

Development Regulations

PLANNED DEVELOPMENT DISTRICT REGULATIONS

The subject property shall develop in accordance with Section 140-106 (“SF-5” – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

Land Uses:

1. The following additional land use is permitted on the property:
 - a. Reception or Event Center, Indoor. The use shall only be permitted if developed in general accordance with the concept plan attached hereto as Exhibit “E” with existing structures as shown, however any future structure must conform to the minimum setback of the governing zoning district.
 - b. Reception or Event Center, Outdoor. This use shall only be permitted if developed in general accordance with the concept plan attached hereto as Exhibit “E” and pursuant to the following provisions.
 - i. Outdoor uses shall only be permitted in those areas identified on the concept plan attached hereto as Exhibit “E”.
 - ii. At the time of site plan review the director of planning shall have the authority to review the site plan for general conformance to the concept plan. Should the director of planning be unable to approve the site plan due to lack of adherence with the concept plan, the site plan shall be forwarded to the city council for consideration and action.

Landscaping

The subject property shall develop in accordance with Section 146-135 (Landscape requirements of the zoning ordinance, and as amended, except as noted below:

1. Existing landscape may be used as part of the landscape design.
2. Future landscaping on this site must conform to the landscape ordinance requirements of the governing zoning district.

Parking

The subject property shall develop in accordance with Section 146-130 (Vehicle parking) of the zoning ordinance, and as amended, except as noted below:

1. Parking associated with event center shall be as follows:
 - a. One parking space for every 200 square feet of event space shall be required.
 - b. Parking shall be developed in general conformance to the concept plan attached hereto as Exhibit “E”.