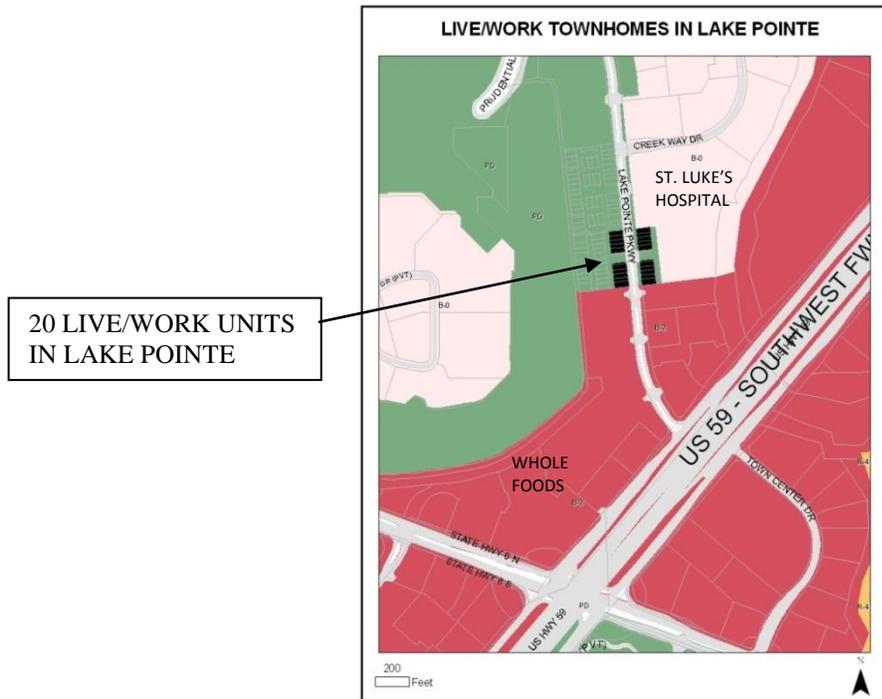


KEY EXCERPTS FOR LIVE/WORK TOWNHOMES IN LAKE POINTE TOWN CENTER (PLANNED DEVELOPMENT DISTRICT)



Live/Work Townhome means a two to four story Townhome in which all or part of only the ground floor is devoted for a non-residential use as permitted by this ordinance.

FINAL DEVELOPMENT PLAN FOR [LAKE POINTE TOWN CENTER](#)

C. PARKING REGULATIONS:

- (1) Parking spaces must be provided for Townhomes as required by Chapter 2, Article V of the Development Code, with the exception that abutting on-street parallel parking will be credited toward the off-street parking requirements.
- (2) Live/Work Townhomes must comply with the parking requirements applicable to Townhomes and also provide 1.5 spaces for each 1,000 square feet of non-residential use. Areas on abutting public or private streets designed for parallel or perpendicular parking will be credited toward the required parking.

F. LIVE/WORK TOWNHOME SIGN REGULATIONS. The following sign regulations apply to Tracts E-1 and E-3

- (1) Freestanding signs are prohibited.
- (2) Wall signs must not:
 - a. Exceed three square feet or have a dimension exceeding 36 inches;

- b. Have internal or exterior lighting;
 - c. Be constructed of any material other than wood or metal;
 - d. Be located on an accessory building or structure
- (3) Signs advertising the nonresidential use must not be located in or affixed to any glass of a window or door of the nonresidential use so as to be visible from any public street.

EXHIBIT E: Allowable Non-residential Land Uses In Live/Work Townhome Classified by Standard Industrial Code For Lake Pointe Town Center

Industry No.

4724	Travel Agencies
5944	Jewelry Stores
5999	Miscellaneous Retail Stores (Including only art dealers, gem stones, stamps)
6163	Loan Brokers
6211	Security Brokers
6282	Investment Advice
6411	Insurance Agents, Brokers (excluding auto claims adjusters)
6531	Real Estate Agents and Managers
6792	Oil Royalty Traders
6794	Patent Owner & Lessors
7219	Laundry and Garment Services, not elsewhere classified (Including <u>only</u> tailors)
7221	Photographic Studios, Portrait
7291	Tax Return Preparation Services
7371	Computer Programming
7378	Computer Maintenance and Repair
7379	Computer Consultants
7631	Watch, Clock and Jewelry Repair
8111	Legal Services
8721	Accounting, Auditing & Bookkeeping Services
8742	Management Consulting Services

All or part of only the ground floor may be devoted to a non-residential use as listed above. The maximum square footage devoted to a business shall be limited to 1500 square feet per structure, and the premises must be used as the primary residence of the property owner, which shall also be the same as the business owner/operator. The total number of live/work townhomes shall not exceed 20(twenty).

(Ordinance No.1670 and 1620, 1-2-08)

(This information is designed to summarize key regulations for Live/Work Townhomes in Lake Pointe Town Center. It is not a substitute for becoming familiar with all of the information within the City of Sugar Land Development Code or Code of Ordinances, which can be found online at www.sugarlandtx.gov.)

ADDRESSES OF LIVE/WORK TOWNHOMES IN LAKE POINTE

