**ZONING CODE SUMMARY:**

**PERMITTED USES:**
1. Residential (
   a. Single family
   b. Two or more family
   c. Townhouse
   d. Condominiums
2. Commercial (non-conforming)
3. Recreational
4. Institution
5. Professional
6. Storage
7. Warehouse
8. Municipal
9. Utility
10. Public facilities
11. Religious
12. Agricultural
13. Manufactured housing
14. Limited term uses allowed by the Town of Matthews

**USUSES UNDER PRESCRIBED CONDITIONS:**
1. Community recreation centers
2. Country clubs, swimming and racket clubs on non-commercial membership basis
3. Day care facilities
4. Adult day care centers
5. Nunnery homes, rest homes
6. Colleges except boarding schools
7. Dormitories for schools and hospitals (on principal site)
8. Cemeteries and crematories
9. (on site demolition disposal sites
10. Recreational facilities
11. Commercial (cafeterias, shops) <10% of floor area

**USUSES UNDER PRESCRIBED CONDITIONS (continued):**
12. Satellite dishes and swimming pools with minimum visibility
13. Pro shop or offices accessory to commercial racket or swim club
14. Storage sheds for animals at a commercial riding stable

**ACCESSORY USES:**
1. Parking
2. Petroleum storage
3. Vending machines
4. Commercial uses (cafeterias, shops) <10% of floor area
5. Commercial railroad loading facilities
6. Commercial swimming and tennis club
7. Electric and telephone poles and communication towers

**SELF-IMPOSED RESTRICTED USES:**

**AGING USES:**

**CONDITIONAL SITE PLAN NOTES:**
1. Upon approval of the zoning petition, parcels owned by the petitioner shall be combined and divided to create the two distinct parcels shown on this plan.
2. A variance shall be requested to allow the existing house to encroach into the 50-foot building setback. The house is currently a non-conforming property.
3. Stormwater detention shall be provided in underground storage pipes to limit post-construction stormwater runoff to pre-development discharge levels for 2-year and 10-year stormwater events.
4. The site design allows for bus traffic to circulate through the school parking and loading areas. Bus parking shall be provided across Covenant Church Lane in shared-use parking bays.
5. Phase 1 school construction is shown and consists of the following: Administration area, Media Center, Gymnasium with locker rooms, 16 general study classrooms, 2 science labs.
6. Phase 2 school construction is shown as future expansion and consists of the following: Cafeteria with loading area, Music classroom, Art classroom, 8 general study classrooms, temporary classrooms.
7. Maximum student capacity is 420.
8. Traffic control shall be provided by owner to block direct entry from Covenant Church Lane to the student drop-off in front of school during peak traffic hours (i.e., beginning and end of school day). Control shall be in the form of cones, barricades, and/or traffic guards.

**CONDITIONAL SITE PLAN NOTES THAT HAVE BEEN APPROVED AND INSTALLED:**
1. The existing cemetery office, located along the newly-created property line, shall be removed within 30 calendar days of rezoning approval. The existing house on R20-zoned property shall be removed within 30 calendar days of start of high school site construction.
2. Site lighting shall be installed at the Covenant Church Lane crosswalk, to be coordinated with Duke Power.
3. Traffic calming device shall be installed on Christ Covenant Church Lane, designed and built to Town of Matthews standards.
4. School zone signage, including flashing warning lights, shall be provided along Christ Covenant Church Lane. Coordinate with the Town of Matthews Public Works Department.