

DEVELOPMENT REGULATIONS

1) **Definitions.**

- A) Property means the property described on Exhibit A of this Ordinance.
- B) Special Residential means a use with multiple detached dwelling units located on the same platted lot that are designed to be rented.
- C) Zoning Exhibit means Exhibit B of this Ordinance, as amended in accordance with Section 3.

2) **Conflicts.** In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, including, but not limited to, the provisions of the City's comprehensive zoning ordinance, this Ordinance shall control.

3) **Zoning Exhibit.** Development and use of the Property shall be in accordance with the Zoning Exhibit. The size and shape of each subdistrict shown on the Zoning Exhibit may change without City approval provided the overall changes to the subdistrict do not change the subdistrict shown on the original Zoning Exhibit by more than ten percent.

4) **Tract 1 – Special Residential.** The following regulations apply to Tract 1 on the Zoning Exhibit:

A) **Base zoning district:** “MF-3” – Multiple Family Residential – Medium-High Density District, as amended

B) **Permitted uses:** Attached single family, detached single family, and multi-family units are permitted by right. In addition, each use permitted in the MF-3 District to the same extent the use is permitted in such district. For example, if the MF-3 District permits a use by right, that use is permitted in Tract 1 by right. If the MF-3 District permits a use by SUP, that use is permitted in Tract 1 by SUP.

C) **Development Standards.**

I) Development of Tract 1 with attached or detached single family uses shall comply with the development standards applicable to Tracts 2, 3, and 4.

II) Development of Tract 1 with a multi-family use shall comply with the following development standards, which shall be the exclusive density, setback, lot size, building height, lot coverage, and building separation regulations applicable to a Special Residential use on Tract 1:

(1) Maximum density: 18 units per acre.

(2) Minimum lot area per unit within the lot: 1,200 square feet

(3) Minimum lot width: 60 feet

- (4) Minimum lot depth: 100 feet
 - (5) Minimum building setback adjacent to an arterial street: 25 feet
 - (6) Minimum building setback from all other platted lot lines: 20 feet
 - (7) Minimum distance between buildings: 10 feet
 - (8) Maximum lot coverage: 50%
- D) Landscaping. The landscaping requirements applicable to a multifamily use, as set forth in Section 146-135 of the zoning ordinance, as amended, shall apply to a Special Residential tract.
- E) Open Space. All multi-family units shall be located within 500 feet of an open space area designated on a site plan.
- F) Parking. A minimum of one parking space per bedroom shall be required for a multi-family, but in no event shall more than two parking spaces be required for a three bedroom dwelling without an attached garage for up to 40 dwelling units.
- 5) **Tracts 2, 3, and 4 – Single Family Residential**. The following regulations apply to Tracts 2, 3, and 4 on the Zoning Exhibit:
- A) Base zoning district: SF-5 Single Family Residential District, as amended
 - B) Permitted uses. Attached and detached single family residential dwellings are permitted by right. In addition, each use permitted in the SF-5 District to the same extent the use is permitted in such district. For example, if the SF-5 District permits a use by right, that use is permitted in Tracts 2, 3, and 4 by right. If the SF-5 District permits a use by SUP, that use is permitted in Tracts 2, 3, and 4 by SUP.
 - C) Development standards. Development of Tracts 2, 3 and 4 shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions applicable to Tracts 2, 3, and 4:

DEVELOPMENT STANDARDS – TRACTS 2, 3, AND 4	SF DETACHED LOTS MIN. 60' WIDE	SF DETACHED LOTS MIN. 50' WIDE	SF DETACHED LOTS LESS THAN 50' WIDE	SINGLE FAMILY ATTACHED
MINIMUM LOT AREA	6600 SF	5500 SF	2700 SF	2160 SF
MINIMUM LOT WIDTH	60'	50'	30'	24'
MINIMUM LOT DEPTH	110'	110'	90'	90'
MINIMUM FRONT YARD BUILDING SETBACK				
1. PRIMARY FACADE OF THE HOUSE	20'	20'	10'	10'
2. GARAGE DOOR	20'	20'	NA	NA

DEVELOPMENT STANDARDS – TRACTS 2, 3, AND 4	SF DETACHED LOTS MIN. 60' WIDE	SF DETACHED LOTS MIN. 50' WIDE	SF DETACHED LOTS LESS THAN 50' WIDE	SINGLE FAMILY ATTACHED
3. UNENCLOSED FRONT PORCH, PATIO, OR SIMILAR STRUCTURE	10'	10'	10'	10'
MINIMUM REAR YARD SETBACK				
1. PRIMARY FAÇADE OF THE HOUSE	15'	15'	10'	10'
2. GARAGE DOOR ACCESSED FROM AN ALLEY	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK				
1. INTERIOR SIDE YARD	5'	5'	5'	10' BETWEEN BUILDINGS
2. INTERIOR SIDE YARD-ZERO LOT LINE COMBINATION *	1'-9' *	1'-9' *	1'-9' *	1'-9' *
3. SIDE YARD ADJACENT TO STREET	15'	15'	15'	10'
4. GARAGE DOOR ACCESSED FROM A STREET	20'	20'	N/A	N/A
MAXIMUM HEIGHT OF STRUCTURE	35'	35'	35'	35'
MAXIMUM NUMBER OF DWELLING UNITS BY TYPE IN TRACTS 2, 3, & 4	NA	NA	600	400
MAXIMUM NUMBER OF TOTAL DWELLING UNITS IN TRACTS 2, 3, & 4	1800			

* SETBACK DETERMINED AT TIME OF PRELIMINARY-FINAL PLATTING, MUST HAVE 10' SEPARATION BUILDING TO BUILDING

D) Mean and Median Lot size. At full buildout, the mean and median lot size for detached lots shall be a minimum of 6,200 square feet in Tract 2; 6,800 square feet in Tract 3; and 5,000 square feet in Tract 4.

6) **Tract 5 – Commercial.** The following regulations apply to Tract 5 on the Zoning Exhibit:

A) Base zoning district: C-2 Local Commercial District, as amended

- B) Permitted uses: Each use permitted in the C-2 Local Commercial District to the same extent the use is permitted in such district. For example, if the C-2 Local Commercial District permits a use by right, that use is permitted in Tract 5 by right. If the C-2 Local Commercial District permits a use by SUP, that use is permitted in Tract 5 by SUP.
 - C) Development standards. Development of the Commercial Subdistrict shall comply with C-2 Local Commercial District regulations in Appendix F of the zoning ordinance, as amended.
- 7) **Tract 6 – Flex Use**. The following regulations apply to Tract 6 on the Zoning Exhibit:
- A) Base zoning district: C-2 Local Commercial District
 - B) Permitted uses: Each use permitted in Tract 1, 2, 3, 4, or 5.
 - C) Development standards.
 - I) All uses permitted in Tracts 2, 3, and 4 shall be developed in accordance with the development standards applicable to Tracts 2, 3, and 4.
 - II) Special Residential uses shall be developed in accordance with the development standards applicable to Tract 1.
 - III) All non-residential uses permitted in the C-2 Local Commercial District shall be developed in accordance with the development standards applicable to Tract 5.
 - D) A minimum of six acres within Tract 6 shall be developed with non-residential uses.
- 8) **General Provisions**.
- A) Minor Amendments. The Director of Planning may approve a maximum five-foot reduction in any minimum building setback and an increase in any maximum lot coverage of up to five percent.