

## **PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS**

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the following regulations:

1. The subject property shall develop in accordance with Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance and as amended, except as follows:

1. The minimum lot width shall be 50 feet
2. The minimum side yard shall be 5 feet
3. A minimum 400 square foot gazebo in a platted common area adjacent to the lake on the property.
4. A minimum 18 acres of open space will be provided
5. 0.75 miles of 5 foot wide hike and bike trails in the open space, with mulch trails in the wooded areas and concrete in the open areas.