

**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR**  
**DENTIST OF ALLEN**

**SECTION 1.** The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, by amending the development and use regulations of Planned Development “PD” No. 21, as amended and restated by Ordinance No. 2158-4-03 (“the PD 21 Ordinance”), as follows:

- A. SIGN SCHEDULE:** The freestanding signs on the Property shall be developed in general conformance with the sign schedule below:

<b>Sign Type</b>	<b>Maximum Height (in ft)</b>	<b>Maximum Copy Area (in sq. ft.)</b>	<b>Max Structure (in sq. ft.)</b>	<b>Maximum Number</b>	<b>Minimum Spacing</b>	<b>Front Yard Setback (min. in feet) Typical is 8-10 ft from curb</b>	<b>Permit Required</b>	<b>Additional Provisions/Comments</b>
Electronic Message Board - Pole Sign	40	150	600	1	60	8	Y	Only one freestanding sign per lot.

- B. SIGN LOCATION MAP:** The freestanding signs on the Property shall be developed in general conformance with the Sign Location Map attached hereto as Exhibit “\_\_\_,” and incorporated herein by reference (the “Sign Location Map”).
- C. SIGN ELEVATION:** The freestanding signs on the Property shall be developed in general conformance with the Sign Elevations attached hereto as Exhibit “\_\_\_,” and incorporated herein by reference (the “Sign Elevations”).