

## 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.

1. Permitted Uses:
  - 1.1 Multiple-family traditional;
  - 1.2 Senior independent living;
  - 1.3 Assisted living facility;
2. Temporary Uses
  - 2.1 Field Office or Real Estate Sales Office.
3. Dimensional Standards
  - 3.1 Minimum Lot Area: 1275 sq ft per unit;
  - 3.2 Minimum Lot Width: 60’;
  - 3.3 Minimum Lot Depth: 100’;
  - 3.4 Minimum Front Building Setback: 35’;
  - 3.5 Minimum Rear Building Setback: 20’;
  - 3.6 Minimum Side Interior Building Setback: 20’;
  - 3.7 Maximum Building Height: 55’;
  - 3.8 Maximum Dwelling units per acre: 34.
4. Parking
  - 4.1 The required off street parking shall be calculated at 1.5 spaces for each unit;
  - 4.2 No enclosed parking spaces shall be required; the minimum number of required covered parking spaces shall be equal to 50% of the total number of units and may be constructed of steel frame with gabled standing seam metal roofs supported by steel columns clad in metal or painted wood.
5. Residential Site Design
  - 5.1 The project shall contain no less than four (4) amenities of the type required in Section 206.G;
  - 5.2 Private balconies or porches of at least 50 square feet shall be provided for each unit as a major site enhancement.
6. Landscape Requirements
  - 6.1 Landscape adjacency buffers along the rear and side property lines shall be a minimum of ten feet (10’) in width;
  - 6.2 Minimum front yard landscape buffer: 20’.
7. Screening Requirements
  - 7.1 A six foot (6’) tall masonry wall shall be required along the rear and side property lines.