

Exhibit E - Per P&Z

DEVELOPMENT REGULATIONS

PERMITTED USES

- a) Multi-Family Residential Uses
- b) Amenity Center shall be allowed as an accessory use to a Multi-Family Use

SPACE LIMITS AND LANDSCAPE BUFFERS

The subject property shall generally conform to the attached Site Layout and Courtyard Layout, and develop in accordance with the following regulations:

- a) Southern Property Line Building Setback/Landscape Buffer: 20 feet
- b) Northern Property Line Setback/Landscape Buffer: 10 feet
- c) Eastern Property Line Setback/Landscape Buffer: 10 feet
- d) Western Property Line Setback/Landscape Buffer: 40 feet
- e) Maximum Density: 14 dwelling units per acre
- f) Maximum Residential Building Height: 26 feet
- g) Maximum Leasing Building Height: 35 feet
- h) Maximum Lot Coverage: 40 percent
- i) Minimum Lot Width: n/a
- j) Minimum Lot Depth: n/a

PARKING

- a) For multi-family residential uses, parking shall be a minimum of two (2) total parking spaces per unit (surface spaces plus garage spaces, including visitors), with the minimum being:
 - i. One (1) covered or surface parking space per unit, and
 - ii. One (1) garage parking space per unit.

AMENITIES

Development shall provide a minimum of three of the following amenities:

- a) Swimming pool (minimum 1,000 square foot of surface area) with cooling deck (minimum 10 feet wide in all areas)
- b) Jacuzzi or hot tub area (minimum 8 person)
- c) Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space
- d) One regulation size volleyball, basketball, tennis, bocce ball or other similar playing court. A maximum of two courts may be counted toward the minimum of three amenities.
- e) A centralized open space as required by Section 146-139(L)(3)(a)(5)(ii)(P.)

LANDSCAPING

Landscaping shall conform to the City's requirements per Section 146-135 except as follows:

- a) Multifamily residential uses shall provide a landscaped buffer at least 10 feet in width along the northern and eastern property lines, 20 feet in width along the southern property, and 40 feet in width along the western property line to preserve the natural tree line. The landscape buffer shall be planted with no less than one canopy tree for every 30 linear feet of property line. The trees along the street frontage may be clustered, while the trees along all other property lines may not.

- b) All quality trees with a minimum caliper size of 6" (measured at 4.5' above the ground) or greater shall be preserved within the 40 foot landscape buffer along the western property line except those removed for required utility, pedestrian and vehicular access to Grassmere Lane. Such utility, pedestrian, and vehicular access shall be consolidated to the extent possible to minimize impact to the tree line along the western property. Utility, pedestrian, and vehicular access shall be designed as a perpendicular crossing to Grassmere Lane. At least one line of trees will be maintained between the new development and the existing neighborhood. Any screening device along the western property line will be placed in a location approved by the city arborist.

SCREENING

- a) Screening walls shall be required as shown on the attached Site Layout and as further detailed below.
 - i) Southern Boundary: 100 percent masonry.
 - ii) Northern Boundary: Board-on-Board wood fence with 100 percent masonry columns spaced a maximum of 20 feet on center.
 - iii) Eastern Boundary: Board-on-Board wood fence with 100 percent masonry columns spaced a maximum of 20 feet on center.
 - iv) Western Boundary: A masonry wall will not be required and an evergreen living screen consisting of evergreen shrubs shall be planted (listed in Appendix A-1 as Evergreen Shrubs: Acceptable for 6' Screening) not less than 36" in height at the time of planting and spaced every 3 feet on center.
- b) All off-street parking areas shall be central to the development so as to be screened from view from public thoroughfares.

ARCHITECTURAL STANDARDS AND SITE ENHANCEMENTS

All buildings or development on the property shall be required to follow the Architectural and Site Standards (Section 146-139) of the Zoning Ordinance except as follows:

The building architecture shall generally conform to the character of the attached Architectural Concept exhibit, and be designed accordance with the following:

- a) Each unit shall be provided a private walled yard.
- b) A minimum of three distinct elevations shall be provided for each floor plan (e.g., farmhouse, craftsman, and ranch).
- c) The architecture shall be of the quality and detail as shown on the Architectural Concept exhibit, and shall be applied to all four sides of each floor plan.
- d) Variation of exterior wall materials and colors shall be incorporated to provide architectural variety, including brick, stone, synthetic stone, stucco, EFIS, wood lap siding, hardie board, and/or vinyl siding.
- e) Architectural detailing shall be consistent within individual courtyards to present a coordinated theme. In order to create a diverse neighborhood design, no courtyard theme shall be adjacent to the same theme to the extent possible. Each theme shall be applied to a minimum of 20% of the buildings within the development in order to provide architectural variety.