

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 Code of Ordinances 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) **Tracts.** The Property shall be divided into six (6) tracts (collectively, the “Tracts” and each separately, a “Tract”) as shown on the Regulating Plan attached hereto as **Exhibit “1”**. The purpose of the Regulating Plan is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto. Each Tract shall contain the approximate number of acres shown on the Regulating Plan, but such acreage may be increased or decreased by 10% and/or due to right-of-way dedications, subject to the review and approval by the Director of Planning.
- 2) **Tract 1.**
 - a. **Permitted Land Uses.** Uses permitted in Tract 1 shall conform to the Regional Commercial District (C3), as amended from time to time, with the following modification:
 - i. Motor vehicle fuel sales with facilities to fuel not more than 24 vehicles at one time are permitted in association with a grocery or food store and shown on a single site plan. Gasoline pump islands shall not be permitted within 10 feet from public right-of-way lines, within 50 feet of residentially zoned property lines, or within 10 feet of any other property line. If a motor vehicle fuel sales facility is not in association with a grocery or food store, then a specific use permit is required.
 - ii. Car wash is a permitted use in association with a grocery or food store and shown on a single site plan. If a car wash is not in association with a grocery or food store, then a specific use permit is required.
 - b. **Space Limits.** Development shall be in accordance with Section F-1, Schedule of Space Limits for C3.
- 3) **Tract 2 and 5.**
 - a. **Permitted Land Uses.** Uses permitted Tracts 2 and 5 shall conform to the Townhome District (TH), as amended from time to time.
 - b. **Space Limits.** Development shall be in accordance with Schedule F-1, Schedule of Space Limits for TH, with the following modification:
 - i. The maximum density shall be 14 units per gross acre;
 - ii. The maximum building height shall be 3 stories not to exceed 42’;
 - iii. The minimum lot size shall be 1,920 square feet;
 - iv. The minimum lot width shall be 24’;
 - v. The minimum rear yard setback shall be 8’;
 - vi. The maximum number of units in a single building shall be 7;
 - vii. At least two (2) elements enumerated in Section 146-108(c)(1) will

be provided (density bonus);

viii. Each lot shall have at least one canopy tree in the front yard and one ornamental tree in either the front or rear yard.

4) **Tracts 3 and 6.**

- a. Permitted Land Uses. Uses permitted in Tracts 3 and 6 shall conform to the Local Commercial District (C2), as amended from time to time.
- b. Space Limits. Development shall be in accordance with Section F-1, Schedule of Space Limited for C2.

5) **Tract 4.**

- a. Permitted Land Uses. Uses permitted in Tract 4 shall conform to the SF5 District Regulations, as amended from time to time.
- b. Space Limits. Development shall be in accordance with Section F-1, Schedule of Space Limits for SF5, with the following modifications:
 - i. The maximum density shall be 5 units per gross acre;
 - ii. The minimum lots size shall be 5,000 square feet;
 - iii. The mean and median lot size shall be 6,500 square feet.

**Exhibit 1
(Regulating Plan)**

