

DEVELOPMENT REGULATIONS

Development standards for Tract A:

Tract A shall develop in accordance with Section 146-112 ("C2" – Local Commercial District) of the Zoning Ordinance, and as amended.

Development standards for Tract B:

Tract B shall develop in accordance with Section 146-79 ("MF-1 – Multiple Family Residential-Low Density District) of the Zoning Ordinance, and as amended, except as noted below:

1. Space Limits

- a. Minimum distance between buildings: 10 feet
- b. Minimum dwelling unit setback from internal drive or fire lane: 15 feet
- c. Private yards are allowed to encroach into the landscape buffer. Fences may intersect the landscape buffer at approximate 90-degrees and extend the length of the buffer. Patios and structures, other than fences, shall be prohibited in the landscape buffer.

2. Units Per Building

- a. Maximum units per building: 2 units

3. Parking Requirements

- a. 1 parking space per bedroom and any three-bedroom unit is only required to provide two parking spaces.
- b. No less than 30% of the units shall have an enclosed parking space. 20% of the units may utilize either a carport or an enclosed parking space to bring the total number of units with a covered or enclosed parking space to 50%.
- c. If a 20-foot long driveway is not provided with the enclosed parking space, the additional 0.5 parking space is not required.

4. Screening Requirements:

- a. Screening shall be provided along the perimeter of Tract B in the general location shown on the Screening and Buffering Exhibit, and shall consist of the following materials:
 - i. Brick masonry, stone masonry, or other architectural masonry finish; or
 - ii. Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with

structural supports spaced every ten feet, and with sufficient evergreen landscaping

- b. Where there is an existing fence on the east side of Rowlett Creek in Tract B, the landscape buffer shall be enhanced with one of the following at the time of site plan approval:
 - i. Canopy trees shall be planted one tree for every 25 linear feet;
or
 - ii. A continuous row of evergreen shrubs shall be planted along the existing fence.

5. Special Provisions

- a. An amenity trail shall be provided in the general location shown on Exhibit C and its alignment and location shall be finalized with the development plan.
- b. Three rest areas with seating shall be provided along the amenity trail.
- c. A 30-foot Enhanced Perimeter Tree Zone, in which all quality trees of six (6) caliper inches or more shall be protected, shall be provided as shown on the Screening and Buffering Exhibit

All other regulations applicable to multi-family residential developments shall apply.