

## 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 Unified Development Code (“UDC”) 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 Multi-Family, Senior Living

- 1.1.1 A single lot containing five or more dwelling units. No less than five dwelling units shall be provided within each individual building. An apartment is one of the individual units within the multi-family building(s). A minimum of one resident per individual dwelling unit is required to be 62 years of age or older.

### 2. Dimensional Standards

- 2.1 Minimum Lot Width: 60’;
- 2.2 Minimum Lot Depth: 100’;
- 2.3 Minimum Front Building Setback: 35’;
- 2.4 Minimum Rear Building Setback: 20’;
- 2.5 Minimum Side Interior Building Setback: 20’;
- 2.6 Maximum Building Height: 55’ (4 stories);
- 2.7 Maximum Dwelling Units Per Acre : 29.65 (110 units);
- 2.8 Minimum Residential Adjacency Setback for 3-story buildings: 75’;
- 2.9 Minimum Residential Adjacency Setback for 4-story buildings: 150’.

### 3. Landscaping

#### 3.1 Buffer Requirements

- 3.1.1 Street Buffer: 20’;
- 3.1.2 Adjacency Buffer: 10’.

#### 3.2 Tree Buffer Requirements

- 3.2.1 1 canopy tree per 30 linear feet or portion thereof within the street buffer which may be clustered to facilitate site design;
- 3.2.2 1 ornamental tree per 30 linear feet or portion thereof within the adjacency buffer along the rear property line;
- 3.2.3 No canopy or ornamental trees within the adjacency buffers for the side yards.

### 4. Parking

- 4.1 The required off street parking shall be calculated at 1.27 spaces for each unit;
- 4.2 Parking spaces equal to a minimum of 29% of the number of units shall be covered; no enclosed parking spaces shall be required;
- 4.3 Canopy trees at a rate of 1 tree for every 7 parking spaces along the side yards and 1 tree for every 20 parking spaces along the rear yard.

### 5. Residential Site Design

- 5.1 The project shall contain no less than four (4) amenities of the type required in Section 206.G of the UDC.

6. Screening Design Exceptions

6.1 A 6' tall masonry screening wall is required along the southern property line;

6.2 Evergreen screening shrubs planted at 3' in height and spaced 3' on center are required along the east and west property lines.

7. Architectural Standards

7.1 The property is subject to UDC Section 206F (Architectural Standards).