

## Development Regulations

The subject property (the “Property”) shall be zoned “PD: - Planned Development District. Use and development of the property shall conform to the regulations contained herein.

1) **Tract 1**

- a. Permitted Land Uses : Uses permitted in the “C2” – Local Commercial District, as amended from time to time
- b. Sidewalks: The minimum sidewalk width will be 10’ along public streets
- c. Space Limits: Development shall be in accordance with Section 146-112 “C2” – Local Commercial District, with the following exceptions:
  - i. The minimum building setback shall be 45’ along public streets.

2) **Tract 2**

**Multi-Family Development**

- a. Permitted Land Uses: If developed with multi-family uses, uses permitted in the “MF3” – Multiple Family Residential-Medium-High Density District, as amended from time to time
- b. Sidewalks: 10’ minimum sidewalk along public streets
- c. Space Limits: Development shall be in accordance with Section 146-81 MF3” – Multiple Family Residential-Medium-High Density District, with the following exceptions:
  - i. The minimum building setback shall be 45’ along public streets;
  - ii. The maximum building height shall be 45’ (3 Stories);
  - iii. The maximum density shall be 25 units per gross acre.
- d. Amenities: The number of required amenities for multi-family shall be increased by three (3) additional amenities.
- e. Parking: No less than 50% of the units shall be covered, with at least 30% enclosed.

**Commercial Development**

- f. Permitted Land Uses: If developed with commercial uses, Tract 2 shall develop in accordance with Section 146-111 (“C1” – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, however the following uses are specifically prohibited:
  - i. Independent Living Facility
  - ii. Assisted living facility, nursing home, or rest home

3) **Exceptional Quality or Innovative Design Provision**

- a. Landscaping for Tract 1 and 2 shall be in accordance with Section 146-135 as amended, with the exception that 30% of the entire site will be dedicated to living landscape.