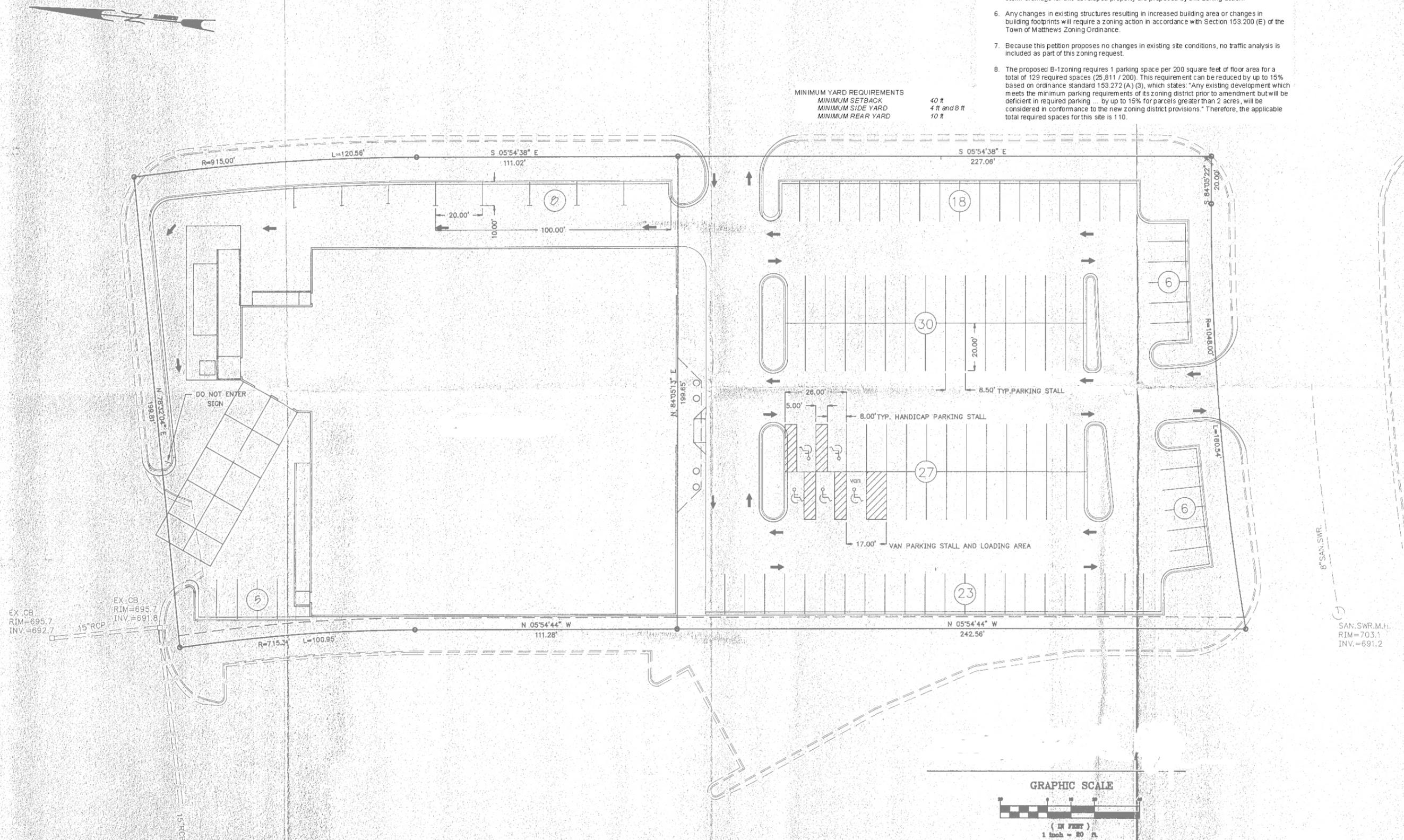


# ZONING PLAN: 1815 WINDSOR SQUARE DRIVE

**CONDITIONAL NOTES**

1. This parcel was developed under the now defunct Conditional Zoning District that included Windsor Square Shopping Center. This zoning request seeks to convert this property to an appropriate zoning category for neighborhood businesses, B-1 (CD), within the Zoning Ordinance.
2. All uses allowed within the Neighborhood Business District (B-1) will be permitted.
3. Access to the site will be limited to the existing driveway connections on Northeast Parkway, Windsor Square Drive, and the adjacent commercial parcel to the north.
4. Signage will be permitted in accordance with Section 153.153 (C) of the Town of Matthews Zoning Ordinance.
5. No changes in existing site conditions for building layout, parking, traffic circulation, and storm drainage for this developed property are proposed by this zoning action.
6. Any changes in existing structures resulting in increased building area or changes in building footprints will require a zoning action in accordance with Section 153.200 (E) of the Town of Matthews Zoning Ordinance.
7. Because this petition proposes no changes in existing site conditions, no traffic analysis is included as part of this zoning request.
8. The proposed B-1 zoning requires 1 parking space per 200 square feet of floor area for a total of 129 required spaces (25,811 / 200). This requirement can be reduced by up to 15% based on ordinance standard 153.272 (A) (3), which states: "Any existing development which meets the minimum parking requirements of its zoning district prior to amendment but will be deficient in required parking ... by up to 15% for parcels greater than 2 acres, will be considered in conformance to the new zoning district provisions." Therefore, the applicable total required spaces for this site is 110.

**MINIMUM YARD REQUIREMENTS**  
 MINIMUM SETBACK 40 ft  
 MINIMUM SIDE YARD 4 ft and 8 ft  
 MINIMUM REAR YARD 10 ft



EX. CB  
RIM=695.7  
INV.=692.7

EX. CB  
RIM=695.7  
INV.=691.8

15" RCP

8" SAN. SWR.

SAN. SWR. M.H.  
RIM=703.1  
INV.=691.2

