

N4 SLUP 18 1235010 RECOMMENDED CONDITIONS (REVISED 9/7/18)

1. The canopy shall not exceed the height of the principal building, but in no case shall exceed twenty (20) feet in height.
2. The canopy and its columns shall be complimentary to the overall color scheme and building materials scheme of the existing building façade.
3. Canopy lighting shall not extend beyond the area beneath the canopy and all fixtures shall be recessed, including any fixture or lens. Lighting shall project inward and downward and shall not have any spillover to adjacent properties.
4. Street trees and additional landscaping may be required within the existing grassy area along Columbia Drive subject to approval of the County Arborist and the Planning Department.
5. All ground signs shall be monument style signs with a base and framework made of brick. The design of ground signs must comply with the I-20 overlay District Design Guidelines.
6. Restricted uses shall be put into the lease.