

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

| <i>LEGEND</i> | |
|---------------|--------------------------------|
| ● | Permitted use |
| X | Use not permitted |
| S | Requires a Specific Use Permit |

RESIDENTIAL USES

| Land Use Type | PD |
|---|-----------|
| Townhome | X |
| Patio home or zero-lot-line home | X |
| Multi-family dwelling including loft apartments | X |
| Single-family attached residential DU | X |
| Single-family detached residential DU | X |
| Residential accessory use | X |
| Retirement/nursing homes | X |

RETAIL USES

| Land Use Type | PD |
|--|-----------|
| Antique shop | ● |
| Aquarium, bird and pet shops | ● |
| Art gallery | ● |
| Automobile and vehicle service | X |
| Bakery | ● |
| Barber and beauty shop | ● |
| Book or stationery store | ● |
| Bicycle Shop | ● |
| Camera shop | ● |
| Candy, cigars and tobaccos | ● |
| Department store | ● |
| Drug store | ● |
| Dry cleaning and pressing shops | ● |
| Electrical goods and fixtures for consumer use | ● |
| Electronics store | ● |
| Film developing and printing | ● |
| Florist | ● |
| Grocery store | ● |
| Hardware, sporting goods, toys, paints, wall paper | ● |
| Hotel | ● |

| | |
|---|---|
| Household and office furniture, furnishings and appliances | ● |
| Jewelry, optical goods, photographic supplies | ● |
| Meat/butcher shop | ● |
| Novelty or variety shop | ● |
| Piano and musical instruments | ● |
| Printing shop | ● |
| Reception or Event Center, (Indoor) | ● |
| Restaurant | ● |
| Restaurant (with drive-through pick-up window) | ● |
| Retail store or shop for custom work | ● |
| Seamstress, dressmaker, or tailor | ● |
| Shoe repair shop | ● |
| Studio for the display and sale of glass, china, art objects, cloth and draperies | ● |
| Video equipment and cassettes, sales and rental | ● |
| Clothing and accessories | ● |
| Copy shop | ● |

OFFICE & COMMERCIAL SERVICES

| Land Use Type | PD |
|--|-----------|
| Bank, savings & loan, credit union | ● |
| Caterer and wedding service | ● |
| Commercial entertainment (indoor) | ● |
| Daycare facility | ● |
| Health club (private or public) | ● |
| Hospital | ● |
| Laundromat, equipped with automatic washing machines of the type customarily found in a home and where the customer may personally supervise the washing and handling of their laundry | ● |
| Medical and dental offices | ● |
| Photographers and artist studios | ● |
| Private club | ● |
| Professional office | ● |
| Studios (dance, music, drama) | ● |
| Wedding Chapel | X |

CIVIC USES

| Land Use Type | PD |
|---|-----------|
| Church, synagogue, house of worship | X |
| Civic center, auditorium, arena, theater, and/or exhibit hall | X |
| Library | X |

OTHER USES

| Land Use Type | PD |
|---|----|
| Mixed use with office and/or retail on street level and upper level residential | X |
| Mixed use with office and/or retail on street level and upper level office | X |
| Public garage, parking, no repairs | ● |
| Private garage parking (for multiple residential or non-residential tenants) | ● |
| Recreation area (private) | ● |
| Recreation area (public) | ● |
| Taxi stand | ● |
| Transit/bus stop (no parking areas) | ● |

Space Limits

- | | | |
|-------|-----------------------------|----------|
| i. | Minimum lot area: | None. |
| ii. | Minimum width of lot: | None. |
| iii. | Minimum depth of lot: | None. |
| v. | Maximum height of building: | 50 feet. |
| vii. | Minimum front yard: | None. |
| viii. | Minimum rear yard: | 0 feet. |
| ix. | Minimum side yard: | 0 feet. |
| xii. | Maximum FAR: | 4.0 FAR. |