

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.

Tract A. The regulations set forth below shall apply to development within Tract A shown on the Zoning Exhibit.

1. Permitted Uses

- 1.1. Clinic;
- 1.2. Day-care;
- 1.3. Accessory building or use;
- 1.4. Amusement, commercial (indoor);
- 1.5. Fitness club, gymnasium, exercise area or similar use;
- 1.6. Parking incidental to main use;
- 1.7. Banks and financial institutions;
- 1.8. Drug store, pharmacy;
- 1.9. Office building;
- 1.10. Office use;
- 1.11. Personal service, but not including tattoo parlor or massage parlor;
- 1.12. Retail store (indoor);
- 1.13. Restaurant or cafeteria (carry out only);
- 1.14. Restaurant or cafeteria (indoor service and/or drive-through window);
- 1.15. Restaurant or cafeteria (drive-in service);
- 1.16. Travel agent.

2. Temporary Uses

- 2.1. Field Office or Real Estate Sales Office.

3. Space Limits

- 3.1. Minimum Lot Area: 10,000 sq ft;
- 3.2. Minimum Lot Width: 50’;
- 3.3. Minimum Lot Depth: 50’;
- 3.4. Minimum Front Yard Setback: 20’;
- 3.5. Minimum Rear Yard Setback: 0’;
- 3.6. Minimum Side Yard Setback: 0’;
- 3.7. Maximum Height of Structure: 45’;
- 3.8. Maximum Lot Coverage: 70%.

Tract B. The regulations set forth below shall apply to development within Tract B shown on the Zoning Exhibit.

1. Permitted Uses:
 - 1.1 Independent Living Facility (retirement community);
 - 1.2 Multiple Family Dwelling (apartment);
 - 1.3 Multiple Family Dwelling Senior (senior apartments);
 - 1.4 Single Family Dwelling (attached);
 - 1.5 Two Family Dwelling (duplex);
 - 1.6 Assisted Living Facility, Nursing Home, or Rest Home;
 - 1.7 Accessory Building or Use;
 - 1.8 Swimming Pool (private);
 - 1.9 Garage or Lot (private);
 - 1.10 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: 1300 sq ft per unit;
 - 3.2 Minimum Lot Width: 60’;
 - 3.3 Minimum Lot Depth: 100’;
 - 3.4 Minimum Front Yard Setback: 35’;
 - 3.5 Minimum Rear Yard Setback: 25’;
 - 3.6 Minimum Side Yard Setback of Corner Lots: 35’;
 - 3.7 Maximum Height of Structure: 55’ (four stories);
 - 3.8 Maximum Lot Coverage: 50%;
 - 3.9 Maximum Density (dwelling units per gross acre): 34.0.
4. Parking
 - 4.1 The required off street parking shall be calculated at 1.5 spaces for each unit (have achieved 1 parking space per bedroom for another tax credit MF project = 188 spaces);
 - 4.2 No enclosed parking spaces shall be required; the number of covered parking spaces (carports) shall be equal to 50% of the total number of units and may be constructed of steel frame with gabled standing seam metal roofs supported by steel columns clad in metal or painted wood.
5. Residential Site Design
 - 5.1 The project shall contain no less than four (4) amenities of the type required in Section 146-139(f)(2) of the Zoning Ordinance, as amended.
6. Landscape Requirements
 - 6.1 Landscape buffers along the rear and side property lines shall be a minimum of ten feet (10’) in width;
 - 6.2 No entry island is required off of Carlisle and in lieu thereof enhanced landscaping reasonably satisfactory to the City arborist shall be planted on each side of the entry.