

LAND FOR SALE



**45400 Romeo Plank
Macomb Township, MI**

Insite
COMMERCIAL

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Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
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TABLE OF CONTENTS

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45400 Romeo Plank Road
Macomb Township, MI

DISCLAIMER/DISCLOSURE	page 3
PROPERTY SUMMARY	page 4
AERIAL	page 5
SURVEY	pages 6-8
LAND IMPROVEMENTS	page 9
AREA MAPS	page 10
DEMOGRAPHICS	pages 11-13
TRAFFIC COUNTS	page 14
ZONING ORDINANCE	pages 15-17



DISCLAIMER/DISCLOSURE

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

Location: 45400 Romeo Plank Road, Macomb Twp., MI

Parcel ID#: 08-33-376-019

Total Land Size: 13.99 Acres +/- (5 Acres +/- buildable)

Sale Price: \$4,000,000.00

Utilities: Water and Sanitary on site

Zoning: Community Facilities

School District: Chippawa Valley

Demographics within

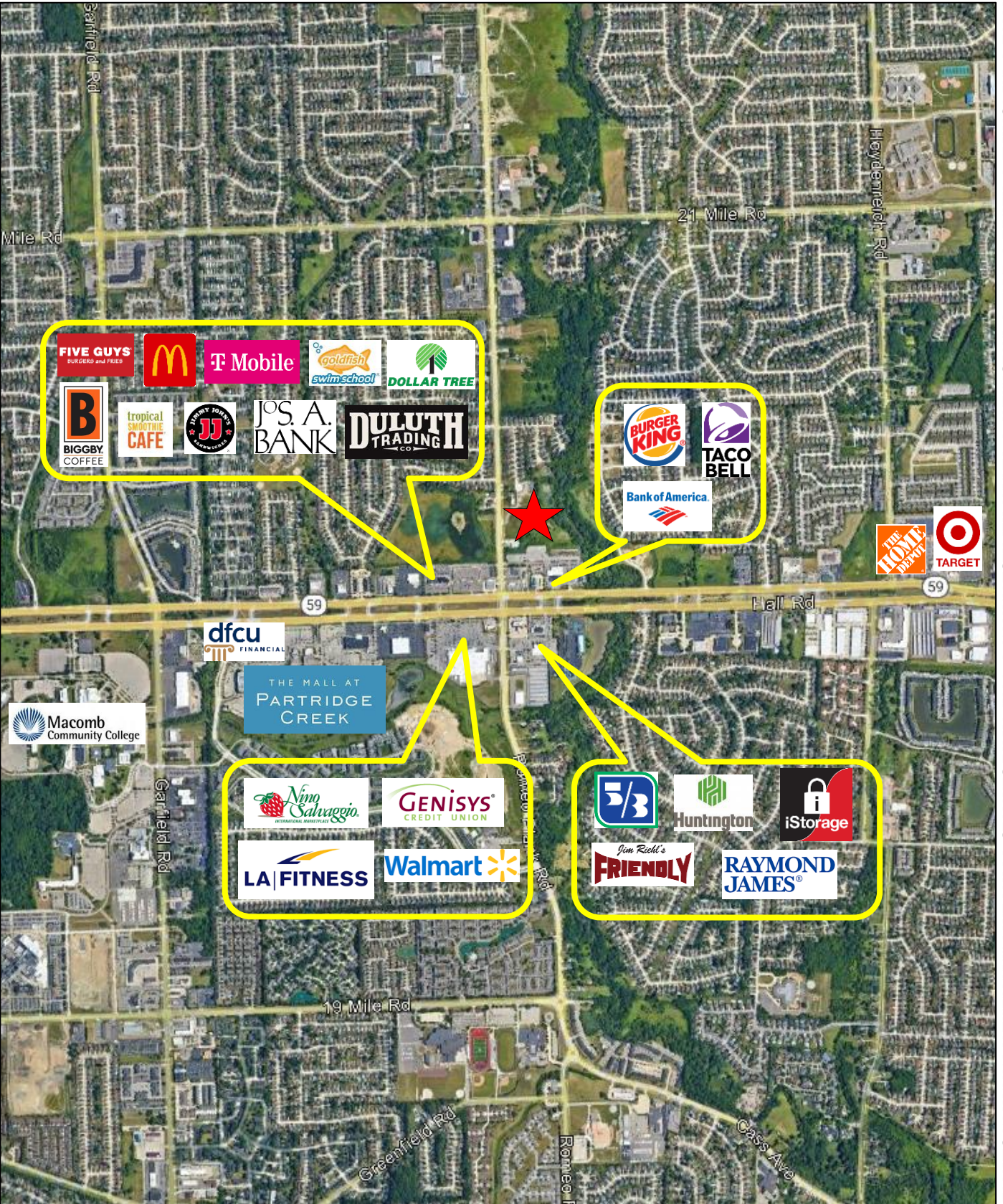
a 5 mile radius: Population: 248,242
Households: 97,562
Avg. HH Income: \$110,439
Traffic Count: 23,603 vehicles per day

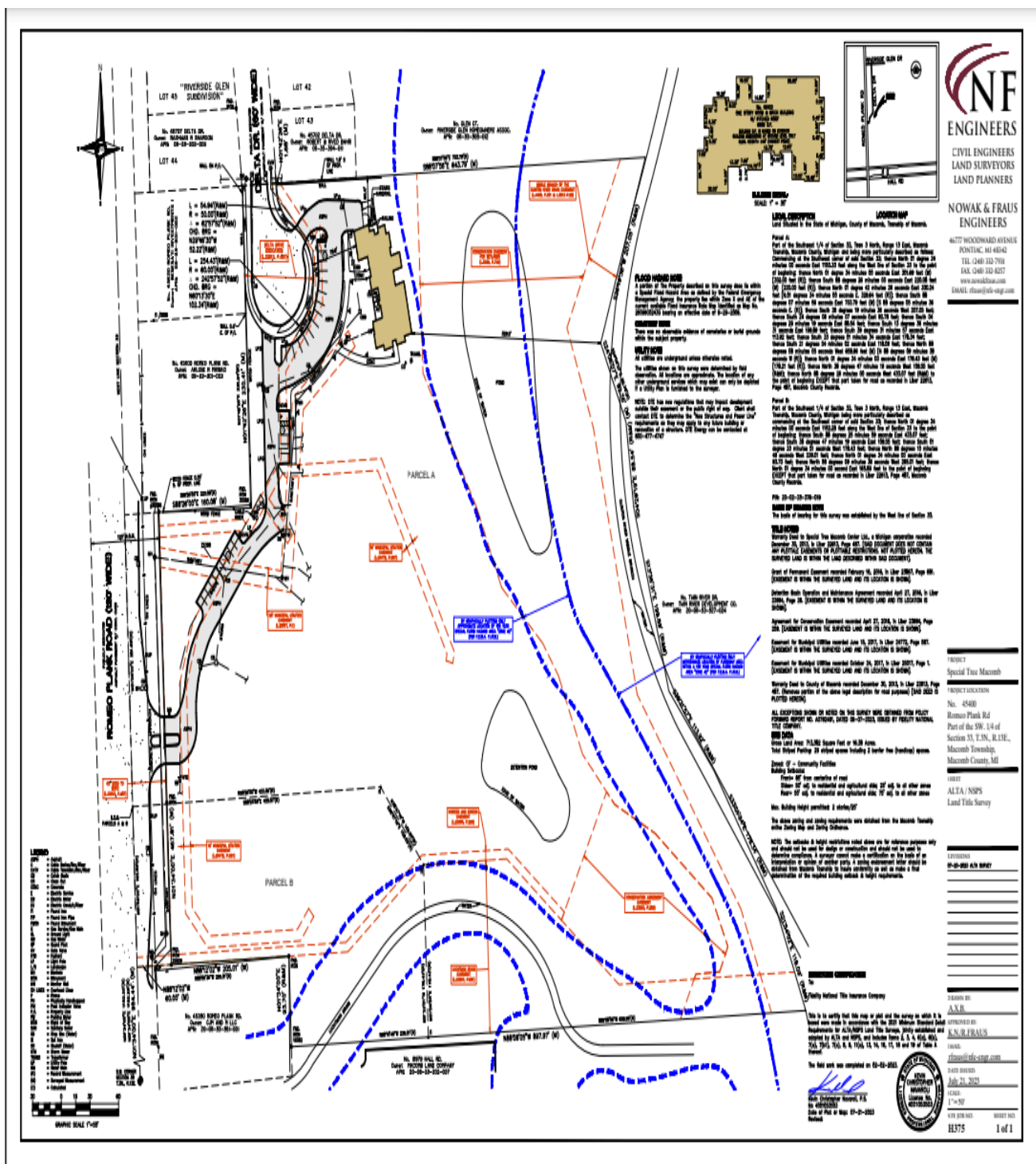
Comments: This is a tremendous opportunity for a hospital, senior living facility, medical group, etc.. to combine the properties attributes of scenic wetlands, rivers, and ponds into a campus type oasis. In addition, this property sits in the heart of the "Hall Road Corridor" with easy access to all the retail and restaurant venues.

For Information Contact:

Pete Brown
248-359-9000

AERIAL





SURVEY

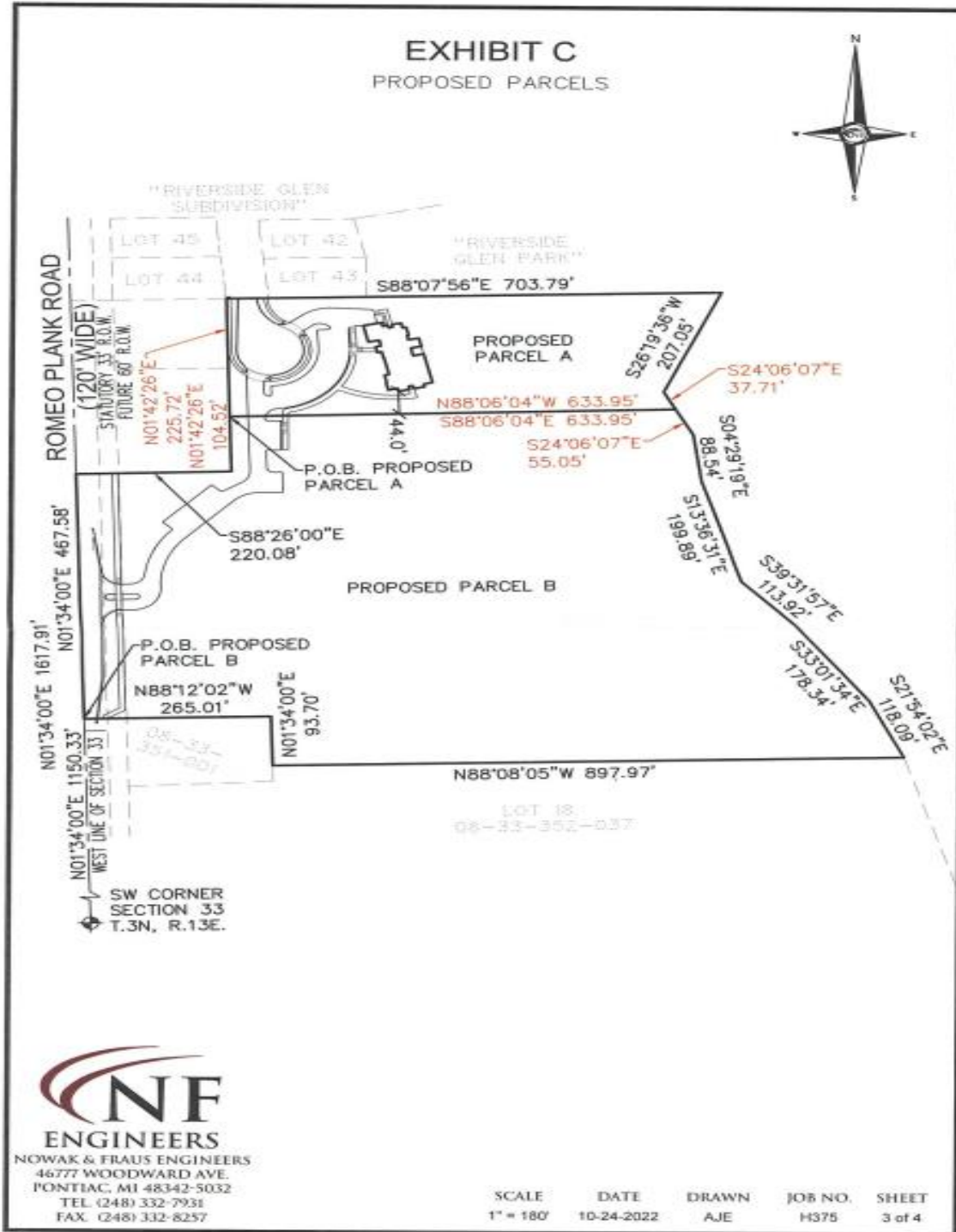


EXHIBIT D

PROPOSED PARCELS (LEGAL DESCRIPTIONS)

LEGAL DESCRIPTION - PROPOSED PARCEL A

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF MACOMB, TOWNSHIP OF MACOMB.

PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 13 EAST, MACOMB TOWNSHIP, MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 1617.91 FEET ALONG THE WEST LINE OF SECTION 33; THENCE SOUTH 88 DEGREES 26 MINUTES 00 SECONDS EAST 220.08 FEET; THENCE NORTH 01 DEGREE 42 MINUTES 26 SECONDS EAST 104.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 42 MINUTES 26 SECONDS EAST 225.72 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 56 SECONDS EAST 703.79 FEET; THENCE SOUTH 26 DEGREES 19 MINUTES 36 SECONDS WEST 207.05 FEET; THENCE SOUTH 24 DEGREES 06 MINUTES 07 SECONDS EAST 37.71 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 04 SECONDS WEST 633.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 146,789 SQUARE FEET OR 3.37 ACRES OF LAND

LEGAL DESCRIPTION - PROPOSED PARCEL B

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF MACOMB, TOWNSHIP OF MACOMB.

PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 3 NORTH, RANGE 13 EAST, MACOMB TOWNSHIP, MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 1150.33 FEET ALONG THE WEST LINE OF SECTION 33 TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 467.58 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 00 SECONDS EAST 220.08 FEET; THENCE NORTH 01 DEGREE 42 MINUTES 26 SECONDS EAST 104.52 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES 04 SECONDS EAST 633.95 FEET; THENCE SOUTH 24 DEGREES 06 MINUTES 07 SECONDS EAST 55.05 FEET; THENCE SOUTH 04 DEGREES 29 MINUTES 19 SECONDS EAST 88.54 FEET; THENCE SOUTH 13 DEGREES 36 MINUTES 31 SECONDS EAST 199.89 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 57 SECONDS EAST 113.92 FEET; THENCE SOUTH 33 DEGREES 01 MINUTES 34 SECONDS EAST 178.34 FEET; THENCE SOUTH 21 DEGREES 54 MINUTES 02 SECONDS EAST 118.09 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 05 SECONDS WEST 897.97 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 00 SECONDS EAST 93.70 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 02 SECONDS WEST 265.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 609,347 SQUARE FEET OR 13.99 ACRES OF LAND



ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PO BOX 10000, MI 48063-0000

LAND IMPROVEMENTS

Macomb Township

17 acres property purchased 12/2013

Approximately 5 acres buildable land for assisted living center

Rezoned property to 'community facilities'

Wetlands abatement. Initial approval granted – in 5 year monitoring period with \$56K bond

'Balanced' entire property

Conservation agreement entered into

Created detention basin and entered into operation and maintenance agreement

Environmental assessment phase I

Right of way permits and construction + deceleration lane

Water main installed, looped line from Delta drive to Romeo Plank for redundant supply

Sanitary sewer installed

Masonry wall

Cul-de-sac built

Entrance and access drives

Fire hydrants

Landscaping

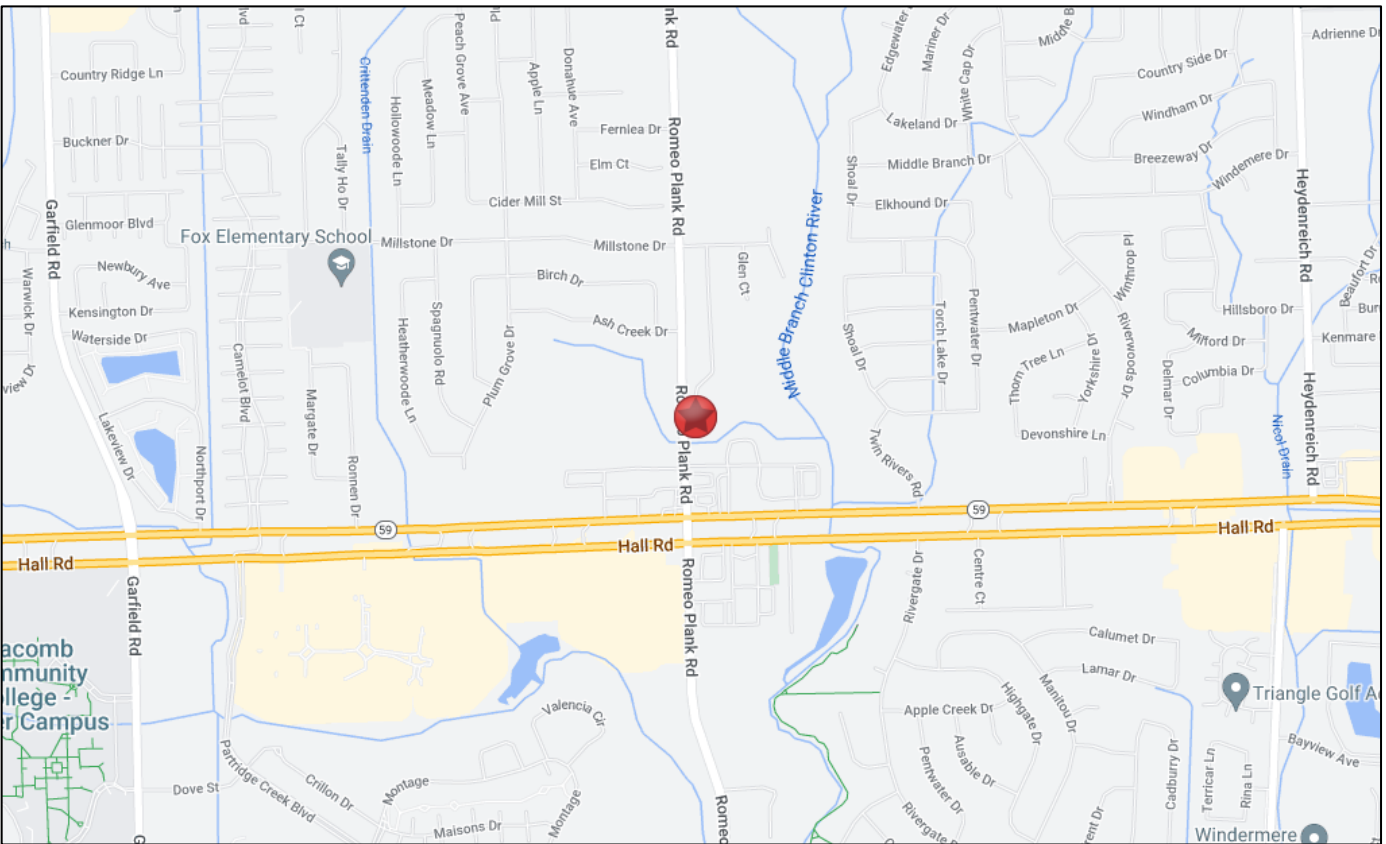
Site lighting

Ongoing maintenance

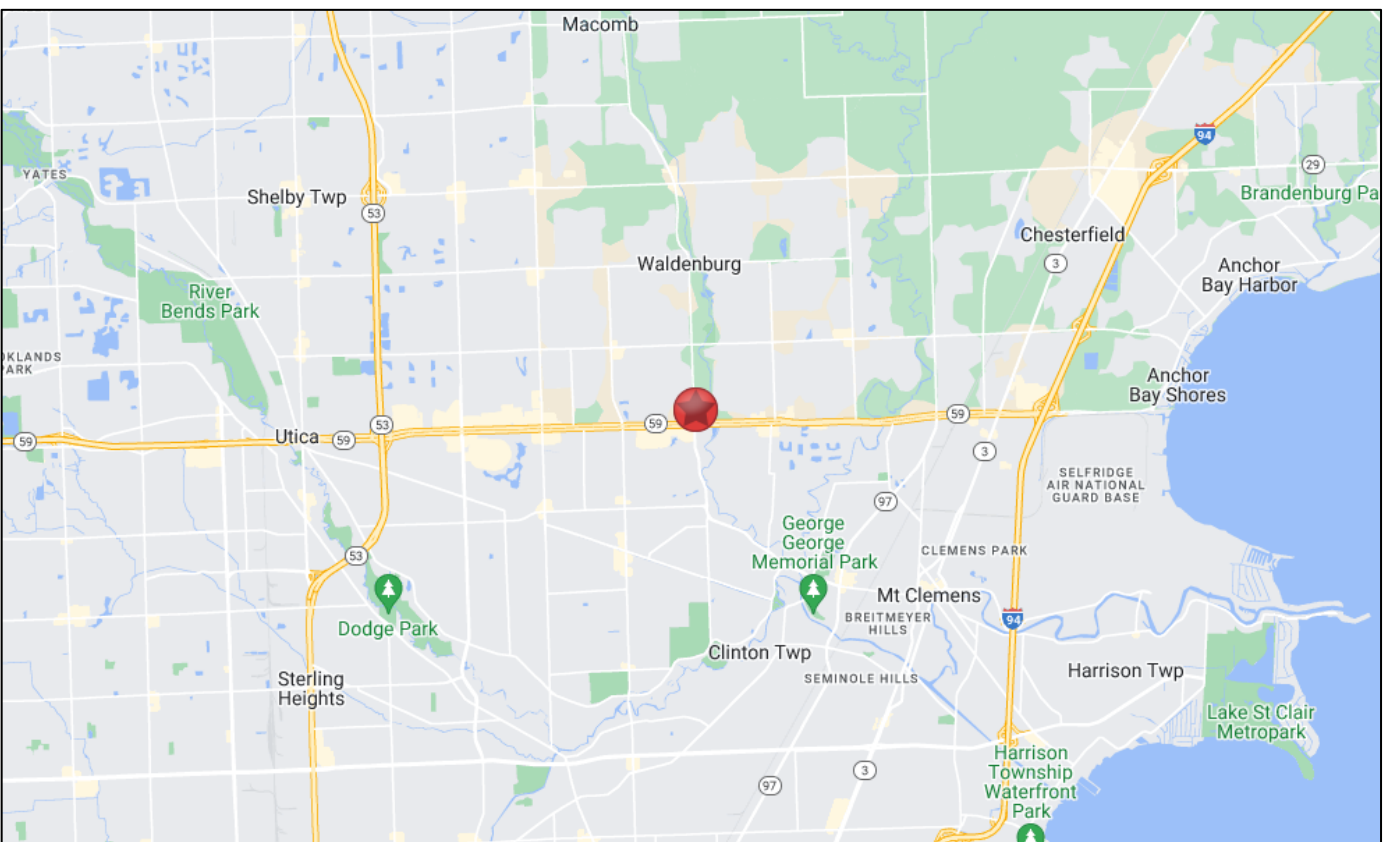


AREA MAPS

OFFICE | INDUSTRIAL | RETAIL | **LAND** | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



Local Map



Regional Map

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.631/-82.9355

45400 Romeo Plank Rd Macomb, MI 48044	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,949	111,224	240,242
2028 Projected Population	12,791	111,378	243,897
2020 Census Population	12,997	111,935	240,043
2010 Census Population	11,455	103,979	225,509
Projected Annual Growth 2023 to 2028	-0.2%	-	0.3%
Historical Annual Growth 2010 to 2023	1.0%	0.5%	0.5%
Households			
2023 Estimated Households	5,080	44,963	97,562
2028 Projected Households	5,084	45,633	100,348
2020 Census Households	5,029	44,718	96,404
2010 Census Households	4,257	40,412	88,385
Projected Annual Growth 2023 to 2028	-	0.3%	0.6%
Historical Annual Growth 2010 to 2023	1.5%	0.9%	0.8%
Age			
2023 Est. Population Under 10 Years	10.9%	11.0%	10.7%
2023 Est. Population 10 to 19 Years	12.6%	12.0%	11.9%
2023 Est. Population 20 to 29 Years	13.2%	12.7%	12.2%
2023 Est. Population 30 to 44 Years	18.6%	20.0%	18.9%
2023 Est. Population 45 to 59 Years	22.5%	20.4%	20.9%
2023 Est. Population 60 to 74 Years	17.2%	16.9%	18.4%
2023 Est. Population 75 Years or Over	5.0%	7.1%	7.0%
2023 Est. Median Age	40.2	41.0	42.0
Marital Status & Gender			
2023 Est. Male Population	49.5%	48.6%	48.9%
2023 Est. Female Population	50.5%	51.4%	51.1%
2023 Est. Never Married	29.5%	29.7%	29.0%
2023 Est. Now Married	55.8%	51.3%	51.0%
2023 Est. Separated or Divorced	11.0%	12.7%	13.6%
2023 Est. Widowed	3.8%	6.4%	6.4%
Income			
2023 Est. HH Income \$200,000 or More	12.2%	10.3%	10.1%
2023 Est. HH Income \$150,000 to \$199,999	13.2%	11.2%	10.9%
2023 Est. HH Income \$100,000 to \$149,999	25.1%	19.9%	19.4%
2023 Est. HH Income \$75,000 to \$99,999	12.4%	14.3%	13.8%
2023 Est. HH Income \$50,000 to \$74,999	12.4%	14.8%	15.5%
2023 Est. HH Income \$35,000 to \$49,999	11.2%	10.1%	10.5%
2023 Est. HH Income \$25,000 to \$34,999	6.4%	7.6%	7.1%
2023 Est. HH Income \$15,000 to \$24,999	4.1%	6.2%	6.1%
2023 Est. HH Income Under \$15,000	3.2%	5.5%	6.6%
2023 Est. Average Household Income	\$123,525	\$112,443	\$110,439
2023 Est. Median Household Income	\$98,883	\$88,809	\$87,059
2023 Est. Per Capita Income	\$48,461	\$45,612	\$44,949
2023 Est. Total Businesses	388	3,285	7,789
2023 Est. Total Employees	4,275	36,708	87,346

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Lat/Lon: 42.631/-82.9355

45400 Romeo Plank Rd Macomb, MI 48044	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	81.8%	80.7%	81.3%
2023 Est. Black	9.4%	10.5%	10.4%
2023 Est. Asian or Pacific Islander	3.5%	4.1%	3.5%
2023 Est. American Indian or Alaska Native	-	0.1%	0.1%
2023 Est. Other Races	5.2%	4.5%	4.6%
Hispanic			
2023 Est. Hispanic Population	483	3,347	7,265
2023 Est. Hispanic Population	3.7%	3.0%	3.0%
2028 Proj. Hispanic Population	3.7%	3.0%	3.0%
2020 Hispanic Population	4.5%	3.4%	3.2%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	9,128	79,061	172,263
2023 Est. Elementary (Grade Level 0 to 8)	3.0%	3.4%	2.8%
2023 Est. Some High School (Grade Level 9 to 11)	4.4%	4.3%	4.6%
2023 Est. High School Graduate	27.1%	27.3%	28.2%
2023 Est. Some College	21.1%	23.0%	22.6%
2023 Est. Associate Degree Only	11.1%	11.3%	11.6%
2023 Est. Bachelor Degree Only	21.2%	20.1%	19.3%
2023 Est. Graduate Degree	12.0%	10.6%	10.8%
Housing			
2023 Est. Total Housing Units	5,258	46,687	101,640
2023 Est. Owner-Occupied	79.9%	75.2%	76.7%
2023 Est. Renter-Occupied	16.7%	21.1%	19.3%
2023 Est. Vacant Housing	3.4%	3.7%	4.0%
Homes Built by Year			
2023 Homes Built 2010 or later	10.6%	8.8%	7.8%
2023 Homes Built 2000 to 2009	19.1%	19.4%	14.7%
2023 Homes Built 1990 to 1999	20.2%	24.7%	20.0%
2023 Homes Built 1980 to 1989	25.2%	16.7%	14.4%
2023 Homes Built 1970 to 1979	12.9%	15.3%	16.2%
2023 Homes Built 1960 to 1969	3.9%	5.2%	10.2%
2023 Homes Built 1950 to 1959	3.1%	3.3%	7.8%
2023 Homes Built Before 1949	1.7%	3.0%	5.0%
Home Values			
2023 Home Value \$1,000,000 or More	0.1%	0.4%	0.4%
2023 Home Value \$500,000 to \$999,999	2.1%	2.4%	3.0%
2023 Home Value \$400,000 to \$499,999	9.9%	8.4%	7.7%
2023 Home Value \$300,000 to \$399,999	22.3%	22.8%	20.7%
2023 Home Value \$200,000 to \$299,999	37.3%	34.0%	32.6%
2023 Home Value \$150,000 to \$199,999	13.3%	15.8%	17.1%
2023 Home Value \$100,000 to \$149,999	4.5%	7.8%	8.4%
2023 Home Value \$50,000 to \$99,999	2.9%	3.8%	4.4%
2023 Home Value \$25,000 to \$49,999	2.7%	1.9%	2.4%
2023 Home Value Under \$25,000	4.8%	2.7%	3.4%
2023 Median Home Value	\$263,618	\$254,146	\$243,389
2023 Median Rent	\$1,013	\$987	\$910

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Full Profile

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Lat/Lon: 42.631/-82.9355

45400 Romeo Plank Rd Macomb, MI 48044	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	10,549	90,590	196,878
2023 Est. Civilian Employed	65.0%	61.3%	59.8%
2023 Est. Civilian Unemployed	2.6%	2.4%	2.3%
2023 Est. in Armed Forces	0.2%	0.1%	-
2023 Est. not in Labor Force	32.2%	36.2%	37.8%
2023 Labor Force Males	49.1%	47.9%	48.3%
2023 Labor Force Females	50.9%	52.1%	51.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,856	55,542	117,664
2023 Mgmt, Business, & Financial Operations	14.7%	16.2%	16.0%
2023 Professional, Related	25.8%	24.7%	24.7%
2023 Service	14.4%	14.7%	14.8%
2023 Sales, Office	22.0%	21.9%	21.0%
2023 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	7.4%	6.5%	7.0%
2023 Production, Transport, Material Moving	15.6%	15.8%	16.3%
2023 White Collar Workers	62.5%	62.8%	61.7%
2023 Blue Collar Workers	37.5%	37.2%	38.3%
Transportation to Work			
2023 Drive to Work Alone	70.8%	74.1%	74.6%
2023 Drive to Work in Carpool	5.0%	6.2%	6.3%
2023 Travel to Work by Public Transportation	0.5%	0.5%	0.6%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	0.9%	1.0%	1.0%
2023 Other Means	0.6%	0.8%	0.8%
2023 Work at Home	22.2%	17.4%	16.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	22.3%	23.0%	22.3%
2023 Travel to Work in 15 to 29 Minutes	38.9%	38.4%	39.5%
2023 Travel to Work in 30 to 59 Minutes	33.6%	33.7%	33.1%
2023 Travel to Work in 60 Minutes or More	5.2%	4.9%	5.0%
2023 Average Travel Time to Work	23.6	23.6	23.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$413.71 M	\$3.44 B	\$7.34 B
2023 Est. Apparel	\$14.79 M	\$122.3 M	\$260.76 M
2023 Est. Contributions, Gifts	\$24.56 M	\$202.91 M	\$433.85 M
2023 Est. Education, Reading	\$14.25 M	\$116.49 M	\$248.24 M
2023 Est. Entertainment	\$23.99 M	\$197.78 M	\$422.49 M
2023 Est. Food, Beverages, Tobacco	\$62.52 M	\$520.99 M	\$1.11 B
2023 Est. Furnishings, Equipment	\$14.86 M	\$122.69 M	\$262.25 M
2023 Est. Health Care, Insurance	\$37.43 M	\$312.47 M	\$670.03 M
2023 Est. Household Operations, Shelter, Utilities	\$132.22 M	\$1.1 B	\$2.36 B
2023 Est. Miscellaneous Expenses	\$7.91 M	\$65.5 M	\$140.06 M
2023 Est. Personal Care	\$5.57 M	\$46.24 M	\$98.82 M
2023 Est. Transportation	\$75.62 M	\$625.7 M	\$1.34 B

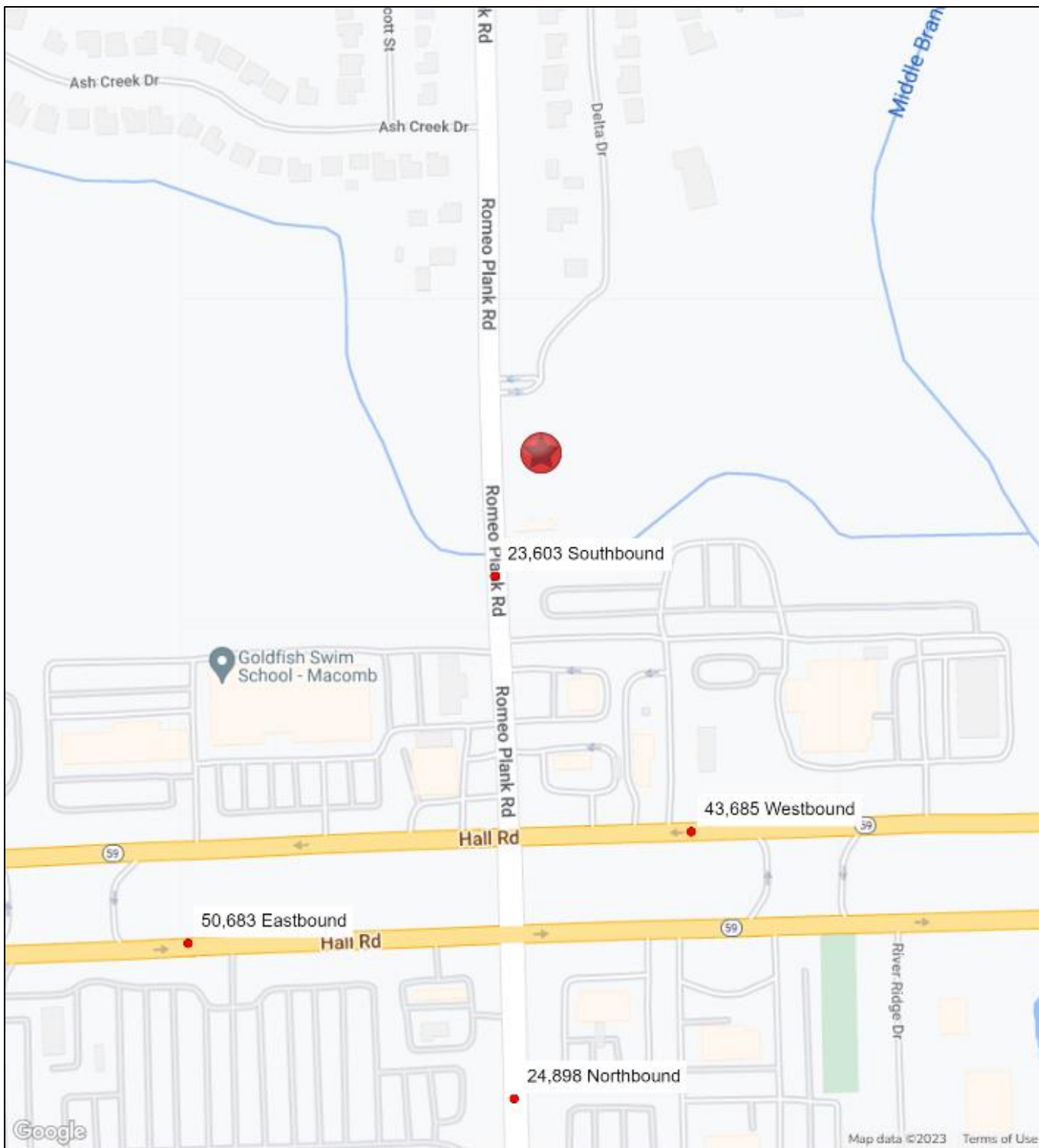
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page 3 of 3

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TRAFFIC COUNTS



45400 Romeo Plank Rd

Macomb, MI 48044

August 2023



ZONING ORDINANCE

ARTICLE XII COMMUNITY FACILITIES DISTRICT (CF)

Sec. 10.1201. Intent.

The purpose of this district is to provide for the development of Community Facilities District needed by the community for serving the basic human needs of its people. It is intended that the uses abut major roads and serve as transitional uses between residential and commercial districts.

Sec. 10.1202. Uses permitted.

No structure or part thereof, shall be erected, altered or used, and no land shall be used except for one or more of the following purposes:

- A. Nursery schools, day care centers and similar uses.
 - 1. Any such use shall not be permitted in the interior of any residential block.
 - 2. The use shall be screened from existing or zoned adjacent residential properties by a six (6) foot high masonry wall.
 - 3. The lot shall be provided with an outdoor play area with a minimum of five thousand (5,000) square feet. Said play area shall be defined on the required site plan and fenced.
 - 4. Adequate and safe drop-off and pick-up areas shall be provided on the site.
- B. Funeral homes, mortuaries, not including crematories, subject to the following:
 - 1. Sufficient off-street automobile parking and assembly area is provided for vehicles to be used in a funeral procession. The assembly area shall be provided in addition to any required off-street parking area.
 - 2. Adequate ingress and egress shall be provided to said major thoroughfare.
 - 3. No building shall be located closer than fifty (50) feet to the outer perimeter (property line) of the district when said property line abuts any single-family residential district.
 - 4. Loading and unloading area used by ambulances, hearses or other such service vehicles shall be obscured from all residential view by a wall six (6) feet in height.

Sec. 10.1203. Special Land uses permitted.

Buildings, structures and parts thereof may be erected, altered or used and land may be used for one or more of the following purposes subject to the approval of the Macomb Township Planning Commission and subject to the Special Land uses permit review procedures at Section 10.2401 of this Ordinance.

- A. General hospitals (except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious diseases) subject to the following conditions:
 - 1. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area, and providing a minimum of one thousand five hundred (1,500) square feet of lot area per bed.

ZONING ORDINANCE

3. Ambulance delivery and services areas, when visible from adjacent land zoned for residential purposes, shall be obscured from view by a wall at least six (6) feet in height.
4. The minimum distance between any structure and a property line shall be seventy-five (75) feet.
5. No hospital shall be permitted unless its size is at least fifty (50) in-patient beds.
6. Licensing. All applicants for a use under this section shall show evidence of procurement of a license to operate a hospital under the Statutes of the State of Michigan and the regulations of any administrative agency required thereby.

B. Nursing, convalescent homes or hospices, subject to the following conditions:

1. All such facilities shall be developed only on sites consisting of at least five (5) acres in area.
2. There shall be provided at least one thousand (1,000) square feet of lot area per bed.
3. Licensing shall be in accordance with the State of Michigan and/or appropriate authority or jurisdiction.

C. Housing for older persons, subject to General Provisions, Section 10.0352 of this Ordinance.

D. All uses in the R-2-L District under Special Land uses permitted Section 10.0803 except for 10.0803A, 10.0803B and 10.0803I.

(Ord. No. 10-39, § 1, 6-24-09)

Sec. 10.1204. Site plan review.

All proposed structures, or use of land or structure, shall be subject to the provisions of Section 10.2402.

Sec. 10.1205. Site limitations.ss

A. Minimum size of each parcel:

1. Area: One (1) acre.
2. Width: One hundred fifty (150) feet.
3. Depth: Two hundred fifty (250) feet.
4. Ratio: Depth of lot shall not exceed three (3) times the width.

5. The area, width and depth of parcels as noted above shall be determined excluding the proposed right-of-way of any abutting streets as noted in the Master Thoroughfare Plan for Macomb Township.

B. Maximum height of any structure:

1. In stories: Two (2)
2. In feet: Twenty-five (25) feet.

C. Minimum building floor area: Eight hundred (800) square feet.

D. Minimum yard setback:

1. Front and street - side setbacks shall be provided in accordance with Section 10.0311.

Front and street - side setbacks, for both buildings and parking areas shall be maintained in accordance with the following dimensions as measured from the center line of the street upon which the property is



ZONING ORDINANCE

is located. For reference, the street or road definitions are those defined in the Macomb Township Master Thoroughfare Plan.

ROAD OR STREET	SETBACK FROM CENTER LINE
204' major road	127 feet
150' major road	100 feet
120' major road	85 feet
86' collector road	68 feet
70' industrial road	60 feet
60' local road	55 feet

In the case of the M-59 (Hall Road) and Gratiot Avenue, setback shall be twenty-five (25) feet except for permanent structures which shall be seventy (70) feet as measured from the right-of-way line as established by the Michigan Department of Transportation.

2. Side yard:
 - A. Abutting agricultural and residential zones or uses: Fifty (50) feet.
 - B. Abutting all other zones or uses: Twenty-five (25) feet.
 3. Rear yard:
 - A. Abutting agricultural and residential zones or uses: Fifty (50) feet except as otherwise required in this Ordinance.
 - B. Abutting all other zones or uses: Seventy-five (75) feet except as otherwise required in this Ordinance.
 - E. *Maximum lot coverage*: Thirty (30) per cent.
 - F. *Distance between buildings*: Twenty-five (25) feet.
 - G. *Screening requirements*: All uses abutting a residential use or zone shall provide an eight (8) foot wide greenbelt or a six (6) foot high wall. All parking lots located twenty-five (25) feet or less from a residential use or zone shall provide a six (6) foot high masonry wall.
 - H. *Off-street parking requirements*: Uses on the site shall meet the requirements of this Zoning Ordinance as to off-street parking spaces, Section 10.0323.
 - I. Reserved.
 - J. *Lighting requirements*: All exterior lighting shall be directed and deflected so as not to shine on the abutting property as per Section 10.0340.
 - K. *Sidewalks*: Sidewalks shall be provided as per Section 10.0404L.
 - L. *Trash areas*: Trash areas shall be provided as per Section 10.0404M.
 - M. *Ground cover*: Ground cover and landscaping shall be provided as per Section 10.0404N.
 - N. *Roof screening*: Roof screening shall be provided as per Section 10.1006N.
- (Ord. No. 10-18, § 1, 4-28-04; Ord. No. 10-40, § 1, 7-22-09)