## 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 Code of Ordinances 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.

1) **Tracts.** The Property shall be divided into four (4) tracts (collectively, the "Tracts" and each separately, a "Tract") as shown on the Zoning Exhibit attached hereto as **Exhibit "1"**. The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto. Each Tract shall contain the approximate number of acres shown on the zoning Exhibit, but such acreage may be increased or decreased by 10% and/or due to right-of-way dedications.

2) **Tract 1.**
   a. Permitted Land Uses. Uses permitted in Tract 1 shall conform to the SF5 District Regulations, as amended from time to time.
   b. Space Limits. Development shall be in accordance with SF5, with the following modifications:
      i. The maximum density shall be 5 units per gross acre;
      ii. The minimum lots size shall be 5,000 square feet except that no more than 200 lots shall have a minimum lot size of 4,500 to 5,000 square feet.
      iii. The minimum rear yard setback shall be 10 feet.
      iv. The mean and median lot size shall be 6.500 square feet.

3) **Tract2.**
   a. Permitted Land Uses. Uses permitted in Tract 2 shall conform to the Neighborhood Commercial District (C2), as amended from time to time.
   b. Space Limits. Development shall be in accordance with C2.

4) **Tract 3.**
   a. Permitted Land Uses. Uses permitted Tract 3 shall conform to the Townhome District (TH), as amended from time to time.
   b. Space Limits. Development shall be in accordance with TH, with the following modification:
      i. The maximum density shall be 14 units per gross acre;
      ii. The maximum building height shall be 2 stories not to exceed 35';
      iii. The minimum lot size shall be 1,920 square feet;
      iv. The minimum lot width shall be 24';
      v. The minimum lot depth shall be 80';
      vi. The minimum front yard setback shall be 20'.
      vii. The minimum rear yard setback shall be 8';
      viii. The minimum driveway depth shall be 20';
      ix. The maximum number of units in a single building shall be 7;
      x. The maximum building length shall not exceed 200';
      xi. At least two (2) elements enumerated in Section 146-108(c)(1) will be

provided (density bonus);

    xii. Each lot shall have at least one canopy tree in the front yard and additionally either one canopy tree or one ornamental tree in the front or rear yard

5) **Tract 4.**
    a. Permitted Uses. Uses permitted in the Moderate Density Multi-Family District (MF-3), as amended from time to time.

    b. Space Limits. Development shall be in accordance with MF-3, with the following modifications:
        i. The maximum number of units shall be 750 units;
        ii. The maximum density shall be 28 units per gross acre;
        iii. The minimum lot area shall be 1,500 square feet per unit;
        iv. The maximum height of structure shall be three (3) stories, not to exceed 45';
        v. The development of Townhome or Single Family units, if any, in Tract 4 shall comply with the Development Regulations set forth in Tract 1 and Tract 3 above;
        vi. The required off-street parking spaces shall be calculated at 1 space for each bedroom with an additional 0.2 parking spaces per unit;
        vii. The required number of enclosed parking spaces shall be equal to not less than 30% of the total number of units; the number of covered parking spaces (carports) shall be not less than the number required to bring both enclosed and covered parking spaces to 50% of the total number of units; the additional 0.5 parking space for each enclosed space where a 20' driveway is not provided with a garage door is not required.