

## **Planned Unit Development District, Crown Campus**

**As Approved on January 9, 2018 (Effective February 8, 2018) by City Council  
(Ord. 86-17)**

**As Approved by Planning and Zoning Commission on November 2, 2017**

**As Proposed for revisions to Subarea B – Amended Final Development Plan: Crown Ineos PUD  
District May 2025**

### **I. Index**

1. Background
2. General Development Standards
3. Subarea Map
4. Subarea A – Crown Mercedes
5. Subarea B – Crown Ineos
6. Subarea C (Future)
7. Subarea D (Future)

### **II. Background**

The Crown Campus was originally zoned as part of the Perimeter Center PCD, Subarea I – Transitional Area (ORD. 03-88). The campus was subsequently rezoned to allow for the existing auto dealerships to develop. The campus was rezoned in 2002 (ORD. 68-02) to permit modified development standards for Subarea I. Most recently, in 2018 the site was rezoned to the Crown Campus PUD District via Ordinance 86-17, with detailed uses and standards identified for Subarea A, the Crown Mercedes site, and with Subareas B, C and D specified for future updates and uses. The subject of this Amended Final Development Plan application is the middle parcel (PID 273007004), Subarea B. The purpose of this application is to update the building architecture and signage on Subarea B only. This application does not affect other portions of Perimeter Center PCD, Subarea I or alter any standards or uses on the Crown Campus PUD Subareas A, C or D at this time.

### III. Subarea Map



**IV. Subarea A** – The +/- 5.86 acres parcel (PID 273005562) located between Mercedes Drive (private) to the north; and Perimeter Loop Road (public) and Subarea D (PID 273005359) to the south; and, other Crown auto dealership parcels to the east, Subarea B (PID 273007004) the subject of this Amended Final Development Plan application, and Subarea C, (PID 273010210), which is to remain in the current condition under existing standards of Perimeter Center, Subarea I, until future modifications are requested and considered by the required reviewing body.

#### **A. General**

1. Unless otherwise set forth in the preliminary development plans or written text, the development standards of Chapter 153 of the City of Dublin Zoning Code (“the Code”) shall apply to this PUD.
2. If the standards contained herein conflict with the Code the standards of the PUD shall prevail. In the case of conflicting standards within the development text the more restrictive shall apply.

## **B. Uses**

### **The following uses shall be permitted:**

1. New and used automobile sales and service.
2. Medical and dental offices.
3. General administrative and business offices.
4. Ancillary uses within a structure primarily devoted to automobile sales or service uses including, without limitation:
  - a. Automobile service (but not including auto body work)
  - b. Retail sales of automobile parts and accessories.
  - c. Non-retail, coffee shops selling beverages and snack food items for on-premises consumption.
  - d. Automobile rental services.
  - e. Non-retail, auto car wash in association with auto sales and service facilities. The car wash located in Subarea B shall be permitted to serve the automobile dealerships located on the adjacent properties Subarea A (PID 273005562 and Subarea C (PID 273010210).

### **The following uses shall be prohibited:**

1. Automobile body shop operations.
2. Storage of damaged vehicles or other activities, which may detract from the high visual quality intended.
3. Loading docks.
4. Any uses not explicitly permitted above.

### **Use specific standards:**

1. New and used automobile sales and service; and, ancillary uses within a structure primarily devoted to automobile sales or service uses without limitation.
  - a. Treatment of hazardous materials on site:
    - i. Waste oil and waste anti-freeze must be stored above ground in concrete vault or other containment vessel within the primary structure.
    - ii. All hydraulic lifts shall use only biodegradable vegetable oil as a hydraulic medium, or EPA approved material.
    - iii. New (unused) oil will be stored above ground and indoors within the building.
    - iv. No automobile gasoline or diesel fuel storage tanks are permitted on site for the purpose of fueling automobiles.

- b. Loading and unloading of vehicles is prohibited on all adjacent public streets and private drives.
- c. Interior automobile dealership lights must be minimized daily between 9pm and 7am.
- d. Outside loudspeakers are prohibited.

### **C. Yard and Setback Requirements**

- 1. The setbacks from Perimeter Loop Drive shall be 25' for pavement and 50' for building.
- 2. The setbacks from Mercedes Drive shall be 25' for pavement and building.
- 3. No setbacks shall be required for parking and pavement from lot lines interior to the campus.
- 4. Total ground covered by all buildings shall not exceed 25% of the total lot area.
- 5. Total impervious areas shall not cover more than 70% of the total lot area of Subarea A.

### **D. Development Standards and Architecture**

- 1. The development shall exhibit visual quality and prominence as an important gateway to Dublin.
- 2. Construction shall be limited to one (1) building in Subarea A.
- 3. All building materials must be of equal quality on all four sides.
- 4. All buildings shall be designed to reflect the architectural elements of adjacent development, the high quality community character, and reflect the image and scale of an office building.
- 5. Contemporary and modern designs with a mix of materials, including brick, glass, metal, ACM, EIFS and concrete are appropriate and encouraged in this transitional zone.
- 6. Design compatibility does not require exact duplication of the themes, materials or elements of adjacent development, but must be context sensitive.
- 7. The maximum building height shall not exceed 30 feet from finished grade, and parapets shall not be counted toward maximum building height.

### **E. Parking, Loading, and Vehicle Display**

- 1. Parking, loading, and vehicle display shall meet the Code except as altered below:
  - a. One (1) parking space per 300 square feet of vehicle sales.
  - b. One (1) parking space per 1,000 square feet of outdoor vehicle display.
  - c. Three (3) parking spaces per service bay permitting the service bay to be counted as one parking space.
- 2. Shared parking across the dealership campus shall be permitted.

3. A Parking Plan demonstrating adequate parking across the campus shall be submitted to the City with any proposed site modifications.
4. Automobiles stored outside of the buildings and exhibited for sale are limited to the number of approved parking spaces, and must be parked in a parking space, designated display area, or flex space.
5. Vehicles may only be displayed in designated vehicle display areas and are prohibited from being displayed on pervious surfaces including, but not limited to grass, landscape features, and mounds.
6. Cars stored for inventory only, and not for immediate sales display, or for transport to another location, may be triple-stacked in the flex area designated in the Final Development Plan. Flex spaces do not count as parking spaces and may not exceed a total of 48 flex spaces.

#### **F. Circulation**

1. Curb cuts on Perimeter Loop Drive shall be spaced as built and shall be otherwise approved by City Engineering and traffic regulation standards.
2. All curb cuts on public streets shall require brick pavers or concrete finished in a brick pattern at point of entry into site.

#### **G. Waste and Refuse**

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence per Code.

#### **H. Storage, Equipment, and Mechanicals**

*Refer to Use Specific Standards for auto-oriented storage and operations IV(B).*

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.
2. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.
3. All mechanicals must be located or screened so as to not be visible by automobile from either US 33, the exit ramps to Avery Road, Avery Road, or adjacent public streets or private drives.

#### **I. Landscaping, Mounding and Tree Replacement**

1. All landscaping, mounding and tree replacement shall be according to the Code, unless altered below.
2. In addition and within the required building setback, a 3'- 4' earthen landscaped mound shall be provided along Perimeter Loop Road with street trees planted 50' on center and located +1' from R.O.W. line within R.O.W.
3. Along US 33, a 6' landscaped mound shall be provided with trees planted a minimum of 1 tree per 30' or fraction thereof. (trees may be grouped).
4. Street trees shall be planted along Perimeter Loop Road. Trees shall be planted

one (1) per 30' along the R.O.W. (trees may not be grouped). The minimum caliper shall be 3" per tree.

## **J. Lighting**

1. All lighting shall be according to the Code, unless altered below.
2. Light fixtures shall be installed at a maximum height of 28 feet and may include 400 watt lamps.
3. Lighting poles and fixtures shall be consistent in color and appearance throughout the site and shall be dark in color and constructed of dark brown, black, or bronze metal.
4. External lighting shall utilize cut-off fixtures.
5. Cut-off type landscape and building up lighting shall be permitted.
6. Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
7. No colored lights shall be permitted to illuminate the exterior of a building.
8. All lights shall be arranged to reflect light away from any street or adjacent property.

## **K. Signs**

### **1. Intent**

This site is unique in that it has frontage on multiple curvilinear roads and access at four (4) widely dispersed points. The sign regulations shall recognize the development of the property within the context of the adjacent dealerships and strive to create a campus identity while recognizing the independence of each dealership.

### **2. Modification to Signs**

Signs may only be modified administratively in accordance with the City of Dublin's Code provisions for administrative approvals of modifications in Planned Districts.

### **3. General Sign Standards**

- a. All signs must comply with the City of Dublin Sign Code, unless altered below.
- b. All signs shall be constructed of a material consist with and complimentary to the building found in Subarea A.
- c. Graphics located inside the building shall not be considered sign provided they are not more than 3 feet in height, not within 3 feet of a window, and are not readily visible from public streets or private drives that are adjacent to the site.
- d. Informational stickers provided by automobile manufacturers shall not be considered a sign.
- e. Address numerals without additional campus or brand identification shall not be considered a sign and shall not require a sign permit provided the size of the numerals does not exceed 2 square feet.

- f. Height of a sign shall be measured to the top of the sign.
- g. All sign sizes shall be calculated as total length multiplied by total width disregarding irregular shapes including, but not limited to circles, triangles, and polygons.

4. Permitted Sign Types

- a. **Campus Identification Sign:** Identification for the Crown Campus. One (1) ground sign campus identifier shall be permitted per parcel and one (1) building mounted campus identified shall be permitted per parcel.
  - i. Ground: The sign must be located on Perimeter Loop Drive. The sign shall not exceed 50 square feet, and shall not exceed 12 feet in height. A consistent brick base is required for all brands to match across the campus. All grounds signs must be located 8 feet from the R.O.W., and not located within a utility easement. The design of the sign shall specifically be required to be:
    - 1. The sign shall be a width no greater than 6 feet and a depth no greater than 2 feet.
    - 2. Sign letters shall be internally illuminated and be made of translucent white letters with anodized aluminum returns with letters not exceeding 1 foot in height.
  - ii. Building Mounted: The sign must be affixed to the building. The sign is not required to be affixed to a wall. The sign shall not exceed 50 square feet, and shall not exceed 15 feet in height. The design of the sign shall specifically be required to be:
    - 1. The sign shall be metal with a width no greater than 25 feet.
    - 2. Sign letters shall be internally illuminated and be made of translucent white letters with anodized aluminum returns with letters not exceeding 1 foot – 6 inches in height.
- b. **Brand Identification Sign:** Identification for the automotive brand within the context of the Crown Campus. Two (2) brand identification signs are permitted per parcel, and must be located interior to the site, not directly adjacent to a public street or private drive; however, the signs may be visible from adjacent parcels providing the signs do not exceed 35 square feet, and is not greater than 15 feet in height. The design of the sign shall specifically be required to be:
  - 1. A brand logo without the primary name of the brand. The signs shall have a width no greater than 5 feet – 6 inches.
  - 2. The signs shall be mounted to an architecturally integrated wing wall, and constructed of a polycarbonate and backlit.
- c. **Wayfinding and Directional Signs:** A non-illuminated ground sign designed to provide direction to visitors to reach their intended destination realizing multiple automotive brands are located together on a single

campus. Any directional sign not meeting the City of Dublin Sign Code provision for directional signs shall require a sign permit.

- i. Perimeter Wayfinding Sign: A ground sign identifying the brand entrance, exit, or parts and service. The primary name of the brand is permitted to be included along with the direction. A brand logo is prohibited. A maximum of three (3) perimeter wayfinding signs are permitted to be located along a public street or private drive. The sign must be located within 10 feet of a vehicular access point, and shall not be located within 8 feet of the R.O.W, and shall not be located in a utility easement. Signs shall not exceed 8 square feet in size and 4 feet in height. The design of the sign shall specifically be required to be:

1. A black metal panel mounted on silver aluminum posts with white letters.

- ii. Interior Wayfinding Sign: A ground sign identifying direction interior to the campus. The primary name of the brand and brand logo are prohibited. A maximum of four (4) interior wayfinding signs are permitted to be located at the automotive dealer's discretion throughout subarea A. The signs shall be a maximum of 4 square feet, and shall not exceed 3 feet in height. The design of the sign shall specifically be required to be:

1. A black metal panel mounted on silver aluminum posts with white letters.

#### 5. Prohibited Sign Types

- a. All signs prohibited in the City of Dublin Sign Code shall be prohibited including, but not limited to:
  - i. Balloons, flags, banners, flags, blimps, helium air devices, streamers, metallic wind vanes, moving signs, changeable copy signs, and similar visual attractions.
  - ii. Painting or other types of surface graphics displaying prices, slogans, or other advertising.
- b. All sign types not explicitly permitted are prohibited.

**V. Subarea B** – The +/- 2.95 acres subject parcel (PID 273007004) is located between Mercedes Drive (private) to the north and Perimeter Loop Road (public) to the south; and, the other Crown auto dealership parcels, Subarea A the Mercedes site (PID 273005562) under the current Crown Campus PUD district standards, and (future) Subarea C (PID 273010210), and Subarea D (PID 273005359) to the south which are to remain in the current conditions under existing standards of Perimeter Center, Subarea I, until future modifications are requested and considered by the required reviewing body.



### **A. General**

1. Unless otherwise set forth in the preliminary development plans or written text, the development standards of Chapter 153 of the City of Dublin Zoning Code (“the Code”) shall apply to this PUD.
2. If the standards contained herein conflict with the Code the standards of the PUD shall prevail. In the case of conflicting standards within the development text the more restrictive shall apply.

### **B. Uses**

#### **The following uses shall be permitted:**

1. New and used automobile sales and service.
2. Medical and dental offices.
3. General administrative and business offices.
4. Ancillary uses within a structure primarily devoted to automobile sales or service uses including, without limitation:
  - a. Automobile service (but not including auto body work)
  - b. Retail sales of automobile parts and accessories.
  - c. Non-retail, coffee shops selling beverages and snack food items for on-premises consumption.
  - d. Automobile rental services.
  - e. Non-retail, auto car wash in association with auto sales and service facilities. In addition to serving cars located on Subarea B, the car wash located in Subarea B shall be permitted to serve automobile dealerships located on the adjacent properties Subarea A (PID 273005562 and Subarea C (PID 273010210).

#### **The following uses shall be prohibited:**

1. Automobile body shop operations.
2. Storage of damaged vehicles or other activities, which may detract from the high visual quality intended.
3. Loading docks.
4. Any uses not explicitly permitted above.

#### **Use specific standards:**

1. New and used automobile sales and service; and, ancillary uses within a structure primarily devoted to automobile sales or service uses without limitation.
  - a. Treatment of hazardous materials on site:
    - i. Waste oil and waste anti-freeze must be stored above ground in concrete vault or other containment vessel within the primary structure.
    - ii. All hydraulic lifts shall use only biodegradable vegetable oil as a

- hydraulic medium, or EPA approved material.
- iii. New (unused) oil will be stored above ground and indoors within the building.
- iv. No automobile gasoline or diesel fuel storage tanks are permitted on site for the purpose of fueling automobiles.
- b. Loading and unloading of vehicles is prohibited on all adjacent public streets and private drives.
- c. Interior automobile dealership lights must be minimized daily between 9pm and 7am.
- d. Outside loudspeakers are prohibited.

### **C. Yard and Setback Requirements**

1. The setbacks from Perimeter Loop Drive shall be 25' for pavement and 50' for building.
2. The setbacks from Mercedes Drive shall be 25' for pavement and building.
3. No setbacks shall be required for parking and pavement from lot lines interior to the campus.
4. Total ground covered by all buildings shall not exceed 25% of the total lot area.
5. Total impervious areas shall not cover more than 70% of the total lot area for Subarea B.

### **D. Development Standards and Architecture**

1. The development shall exhibit visual quality and prominence as an important gateway to Dublin.
2. Construction shall be limited to one (1) Showroom/Display/Service building and one (1) separate carwash building in Subarea B.
3. All building materials must be of equal quality on all four sides.
4. All buildings shall be designed to reflect the architectural elements of adjacent development, the high quality community character, and reflect the image and scale of an office building.
5. Contemporary and modern designs with a mix of materials, including brick, glass, metal, ACM, EIFS and concrete are appropriate and encouraged in this transitional zone. Composite materials may be used as an aesthetic element.
6. Design compatibility does not require exact duplication of the themes, materials or elements of adjacent development, but must be context sensitive.
7. The maximum building height shall not exceed 30 feet from finished grade, and parapets shall not be counted toward maximum building height.

### **E. Parking, Loading, and Vehicle Display**

1. Parking, loading, and vehicle display shall meet the Code except as altered below:
  - a. One (1) parking space per 300 square feet of vehicle sales.
  - b. One (1) parking space per 1,000 square feet of outdoor vehicle display.
  - c. Three (3) parking spaces per service bay permitting the service bay to be counted as one parking space.
2. Shared parking across the dealership campus shall be permitted.
3. A Parking Plan demonstrating adequate parking across the campus shall be submitted to the City with any proposed site modifications.
4. Automobiles stored outside of the buildings and exhibited for sale are limited to the number of approved parking spaces, and must be parked in a parking space, designated display area, or flex space.
5. Vehicles may only be displayed in designated vehicle display areas and are prohibited from being displayed on pervious surfaces including, but not limited to grass, landscape features, and mounds.
6. Cars stored for inventory only, and not for immediate sales display, or for transport to another location, may be triple-stacked in the flex area designated in the Amended Final Development Plan. Flex spaces do not count as parking spaces and may not exceed a total of 48 flex spaces.

#### **F. Circulation**

1. Existing curb cuts on Perimeter Loop Road and Mercedes Drive are accessed from other Crown Subarea parcels and provided shared access for Subarea B. The curb cuts shall be spaced as built and shall be otherwise approved by City Engineering and traffic regulation standards.
2. All curb cuts on public streets shall require brick pavers or concrete finished in a brick pattern at point of entry into site.

#### **G. Waste and Refuse**

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence per Code.

## **H. Storage, Equipment, and Mechanicals**

*Refer to Use Specific Standards for auto-oriented storage and operations IV(B).*

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.
2. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.
3. All mechanicals must be located or screened so as to not be visible by automobile from either US 33, the exit ramps to Avery Road, Avery Road, or adjacent public streets or private drives.

## **I. Landscaping, Mounding and Tree Replacement**

1. All landscaping, mounding and tree replacement shall be according to the Code, unless altered below.
2. In addition and within the required building setback, a 3'- 4' earthen landscaped mound shall be provided along Perimeter Loop Road with street trees planted 50' on center and located +1' from R.O.W. line within R.O.W.
3. Along US 33, a 6' landscaped mound shall be provided with trees planted a minimum of 1 tree per 30' or fraction thereof. (trees may be grouped).
4. Street trees shall be planted along Perimeter Loop Road. Trees shall be planted one (1) per 30' along the R.O.W. (trees may not be grouped). The minimum caliper shall be 3" per tree.

## **J. Lighting**

1. All lighting shall be according to the Code, unless altered below.
2. Light fixtures shall be installed at a maximum height of 28 feet and may include 400 watt lamps with 5000k color temperature.
3. Lighting poles and fixtures shall be consistent in color and appearance throughout the site and shall be dark in color and constructed of dark brown, black, or bronze metal.
4. External lighting shall utilize cut-off fixtures.
5. Cut-off type landscape and building up lighting shall be permitted.
6. Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
7. No colored lights shall be permitted to illuminate the exterior of a building.
8. All lights shall be arranged to reflect light away from any street or adjacent property.

## **K. Signs**

With the Subarea A approval in 2017, the Planning and Zoning Commission required that all signs within the Crown Campus be reviewed by the Commission. Once the rezoning is concluded for Subarea B, sign face changes that comply with the intent of the development text and meet the code requirements can be approved administratively by staff.

### 1. Intent

This site is unique in that it has frontage on multiple curvilinear roads and access at four (4) external and widely dispersed points. The sign regulations shall recognize the development of the property within the context of the adjacent dealerships and strive to create a campus identity while recognizing the independence of each dealership.

### 2. Modification to Signs

Signs may only be modified administratively in accordance with the City of Dublin's Code provisions for administrative approvals of modifications in Planned Districts.

### 3. General Sign Standards

- a. All signs must comply with the City of Dublin Sign Code, unless altered below.
- b. All signs shall be constructed of a material consist with and complimentary to the building found in Subarea B.
- c. Graphics located inside the building shall not be considered sign provided they are not more than 3 feet in height, not within 3 feet of a window, and are not readily visible from public streets or private drives that are adjacent to the site.
- d. Informational stickers provided by automobile manufacturers shall not be considered a sign.
- e. Address numerals without additional campus or brand identification shall not be considered a sign and shall not require a sign permit provided the size of the numerals does not exceed 2 square feet.
- f. Height of a sign shall be measured to the top of the sign.
- g. All sign sizes shall be calculated as total length multiplied by total width disregarding irregular shapes including, but not limited to circles, triangles, and polygons.

### 4. Permitted Sign Types

- a. **Campus Identification Sign:** Identification for the Crown Campus. One (1) ground sign campus identifier shall be permitted per parcel and one (1) building mounted campus identified shall be permitted per parcel.

- i. **Ground:** The sign must be located on Perimeter Loop Drive. The sign shall not exceed 50 square feet, and shall not exceed 15 feet in height. A consistent brick base is required for all brands to match across the campus. All grounds signs must be located 8 feet from the R.O.W., and not located within a utility easement. The design of the sign shall specifically be required to be:
    - 1. The sign shall be a width no greater than 7 feet and a depth no greater than 2 feet.
    - 2. Sign letters shall be internally illuminated and be made of translucent white letters with anodized aluminum returns with letters not exceeding 1 foot in height.
  - ii. **Building Mounted:** The sign must be affixed to the building. The sign is not required to be affixed to a wall. The sign shall not exceed 50 square feet, and shall not exceed 22 feet in height. The design of the sign shall specifically be required to be:
    - 1. The sign shall be metal or other comparable material as approved under City Code, with a width no greater than 25 feet.
    - 2. Sign letters shall be internally illuminated and be made of translucent letters with anodized aluminum returns with letters not exceeding 1 foot – 6 inches in height.
- b. **Brand Identification Sign:** Identification for the automotive brand within the context of the Crown Campus. Two (2) brand identification signs are permitted per parcel, and must be located interior to the site, not directly adjacent to a public street or private drive; however, the signs may be visible from adjacent parcels providing the signs do not exceed 35 square feet, and is not greater than 15 feet in height. The design of the sign shall specifically be required to be:
  - 1. A brand logo without the primary name of the brand. The signs shall have a width no greater than 5 feet – 6 inches.
  - 2. The signs shall be mounted to an architecturally integrated wing wall, and constructed of a polycarbonate and backlit.
- c. **Wayfinding and Directional Signs:** A non-illuminated ground sign designed to provide direction to visitors to reach their intended destination realizing multiple automotive brands are located together on a single campus. Any directional sign not meeting the City of Dublin Sign Code provision for directional signs shall require a sign permit.
  - i. **Perimeter Wayfinding Sign:** A ground sign identifying the brand entrance, exit, or parts and service. The primary name of the

brand is permitted to be included along with the direction. A brand logo is prohibited. A maximum of three (3) perimeter wayfinding signs are permitted to be located along a public street or private drive. The sign must be located within 10 feet of a vehicular access point, and shall not be located within 8 feet of the R.O.W, and shall not be located in a utility easement. Signs shall not exceed 8 square feet in size and 4 feet in height. The design of the sign shall specifically be required to be:

1. A black metal panel mounted on silver aluminum posts with white letters.
- ii. Interior Wayfinding Sign: A ground sign identifying direction interior to the campus. The primary name of the brand and brand logo are prohibited. A maximum of four (4) interior wayfinding signs are permitted to be located at the automotive dealer's discretion throughout subarea A. The signs shall be a maximum of 4 square feet, and shall not exceed 3 feet in height. The design of the sign shall specifically be required to be:
  1. A black metal panel mounted on silver aluminum posts with white letters.

5. Prohibited Sign Types

- a. All signs prohibited in the City of Dublin Sign Code shall be prohibited including, but not limited to:
  - i. Balloons, flags, banners, flags, blimps, helium air devices, streamers, metallic wind vanes, moving signs, changeable copy signs, and similar visual attractions.
  - ii. Painting or other types of surface graphics displaying prices, slogans, or other advertising.
- b. All sign types not explicitly permitted are prohibited.

**VI. Subarea C – Future.**

**VII. Subarea D – Future.**