

## Exhibit A

### Section 4.50 – Riverfront District (RF) (added)

This district is intended to create a vibrant mixed-use district that capitalize on the city's location along the Ohio River to serve residents with shopping, dining, entertainment, and living options while also supporting tourism and local events within Madison. Specific provisions for this district are set forth in Section 6.31.

### Section 6.00 – Specific Application of District Regulations (amended)

The restrictions set out in Sections 6.10-6.31, inclusive, apply to uses in the individual districts.

### Section 6.31 – Riverfront District (RF) (added)

#### A. General restrictions

1. Floor Area Ratio – No restriction
2. Lot Area – No restriction
3. Lot Width – No restriction
4. Side Yard and Rear Yard Setback – 0 feet with recorded 5-ft maintenance easement for adjoining parcel, measured from the property line inward or minimum of three feet
5. Front Yard Setback – 0 feet
6. Height Restriction – 45 feet, measured from the average of the highest and lowest Flood Protection Grade (FPG) on the parcel
7. Signage within the Historic district – All signs within the Historical District require a Certificate of Appropriateness and must comply with the signage requirements of the City's Historic Ordinance 151.36.

#### B. Restrictions for Permitted Use

1. All permitted uses listed in Section 7.00 Official Schedule of District Regulations shall conform to the General Restrictions.
  - i. Signs intended to be seen outside of the lot line:
    1. Shall not be obstructed in any way a driver's vision of the road or hinder his passage in any way. Further, no sign shall be placed so as to hinder or obstruct any pedestrian path. Preferably, the signs should be flush with the building façade.
    2. Signs shall meet the requirements of the Historic District and always be properly maintained.
  - ii. Fences, Walls and Hedges:
    1. Notwithstanding other provision of this ordinance, fences, wall and hedges may be permitted in a yard or along the edge of any yard, providing that driveway entrances are not shielded by fences, wall and hedges in such a way as to obstruct the view of a driver entering a public road from the driveway. All fences and walls must meet the requirements of the Historic District.
  - iii. Parking areas. All areas used for parking shall be located in the rear or side yard unless located in a parking structure that is integrated into the primary

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structure. All parking areas shall be screened from the view of the surrounding dwelling units.

- iv. Lighting. Lighted areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners.

### C. Restrictions for Conditional Uses

- 1. All conditional uses permitted in the Official Schedule of Uses shall conform to the General Restrictions. In addition, the following restrictions, as appropriate, shall be observed.

- i. Signs intended to be seen outside of the lot line:

- 1. Shall not be obstructed in any way a driver's vision of the road or hinder his passage in any way. Further, no sign shall be placed so as to hinder or obstruct any pedestrian path. Preferably, the signs should be flush with the building façade.
    - 2. Signs shall meet the requirements of the Historic District and always be properly maintained.

- ii. Fences, Walls and Hedges:

- 1. Notwithstanding other provision of this ordinance, fences, wall and hedges may be permitted in a yard or along the edge of any yard, providing that driveway entrances are not shielded by fences, wall and hedges in such a way as to obstruct the view of a driver entering a public road from the driveway. All fences and walls must meet the requirements of the Historic District.

- iii. Parking areas. All areas used for parking shall be located in the rear or side yard unless located in a parking structure that is integrated into the primary structure. All parking areas shall be screened from the view of the surrounding dwelling units.

- iv. Lighting. Lighted areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners.