

DEVELOPMENT REGULATIONS

The subject property shall be zoned “PD” – Planned Development District. Use and development of the subject property shall conform to Section 146 Zoning Ordinance, and as amended, except as noted in the regulations below:

1. Permitted Uses

- a. School (public) with associated facilities, including but not limited to auditoriums, gyms, band practice facilities, fields, and uses accessory to such uses, including concession buildings, ticket booths, and field houses

2. Space Limits

- a. Minimum Front Setback: 20’
- b. Minimum Side Setback: 20’
- c. Minimum Rear Setback: 20’
- d. Maximum height of building: 80 feet, except that no building within 200 feet of a property zoned or used for single-family residential uses shall exceed 30 feet in height.
- e. Lot Coverage: No maximum lot coverage.
- f. Minimum Lot Area: None.
- g. Minimum Lot Width: None.
- h. Minimum Lot Depth: None

3. Architectural Requirements

- a. The subject property shall conform to Section 146-139 (Architectural and site standards), and as amended, except as noted herein:
 - i. Primary entries (entrances with 2 or more sets of double doors) on the main building, excluding accessory buildings, shall feature a band of fieldstone, at least 24” inches wide around all sides.
 - ii. The main building, excluding accessory buildings, shall feature at least 70% masonry (brick, stone, synthetic stone) finishing materials.

4. Landscaping Requirements

- a. The subject property shall conform to Section 146-135 (Landscape requirements), and as amended, except as noted herein:
 - i. At least 30 percent of each terminus island shall be covered with living plant material.
 - ii. No more than 70 percent of each terminus island shall be covered with bark mulch or decomposed granite material.
 - iii. A living screen shall be allowed by right between the subject property and adjacent residential uses. Screening shrubs shall be planted at 5 feet on center.
 - iv. At the main building, excluding accessory buildings, large planter beds shall be located adjacent to primary entries (entrances with 2

or more sets of double doors). Planter beds will have one or more of the following: native grasses, flowering perennials, or evergreen shrubs. Natural boulders and rock cover in the beds will highlight the plantings. The planter beds shall be a minimum total area of 150 square feet adjacent to each primary entry.