DEVELOPMENT REGULATIONS

The subject property shall develop in accordance with Section 146-81 ("MF-3" – Multiple Family Residential – Medium-High Density District) of the Zoning Ordinance, and as amended, except as noted below:

1. **Space Limits**
   a. Minimum Front Yard Setbacks along Rockhill Road:
      i. From Wilson Creek Parkway to the creek: 20' with a 5' encroachment zone for first floor walkouts
      ii. From the creek to Graves Street: 35' with a 15' encroachment zone for detached garages

   b. Minimum Front Yard Setback along Graves Street: 20' with a 5' encroachment zone for first floor walkouts along Graves Street

   c. Minimum Rear Yard Setback: 20'

   d. Maximum Height: 3 stories (not to exceed 45')

2. **Screening Requirements:** The screening requirements for multi-family residential uses shall be applicable to the subject property, except as follows:
   a. Tubular steel (primed and painted) or wrought iron fence (no masonry columns) with sufficient evergreen landscaping shall be permitted along the southern property line.

3. **Parking Requirements:** The parking requirements for multi-family residential uses shall be applicable to the subject property, except as follows:
   a. 1 space per bedroom with an additional 0.20 parking spaces per unit shall be required.

4. **Enhancements**
   a. The building located at the intersection of Rockhill Road and Wilson Creek Parkway will have a tower element featuring a single-slope low pitch roof and consisting of masonry with accent metal panels.

   b. The required hike and bike trail through the property shall feature the following dispersed along the trail:
      i. Wayfinding signage
      ii. Bike racks
      iii. Two (2) six-foot long benches
      iv. Two (2) pet stations
      v. Pedestrian lighting at approximately 150' on center

All other regulations applicable to multi-family residential developments, including, but not limited to, Section 146-130 (Vehicle Parking), Section 136-132 (Fences, Walls, and Screening Requirements), and Section 146-139 (Architectural and Site Standards), shall apply.