

EXCEL Financial Services, Inc

Development Standards

02/03/2026

Record RZP-2025-140

Site Development Data:

--Acreage: ± .433 acres

--Tax Parcel #: 20103106

--Existing Zoning: N2-B

--Proposed Zoning: CAC-1(CD)

--Existing Uses: Residential

--Proposed Uses: Adaptive reuse of existing structure on the property to allow uses permitted by-right and under prescribed conditions in the CAC-1 district, including but not limited to, Personal Service Establishment, Office, Medical/Dental Office, etc.

Permitted and Prohibited Uses

The Site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the CAC-1(CD) zoning district except as restricted and prohibited below.

a. The site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the CAC-1(CD) zoning district.

b. The following uses are not allowed on the site: Dormitory, group home, vehicle fueling facility, vehicle rental: enclosed, vehicle repair facility: minor, amusement facility - indoor, homeless shelter, domestic violence shelter, food pantry, beneficial fill site, parking lot (principal use), passenger terminal, public transit facility, utility (including transmission & distribution), wireless telecommunications. Temporary uses- outdoor entertainment. Accessory Drive-through, outdoor entertainment.