

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. Independent Living Facility (retirement community)
- 1.2. Multiple Family Dwelling (apartment)
- 1.3. Multiple Family Dwelling Senior (senior apartments)
- 1.4. Single Family Dwelling (attached)
- 1.5. Single Family Dwelling (detached)
- 1.6. Two Family Dwelling (duplex)
- 1.7. Assisted Living Facility, Nursing Home, or Rest Home
- 1.8. Accessory Building or Use
- 1.9. Parking Incidental to Main Use

2. Temporary Uses

- 2.1. Field Office or Real Estate Sales Office

3. Space Limits

- 3.1. Minimum Lot Area: 1,500 square feet per unit;
- 3.2. Minimum Lot Width: 60’;
- 3.3. Minimum Lot Depth: 100’;
- 3.4. Minimum Front Yard Setback: 25’;
- 3.5. Minimum Rear Yard Setback: 25’;
- 3.6. Minimum Side Yard Setback of Corner Lots: 25’;
- 3.7. Maximum Height of Structure: three stories not to exceed 45’ ;
- 3.8. Maximum Lot Coverage: 50%, including accessory buildings except covered parking;
- 3.9. Maximum Density (dwelling units per gross acre): 28 units per gross acre.

4. Parking

- 4.1. The required off street parking shall be calculated at 1 space for each bedroom with an additional 0.2 parking spaces per unit;
- 4.2. The required number of enclosed parking spaces shall be a minimum of 30% of the total number of units and the additional 0.5 parking space for each enclosed space with a garage door is not required;
- 4.3. The required number of covered parking spaces (carports) shall not be less than the number required to bring both enclosed and covered parking spaces to 50% of the total number of units and may be constructed of steel frame with gabled standing seam steel roofs and steel columns clad in metal or painted wood.

5. Residential Site Design

5.1. If developed for Multiple Family Dwellings (Apartment or Senior), the project shall contain no less than seven (7) of amenities of the type required in Section 146-139(f)(2) of the Zoning Ordinance, as amended.

6. Landscape Requirements

6.1. At least 30% of the street yard shall be permanent landscape area.