

PINEHURST LUXURY TOWNHOMES
“PD” Planned Development - Development Regulations

The subject property (the “Property”) shall be rezoned from “PD-G” to “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 provision contained herein shall continue to apply to the development of the property.

I. INTENT: the intent/objective of this rezoning is to provide a land-use allowing attached townhome residential structures to be constructed on adjoining lots using a single family land-use structured into a Planned Development zoning thus providing long-term responsibility for high-quality maintenance.

II. USES

- A. Single Family Attached (Townhomes)
- B. Parking, incidental to main use

III. SPACE LIMITS

- A. Minimum Lot Area: 1,800 SF per lot
- B. Minimum Lot Width at Front Yard Setback: 24 ft
- C. Minimum Lot Depth: 70 ft
- D. Minimum Front Yard Setback: 19 ft
- E. Minimum Rear Yard Setback: 8 ft
- F. Minimum Side Yard Setback between buildings: 5 ft
- G. Minimum Alley Side Yard Setback: 10 ft
- H. Minimum Distance Between Buildings: 10 ft
- I. Maximum Height of Structure: 40 ft
- J. Maximum Lot Coverage: 50%
- K. Maximum Density: 5.5 dwelling units per gross acre

IV. MINIMUM DESIGN STANDARDS

A. Landscaping

- 1. Required landscaping on the residential lots and general site shall include:
 - a. One canopy tree shall be planted within the front yard setback of all residential lots.
 - b. For each residential lot, a minimum of one additional canopy or ornamental tree shall be planted elsewhere on the general site but shall not be located within the floodplain. A minimum of 50% of the required trees shall be canopy trees.