

DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District restricted to active adults 55+. The proposed 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.

Permitted Uses

- I. Independent Living
 - a. 55+
 - b. No Transportation Services
 - c. No On-site Meal Preparation Services
 - d. No On-site Health Supervision or Related Care.

Space Limits

- I. Minimum Lot Area: 3,000 SF
- II. Minimum Lot Width: 60 feet
- III. Minimum Lot Depth: 100 feet
- IV. Minimum Front Yard Setback: 35 feet
- V. Minimum Rear Yard: 30' feet
- VI. Minimum Side Yard: 30' feet
- VII. Maximum Height: 2 stories
- VIII. Maximum Lot Coverage: 50%
- IX. Maximum Density: 15.5 units per gross acre

Parking

- I. Minimum of 1 space per unit

Site Design

The development is required to incorporate the following amenities:

- Swimming Pool and deck, Barbeque Grills, Dog Park, Fitness Center, Library, Business Center, Movie Theatre, Community Activity Center with Kitchen, Great Room with Fireplace, Card/Game Room, Salon, Laundry Room, Fire pits, Walking Trail.