

PD Development Regulations

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

1. Permitted Uses
 - 1.1. Data Center
 - 1.2. Manufacturing, Light
 - 1.3. Office Showroom/Warehouse
 - 1.4. Office
 - 1.5. Warehouse
2. Accessory Uses Permitted with Criteria (as specified in the Unified Development Code):
 - 2.1. Electric vehicle charging station
3. Space Limits
 - 3.1. Minimum Lot Area: 0 sf
 - 3.2. Minimum Lot Width: 50 ft
 - 3.3. Minimum Lot Depth: 0 ft
 - 3.4. Minimum Front Yard Setback: 20 ft
 - 3.5. Minimum Rear Yard Setback: 0 ft
 - 3.6. Minimum Side Yard Setback: 0 ft
 - 3.7. Maximum Height of structure: 40'
 - 3.8. No building structure shall be within a minimum distance of 225 feet from any adjacent residential use or zoning district.
4. Site and Development Standards
 - 4.1. Vehicle Parking Requirements: 1 space per 400 sf for Office use and 1 space per 4,000 sf for Warehouse use
 - 4.2. Landscaping Requirements:
 - 4.2.1. Landscaping buffers:
 - Residential Adjacency Buffer – shall be a minimum of 20 ft wide.
 - Street Buffer – shall be a minimum of 20 ft wide.
 - 4.2.2. +/-1.09 acres shall be preserved in its existing condition with all trees. The location and extent of this area is outlined in EXH-2.
 - 4.3. Screening Requirements:
 - 4.3.1. The required screening adjacent to residential use or zoning shall be installed outside the preserved area as shown on EXH-2.