

**Itemized list of proposed revisions**  
**Tidewater Master Development Plan and Tidewater Village Design Guidelines**

Proposed Changes to Tidewater Village Design Guidelines

- Page 4, Section A2.03 – Delete reference to a possible bus stop at the “town green”;
- Page 6, Section A3.01 – Delete reference to a “prominent center green”;
- Page 8, Section A4.02 – Updated ordinance reference to reflect 2015 ordinance renumbering;
- Page 8, Section A4.03 – Updated ordinance reference to reflect 2015 ordinance renumbering;
- Pages 18 and 20 - Updated permitted and conditional use lists for TV2 and TV3 to reflect 2015 ordinance renumbering and past Council action:
  - Updated ordinance terminology for “Multi-family dwellings” (Change approved July 2016);
  - Added “Commercial Schools” (Change approved May 2008);
  - Deleted “Mixed Use Development” since this is not a use;
  - Removed reference to carry-out and drive-through restaurants to reconcile the conflict with the Zoning Ordinance which has never allowed carry-out or drive-through restaurants in this zoning district;
  - Deleted “Farmer’s Markets” since these are not permanent land uses and are permitted on a yearly basis by the Council;
  - Added “Grocery Retail” (Change approved November 2012);
  - Remove reference to “Accessory Apartments” since these are only associated with single-family dwellings and no single family dwellings are allowed on TV2 or TV3;
- Page 20 – Replace figure 20-1 to show new proposed building and parking layout for TV3;
- Page 21, Section C3.03 – Increase maximum combined building size from 46,000 square feet to 74,000 square feet;
- Page 21, Section C3.03.B – Increase maximum combined building footprint allowance from 20,000 square feet to 23,500 square feet;
- Page 21, Section C3.05 – Delete reference to “the Common” and delete figure 21-1;
- Page 21, Section C3.06.A – Delete reference to the “Village Common”.

Proposed Changes to Tidewater Master Plan - Development Parameters for “TV Area 3”

- Revise TV3 development area graphic to show new proposed building and parking layout;
- Increase maximum combined building size from 46,000 square feet to 74,000 square feet;
- Increase maximum combined building footprint allowance from 20,000 square feet to 23,500 square feet;
- Add “restaurants” as a use eligible to count toward the requirement that at least 40% of the first floor of buildings in TV3 be retail or grocery retail uses;
- Increase the maximum number of combined residential units allowed within TV2 and TV3 from 17 to 35.