

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
 - a. Supportive housing for displaced single mothers
 - b. Office building or use
 - c. Accessory building or use
 - d. Parking incidental to main use

2. Program Requirements
 - a. The facility shall provide housing, childcare, utilities, case management, and tuition for job training or career development.
 - b. Residents shall be enrolled full-time in a degree or certificate program.
 - c. Residents shall work part-time.
 - d. Residents shall pass weekly house checks of their apartment.

3. Space Limits
 - a. Minimum Lot Area: 3,600 square feet per unit
 - b. Minimum Lot Width: 60 feet
 - c. Minimum Lot Depth: 100 feet
 - d. Minimum Front Yard Setback: 35 feet
 - e. Minimum Rear Yard Setback: 25 feet
 - f. Minimum Side Yard Setback: 20 feet
 - g. Maximum Height: 35 feet (2 stories)
 - h. Maximum Lot Coverage: 50%
 - i. Maximum Density (dwelling units per gross acre): 12

4. Parking
 - a. The minimum number of required off-street parking spaces for the residential use shall be calculated at 1 parking space per dwelling unit.
 - b. There shall be no requirement for enclosed or covered parking spaces.
 - c. The minimum number of required off-street parking spaces for the office use shall be calculated at 1 parking space per 400 square feet.

5. Landscape Requirements
 - a. The minimum landscape buffer for all property lines shall be 20 feet.
 - b. Canopy trees shall be planted one canopy tree per 30 linear feet of the street frontage. Canopy trees along the street frontage may be clustered.
 - c. Canopy trees shall be planted one canopy tree per 30 linear feet along the southern and eastern property line within the required landscape buffer. Canopy trees shall not be required along the northern property line due to existing vegetation.

- d. At least 15% of the street yard shall be permanent landscape area.
 - e. A minimum of 20% of the entire site shall be devoted to living landscape.
 - f. All required trees shall be a minimum of 6 inches in caliper at the time of planting.
6. Screening
- a. A 6-foot masonry screening wall shall be provided along the eastern property line.
 - b. A 6-foot wrought iron fence shall be provided along the southern property line.
 - c. A screening device shall not be required along the northern property line or along the street frontage.
7. Amenities
- a. A minimum 3,000 square feet outdoor play area shall be provided. The play area shall include outdoor tables, seating, and play equipment.
 - b. No other amenities shall be required.