

PD DISTRICT 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

- Agricultural and ranching, private or wholesale
- Animal care and services, indoor only
- Arts or cultural center
- Assisted Living Facility
- Banks and financial services
- Civic club or fraternal organization
- Clinic, medical or dental
- College or university
- Commercial entertainment, indoor
- Community Care Facility
- Farmers' market, permanent
- Government facilities (city, excluding airport uses)
- Greenhouse or plant nursery
- Gym or fitness studio
- Hospital
- Hotel or motel
- Office
- Parking garage or lot, paid or private
- Personal service
- Reception or event center, indoor
- Recreation area, private
- School, business or trade
- School, public, private or parochial
- Telecommunication Structure, High-Rise

Permitted Land Uses Requiring Compliance with Use-Specific Criteria

- Car wash
- Community garden
- Cottage industrial
- Country club
- Craft consumables
- Day care center
- Dispatch office
- Electric vehicle charging facility
- Food truck operation sites
- Fuel sales, passenger vehicles
- Government or public facility (non-city)
- Gun range, indoor
- Radio or TV broadcast station
- Religious assembly
- Restaurant, brew pub
- Restaurant, carry out and delivery only
- Restaurant, dine-in
- Restaurant, drive-in or drive-through
- Retail sales
- Wind energy conversion system (WECS)

Uses Permitted with SUP

- Animal care and services, outdoor area
- Commercial entertainment, outdoor
- Food truck courts
- Funeral home or mortuary
- Independent Living
- Office showroom/warehouse
- Private club
- Reception or event center, outdoor
- Self-storage
- Utility substation
- Vehicle repair, minor

Accessory Uses

- Caretaker's or watchman's quarters
- Donation collection container
- Drone delivery
- Electric vehicle charging station
- Helistop
- Outdoor storage

Temporary Uses

- Construction field office
- Religious or philanthropic uses
- Seasonal sales
- Warming station

Space Limits

- Minimum Lot Area: 0 square feet
- Minimum Lot Width: 0 feet
- Minimum Lot Depth: 0 feet
- Minimum Front Yard Setback: 20 feet
- Minimum Rear Yard Setback: 0 feet
- Minimum Side Yard Setback (interior lots): 0 feet
- Maximum Height: 45 feet

Site and Development Standards

Access

A 12" thick non-bituminous aggregate-surface access drive capable of supporting an 85,000 lb emergency vehicle is required until such time as the parcel is developed with a final parking and driveway plan which includes access to the High-Rise Telecommunication Structure. Within the Trinity Falls Parkway ROW the access will be a concrete driveway apron.

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Buildings	Setback (minimum)
• 1 story	30 feet
• 2 stories	50 feet

- 3 or more stories 2 feet of setback for each foot of building height

Communication Antennas, Support Structures, and Satellite Dishes

All Communication Antennas, Support Structures, and Satellite Dishes shall adhere to the definitions and requirements established in the City's Unified Development Code (UDC), as amended, and the above PD regulations, except as noted below.

- Only one High-Rise Telecommunication Structure shall be allowed on the property.
- The minimum setback requirement for the High-Rise Telecommunication Structure, including in cases of residential adjacency, shall be 24.5 feet from the center of the monopole to the nearest property line.
- The maximum height for the High-Rise Telecommunication Structure shall be 155 feet with a 5-foot lightning rod. All other uses shall follow the requirements of the zoning district.
- The High-Rise Telecommunication Structure facility, including all associated ground equipment, must be enclosed by an 8' high masonry screening wall.
- Landscaping around the masonry screening wall must be a 4.5 foot wide buffer with evergreen shrubs spaced 3 feet on center and at least 3 feet high at planting.
- In addition to the evergreen shrubs required above, landscaping on the south side of the masonry screening wall must also include 6 canopy trees within the 10-foot-wide residential adjacency buffer and 3 additional canopy trees adjacent to the compound (one at the southwest corner of the compound, one at the southeast corner of the compound, and one in the middle).