impervious cover, building coverage, and floor-to-areas ratios shall be based on the gross site area of the entire Property.
- 4) The Property is entitled to the height exceptions set forth in Section 25-2-531 (*Height Limit Exceptions*).
- 5) Section 25-6-471(D) (*Off-Site Parking Allowed*) is modified such that a parking facility may be located anywhere within the boundaries of the Property regardless of where the use is located within the Property.