

Development Regulations

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.

Permitted Land Uses:

- Single-family attached
- Government facilities (city, excluding airport uses)

Permitted Accessory Uses:

- Accessory structure
- Electric vehicle charging station
- Home occupation

Space Limits:

- Minimum Lot Area: 2,000 square feet
- Minimum Lot Width: 25’
- Minimum Lot Depth: 80’
- Minimum Front Yard Setback: 10’
- Minimum Rear Yard Setback: 20’
- Minimum Side Yard Setback (interior lots): 5’
- Minimum Side Yard Setback (corner lots): 15’
- Maximum Height: 35’

Landscaping:

- A minimum of 1 canopy tree is required per residential lot. Trees may be planted within a common area, right-of-way, or on residential lots. These trees may be used to meet the requirements of Section 206A.5.a.

Exceptional Qualities:

- A minimum total of 40,000 square feet of dedicated common area space shall be provided.
- A minimum 15’ wide common area shall be provided adjacent to the western property line.
- Ornamental and/or canopy trees shall be planted at a ratio of 1 tree per 40 linear feet within the 15’ wide buffer adjacent to the western property line.