

Exhibit C - Development Standards

Use and development of the subject property shall conform to the following regulations:

1. Tract 1A and 2A (approximately 103.20 acres), as shown on attached Zoning Exhibit, shall develop in accordance with the requirements of Section 146-73 "RS 60" - Single Family Residence District, and as amended, except as follows:
 - A. The overall mean and median lot size for single family residential lots shall be a minimum of 7,200 square feet.
 - B. The maximum single family residential density shall be 3.2 dwelling units per acre; however, if the property develops per the requirements of the "Design for Density" section of the City's Comprehensive Plan, the overall maximum single family residential density shall be 3.4 dwelling units per acre.
 - C. Minimum Front Yard Setback: 25 feet, except that a 5 foot encroachment zone shall be permitted between the building setback line and the front property line to allow porches, patios, and/or single story swing garages to be a minimum of 20 feet from the front property line.
 - D. Each residential lot shall be required to have a minimum of two (2) canopy trees in the front yard and a minimum of one (1) canopy tree in the rear yard. Canopy trees shall be a minimum of 4" in caliper (measured 6" above the ground) and a minimum of 12' in height at the time of planting.
 - E. Each residential lot shall have standardized privacy fencing of stained board-on-board (good side facing outward) with steel poles, except for sections that back to designated open spaces, which shall utilize iron fencing.
 - F. Additional Permitted uses:
 1. Recreation area (private)
 2. Agricultural and Ranching Uses
2. Tract 1B and 2B (approximately 9.58 acres), as shown on attached Zoning Exhibit, shall develop in accordance with the requirements of Section 146-85 "BG" - General Business District, and as amended, except as follows:
 - A. Prohibited Uses:
 1. Residential Uses
 2. Auto painting or body shop
 3. Automobile trailer, light truck, tool rental
 4. Automobile, motorcycle, boat (sales, repair, or storage)
 5. Bait Shop
 6. Building material sales or monument sales
 7. Bus station
 8. Cleaning plant, laundry
 9. Creamery (dairy products)
 10. Farm implement sales and service
 11. Frozen food lockers
 12. Funeral homes and mortuaries
 13. Garage, auto repair
 14. Halfway house
 15. Pawnshops
 16. Railroad track or right-of-way
 17. Recreational vehicle sales
 18. Sexually oriented business

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3. Tract 1C (approximately 3.94 acres), as shown on attached Zoning Exhibit, shall develop in accordance with the requirements of Section 146-87 "O-1" – Neighborhood Office District, and as amended, except as follows:
 - A. Day-care shall be an additional permitted use.