

## Development Regulations

Use and development of the subject property shall be subject to the following special ordinance provisions:

a. Use.

- i. Multi-family residential uses shall be permitted at a density as reflected on the attached Zoning Exhibit.

b. Space Limits.

- i. Stacy Road and Custer Road Setback: 35 feet.
- ii. Southern property line setback: 25 feet.
- iii . All other property line setback: 20 feet.
- iv. Maximum Height: 35 feet (two stories).
- v. Residential Unit Separation: 8 feet from unit foundation to unit foundation, except that the following items may project into the required 8 foot separation:
  - 1. Architectural features may project up to 12 inches;
  - 2. Roof eaves may project up to 24 inches; and
  - 3. There shall be no required separation between detached garages and other buildings.
- vi. Residential Unit Placement: Residential dwelling units shall be constructed in the general building pad locations reflected on the attached Zoning Exhibit, while the exact floor plan, elevation, driveway locations, and garage locations shall be determined through the building permit process.

c. Landscaping. All landscaping requirements of the Zoning Ordinance shall be applicable unless otherwise specified herein.

- i. One canopy or ornamental tree shall be provided in the front yard of each one unit building pad.
- ii. An additional 10 canopy trees will be planted throughout the site.

d. Parking.

- i. Two enclosed parking spaces shall be provided for each unit.

ii. Driveways shall be a minimum of 5 feet in length as measured from the edge of the adjacent access drive to the face of the garage. If a driveway less than 18 feet in depth is provided, an additional two 9 feet by 18 feet parking spaces shall be provided on the unit's building pad. There shall be no associated landscaping requirements for these two parking spaces.

e. Architectural Standards. All Architectural and Site Standards of the Zoning Ordinance shall be applicable unless otherwise specified herein.

i. The exterior finish on each wall of every multi-family structure shall be a minimum of 65 percent masonry as defined by the Zoning Ordinance.

ii. Windows within 150 feet of a property line may orient towards adjacent residential properties.

iii. The architectural character of any constructed structure shall generally conform to the attached Architectural Renderings.

f. The subject property shall generally conform to the attached Zoning Exhibit.

g. The subject property shall be subject to the requirements of the "REC" - Regional Employment Center Overlay District.