

Proposed Development Regulations:

1. Development of the subject property shall generally conform to the attached Concept Plan (Exhibit D).
2. The "Single Family Detached" tract, shown on Exhibit B, shall develop in accordance with the *Area and Bulk Regulations for Single Family Detached, Standard Lots* of the REC Neighborhood Zone, except as follows:

Side yard setback:	Minimum of 5 feet; except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer.
Rear yard setback:	Minimum of 10'
Lot Coverage:	Maximum of 60%
Garage Offset:	Minimum of 5' setback from front face of structure

3. The "Attached Single Family" tract, shown on Exhibit B, shall develop in accordance with the *Area and Bulk Regulations for Townhouse (Rowhouse) Dwellings* of the REC Neighborhood Zone, except as follows:

Front Yard Setback:	Minimum of 5 feet from ROW
Side Yard Setback:	Minimum of 5

4. The "Multifamily Residential" tract, shown on Exhibit B, shall develop in accordance with the *Area and Bulk Regulations for Apartment Dwellings* of the REC Neighborhood Zone, except as follows:

Maximum Height:	4 Stories
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5. The "Neighborhood Center" tract, shown on Exhibit B, shall permit the uses of the REC Neighborhood Center District and shall develop in accordance with the *Area and Bulk Regulations for Commercial Uses and Mixed Use Buildings* of the REC Neighborhood Zone, except as follows:

Additional Permitted Land uses:
Restaurant w/ drive-through window

6. Screening: Screening walls identified on the attached Open Space, Trails, and Screening (Exhibit E) shall generally conform to the location shown on Exhibit E and shall be a solid masonry wall (brick, stone, or synthetic stone) with a minimum height of 6 feet.

7. Walking Trails: Trails identified on the attached Open Space, Trails, and Screening (Exhibit E) shall generally conform to the location shown on Exhibit E and shall be a minimum width of 6 feet.
8. Open Spaces: Internal open spaces (totaling a minimum of 5.08 acres) shall generally conform to the attached Open Space, Trails, and Screening plan (Exhibit E). Alternate locations for internal open space may be allowed to count towards the minimum acreage requirement as long as said open spaces are no less than one half (0.5) acre in size, subject to the approval of the Director of Planning.
9. An elevated water storage tank shall be an allowed use on the subject property, and the attached land plan may be modified to accommodate the placement of the water storage tank on the property.