

**WESTRIDGE TOWNHOMES  
PLANNED DEVELOPMENT STANDARDS**

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.

A. Permitted Land Uses

1. Single-family attached
2. Duplex
3. Triplex
4. Quadplex
5. Agriculture and ranching, private or wholesale
6. Amenity center, neighborhood
7. Country club
8. Government facilities (city, excluding airport uses)
9. Recreation area, private
10. School, public, private, or parochial

B. Uses Permitted with SUP

1. Assisted living facility
2. Arts or culture center

C. Permitted Accessory Uses

1. Accessory building, detached
2. Accessory dwelling unit
3. Accessory structure
4. Electric vehicle charging station
5. Home occupation
6. Swimming pool

D. Space Limits

1. Minimum Lot Area: 1,900 square feet
2. Minimum Lot Width: 22 feet
3. Minimum Lot Depth: 90 feet
4. Minimum Front Yard Setback: 10 feet
5. Minimum Rear Yard Setback: 20 feet
6. Minimum Side Yard Setback (interior lot): 5 feet
7. Minimum Side Yard Setback (corner lot): 10 feet
8. Maximum Height: 35 feet

E. Site and Development Standards

1. Landscaping:
  - a) One Ornamental Tree shall be planted in the front yard of each lot.
  - b) One canopy tree per lot shall be provided in the common areas of the development.

- c) Evergreen shrubs (for acceptable screening 6' or greater) shall be planted 3ft in height at planting and 3ft on center adjacent to the site's western property line.