

DEVELOPMENT REGULATIONS

The subject property at Virginia Parkway (the "Property") shall be zoned "PD" – Planned Development District restricted to active adults 55+. The proposed use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City's Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

Permitted Uses

- I. Multiple family dwelling, senior (senior apartment)
- II. Parking, incidental to main use

Space Limits

- i. Minimum Lot Area: 2,100 sqft per unit
- ii. Minimum Lot Width: 60 feet
- iii. Minimum Lot Depth: 100 feet
- iv. Minimum Front Yard Setback: 35 feet
- v. Minimum Rear Yard Setback: 25 feet; 45 feet where adjacent to single family or duplex residential zones or uses.
- vi. Minimum Side Yard Setback: 20 feet; 45 feet where adjacent to single family or duplex residential zones or uses.
- vii. Maximum Height: 4 stories
- viii. Maximum lot coverage: 50 percent including accessory buildings except for covered parking.
- ix. Maximum Density: 20 units per gross acre

Parking

The required parking, Dwellings, multiple family (senior), shall be in accordance with Section 146-130 ("Parking") of the Zoning Ordinance. The development will meet/exceed code as follows:

- i. Minimum of 1 space per unit in accordance with Section 146-130
- ii. A carport or garage will be provided for 50% of the units.
 - a. 30% enclosed spaces and 20% carport or enclosed spaces

Site Design

The development is required to incorporate the following amenities and minimum square footages.

- i. Swimming Pool (3,000 sf with 20-foot cooling deck), Four (4) Barbeque Grills, Dog Park (4,000 sf), Fitness Center (500 sf), Library (500 sf), Business Center (500 sf), Movie Theatre (800 sf), Pavilion with Seating (2,000 sf), Community Activity Center with Kitchen (1,500 sf), Great Room with Fireplace (500 sf), Card/Game Room (500 sf), Salon (350 sf), Laundry Room (100 sf), Horseshoe Pit (Regulation), Boule Court (Regulation), Community Garden (2,000 sf).