

## DEVELOPMENT REGULATIONS

- I. Purpose and Intent: The purpose of these Planned Development Standards is to modify some of the existing standards contained in the City's Code of Ordinances (the "Code") relating to the development of Tract A shown on the Regulating Plan consisting of 16.0052 acres as a TH-townhome project ("Tract A"), and the development of Tract B shown on the Regulating Plan consisting of 12.2428 acres as an MF-3, Multiple Family Medium Density, project with townhomes as an additional permitted use ("Tract B"). All provisions contained in the Code which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.
  
- II. Development Standards for Tracts A and B (TH-townhome):
  - a. Maximum density: 14 units per gross acre;
  - b. Maximum building height: 2 stories, not to exceed 35';
  - c. Minimum lot size: 1,920 sq. ft.;
  - d. Minimum lot width: 24';
  - e. Minimum rear yard setback: 8';
  - f. Rear driveways for townhomes adjacent to the eastern line of Tract A extending from James Pitts Drive southward approximately 370 feet may be either (i) 8' in length or (ii) a minimum of 20' in length;
  - g. Maximum number of units in a single building: 7;
  - h. Minimum number of enclosed garage spaces per unit: 2;
  - i. At least two (2) elements enumerated in Section 146-108(c)(1) will be provided (density bonus);
  - j. At least one canopy tree in front yard and one ornamental tree in front or rear yard of each lot.
  
- III. Development Standards for that portion of Tract B developed according to MF3, Multiple Family Medium Density:
  - a. Maximum density shall be 28 units per gross acre;
  - b. Minimum lot area shall be 1,500 square feet per unit;
  - c. Maximum height of structure shall be three (3) stories, not to exceed 45';

- d. Required minimum front yard setback shall be 35 feet with a 5 foot encroachment for first floor walkouts; minimum rear yard setback shall be 25 feet; minimum side yard setback shall be 20 feet;
- e. Required off street parking spaces shall be calculated at 1 space for each bedroom with an additional 0.2 parking spaces per unit;
- f. Required number of enclosed parking spaces shall be equal to not less than 30% of the total number of units; the number of covered parking spaces (carports) shall be not less than the number required to bring both enclosed and covered parking spaces to 50% of the total number of units; the additional 0.5 parking space for each enclosed space with a garage door is not required;
- g. 30% of the street yard along Pitts Road will be devoted to landscaping; and
- h. No landscaped median shall be required for secondary access from the Property onto Pitts Road.