

Development Regulations

The subject property shall be zoned “PD” – Planned Development District. Use and development of the subject property shall be in conformance with Section 146-79 “MF-1” Multiple Family Residential-Low Density District of the Zoning Ordinance, and as amended, except as noted in the regulations below:

1. Permitted Uses:

- a. Multiple-family dwelling (apartment).

2. Space Limits:

- a. No more than two dwelling units per structure will be permitted, a minimum of 50% of units shall be detached units with one dwelling unit per structure.
- b. Minimum building setback from front property line: 35’
- c. Minimum building setback from side property line: 20’
- d. Minimum building setback from rear property line: 20’
- e. Maximum building height: 35’
- f. Minimum distance between buildings: 10’
- g. Maximum lot coverage: 55%
- h. Maximum Density: 10 dwelling units per acre

3. Landscaping Requirements

The subject property shall conform to Section 146-135 (Landscape requirements), and as amended, except as noted herein:

- a. Fences associated with private rear yards for units along the southern and western property lines may encroach into the landscape buffer as long as they extend to the property line.
- b. Patios will not be allowed on units labeled 1, 2, and 3 on Exhibit A.
- c. For units labeled 4 and 5 on Exhibit A, the fence is permitted in the 20’ landscape buffer as long as it extends to the property line. A minimum of 10’ shall remain unencumbered of encroachments with the exception of the fence on the western property line.
- d. For units labeled 6 and 7 on Exhibit A, a fence is permitted in the 20’ landscape buffer as long as it extends to the property line. A minimum of 10’ shall remain unencumbered of encroachments with the exception of the fence on the eastern property line.

4. Parking Requirements

- a. Parking shall be provided at a minimum ratio of 2.0 spaces per unit.
- b. Driveways greater than 20’ may count towards the minimum parking requirement.

- c. No less than 50% of all units shall have an enclosed one or two-car garage. These spaces will count towards the minimum parking requirement stated above.

5. Screening Requirements

- a. A/C units for the residential buildings shall be screened behind the 6' wood fence that encloses the private rear yards.
- b. A/C units for the leasing office shall be screened behind a 6' masonry wall.
- c. A living screen will be permitted on the western property line. The living screen will consist of evergreen shrubs that are acceptable for 6' screening. The shrubs shall be a minimum of 3' tall at time of planting and planted 3' on center.
- d. A 6' masonry wall shall be provided on all other property lines.

6. Layout

- a. The subject property shall generally develop in accordance with exhibit "A". At the time of Site Plan review, the Director of Planning shall have the authority to review the Site Plan for adherence to the intent and provisions of this section. Should the Director of Planning be unable to approve the Site Plan due to lack of adherence with this section, the Site Plan shall be forwarded to the City Council for consideration and action.