

## DEVELOPMENT REGULATIONS

The following Development Regulations shall apply to the subject Property:

- A. **Tract A**. The 2.102 acres comprising Tract A depicted on the Zoning Exhibit shall conform to the regulations of Section 146-112 C-2) - Local Commercial District of the Zoning ordinance, and as amended.
- B. **Tract B**. The 8.063 acres comprising Tract B depicted on the Zoning Exhibit shall conform to the regulations of Section 146-109 (SO) - Suburban Office District of the Zoning ordinance, and as amended.
- C. **Tract C**. The 28.694 acres comprising Tract C depicted on the Zoning Exhibit shall conform to the regulations of Section 146-81 (MF-3) - Multiple Family Residential Medium-High Density of the Zoning Ordinance, and as amended, except as noted below:

- i. **Space Limits**

- a. Maximum height: four (4) stories and shall not exceed 55', provided that no structure will exceed two (2) stories and shall not exceed 35' in height within 250' of the rear building setback line of the adjacent single family residential lots in Phase 11 of the Craig Ranch North subdivision.
- b. Density: Overall Density of Tract C shall not exceed 20 units per gross acre.

- ii. **Screening Requirements**

- a. Tubular steel (primed and painted) or ornamental iron fence (no masonry columns) with evergreen landscaping permitted along the south and east sides of Tract C

- iii. **Parking Requirements:** The parking requirements for multi-family residential uses shall be applicable to the subject property, except as follows:

- a. 1 space per bedroom with an additional 0.20 parking spaces per unit shall be required.
- b. If a 20-foot long driveway is not provided with required enclosed parking spaces, the additional 0.5 parking space per enclosed space is not required.

- iv. **Improvement to City Hike and Bike Trail**

The following improvements shall be installed along that portion of the required hike and bike trail which falls within the eastern portion of Tract C:

- 1. Wayfinding signage

2. Bike racks
3. Two (2) six-foot long benches
4. Two (2) pet stations
5. Pedestrian lighting at approximately 150' on center