

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.

Commercial Development

a) Uses:

Permitted uses shall be in accordance with the "C-2" – Local Commercial District.

b) Space Limits:

Commercial development on the subject property shall be in accordance with the "C-2" – Local Commercial District, except as follows:

- i. Lot width: Minimum of 30 feet
- ii. Maximum building height: 35 feet

Residential Development

a) Uses:

Permitted uses shall be in accordance with the "TH" – Townhome Residential District.

b) Space Limits:

Residential development on the subject property shall be in accordance with the "TH" – Townhome Residential District, except as follows:

- i. Lot area: A minimum of 1,800 square feet
- ii. Lot width: Minimum of 22 feet
- iii. Front Yard: Minimum 10 feet
- iv. Building Separation: Minimum 10 feet
- v. Maximum building length: Eight dwelling units

c) Landscape Requirements:

One (1) canopy tree and one (1) ornamental tree shall be required for each townhome unit. One (1) of the required trees shall be planted within the designated front yard and the remaining tree may be located within the lot or within an open space or common area within the townhome development.