

## **PROJECT 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 Zoning Ordinance 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. Multiple family dwelling
- 1.2. Community Garden (private)
- 1.3. Day-care (private)
- 1.4. Fitness club, gymnasium, exercise area or similar use (private)
- 1.5. Office use incidental to main use (private)
- 1.6. Park or playground (private)
- 1.7. Parking, incidental to main use
- 1.8. Swimming pool (private)

### **2. Temporary Uses.**

- 2.1 Field office or real estate leasing office prior to occupancy.

### **3. Space Limits**

- 3.1. Minimum Front Yard Setback (Alma Road and Silverado Trail): 35 feet
- 3.2. Minimum Side/Rear Yard Setback
  - 3.2.1. One (1) Story: 20 feet
  - 3.2.2. Two (2) Stories: 20 feet
  - 3.2.3. Three (3) Stories: Two (2) feet of setback for each foot of building height.
- 3.3. Maximum Height: 35 feet.
- 3.4. Minimum Lot Width: 60 feet
- 3.5. Minimum Lot Depth: 100 feet
- 3.6. Maximum Density: 23 units per acre

### **4. Parking Requirements**

- 4.1. 1 parking space per dwelling unit plus 0.5 spaces per bedroom.
- 4.2. Enclosed parking spaces shall be provided at no less than 30% of the required parking spaces.
- 4.3. Enclosed parking shall consist of any combination of attached garages, attached carports, detached garages, and detached carports.

### **5. Screening Requirements**

- 5.1. Screening along Alma Road and Silverado Trail shall be provided and may consist of walls, fencing consisting of tubular steel, or living plant screens consisting of evergreen shrubs (3 feet in height, 3 feet on center).
- 5.2. A minimum 6-foot-tall solid masonry wall shall be provided along all side and rear yards.

- 5.2.1 Along the side yard adjacent to the easternmost property line, an 8-foot-tall solid masonry wall shall be provided, which may be formed in part by masonry rear walls of enclosed parking, subject to these development standards.
- 5.2.2 Canopy trees planted within the side yard adjacent to the easternmost property line shall have a minimum size (DBH) of five caliper inches (5”), at time of planting.
- 5.2.3 Property owner shall be responsible for periodic landscape maintenance, watering, and customary upkeep of any portions of the side or rear yards located between any screening wall and the nearest property line.
- 5.2.4 Those portions of side and rear yards that are situated between a screening wall and any existing fences of third-parties located on adjacent property lines shall have include lockable 6-foot-tall, gates fabricated with tubular steel or similar materials that permit viewing of the respective side or rear yards.

5.3. Trash Enclosures shall be fully screen and shall not be located in any front yard or within 60ft of the easternmost property line.

## **6. Design Standards**

- 6.1. Minimum building separations shall be 10 feet.
- 6.2. For buildings located within the first 100 feet as measured from the easternmost property line: Dwellings are prohibited. Only carports or garages are permitted.
- 6.3. Rear-entry parking or internal courtyard for enclosed parking, no garages or carports shall face Alma Road or Silverado Trail.
- 6.4. Minimum of five (5) amenities shall be provided pursuant to Section 206.G.4.b