

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. 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.

1. PERMITTED USES

- 1.1. Single family dwelling (detached)
- 1.2. Accessory building or use
- 1.3. Home occupation
- 1.4. Parking incidental to main use

2. TEMPORARY USES

- 2.1 Field office or real estate sales office

3. SPACE LIMITS

- 3.1. Minimum Lot Area: 6,000 square feet;
- 3.2. Minimum Lot Width: 50’;
- 3.3. Minimum Lot Depth: 100’;
- 3.4. Minimum Front Yard Setback: 20’;
- 3.5. Minimum Front Yard Encroachment (unenclosed front porch, patio, or similar structures): 10’;
- 3.6. Minimum Rear Yard Setback: 20’;
- 3.7. Minimum Side Yard Setback: 5’;
- 3.8. Minimum Side Yard Setback of Corner Lots: 15’;
- 3.9. Maximum Height of Structure: 35’;
- 3.10. Maximum Lot Coverage: N/A;
- 3.11. Maximum Floor Area Ratio: N/A;
- 3.12. Maximum Density (dwelling units per gross acre): 7

4. SPACE LIMITS FOR ACCESSORY BUILDINGS LESS THAN 500 SQUARE FEET

- 4.1. Minimum Rear Yard Setback: 5’;
- 4.2. Minimum Side Yard Setback: 5’;
- 4.3. Minimum Side Yard Setback of Corner Lots: 15’;

- 4.4. Maximum Height of Structure: 35’;
5. SPACE LIMITS FOR ACCESSORY BUILDINGS 500 SQUARE FEET OR GREATER
 - 5.1. Minimum Rear Yard Setback: 20’;
 - 5.2. Minimum Side Yard Setback: 5’;
 - 5.3. Minimum Side Yard Setback of Corner Lots: 15’;
 - 5.4. Maximum Height of Structure: 35’;
6. ACCESSORY BUILDING LIMITATIONS
 - 6.1. The accessory building shall be located behind the primary structure;
 - 6.2. The accessory building shall not be used for commercial purposes unless approved and permitted as home occupation;
 - 6.3. The accessory building shall not be located in any easement;
 - 6.4. The accessory building shall not be rented or leased;
 - 6.5. Detached garages shall be built concurrently with the primary use or building. All other accessory buildings shall be built prior or independent of the primary use or building.