

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 Unified Development Code (“UDC”) 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 traditional;
 - 1.2 Senior independent living;
 - 1.3 Assisted living facility;
2. Temporary Uses
 - 2.1 Field Office or Real Estate Sales Office.
3. Dimensional Standards
 - 3.1 Minimum Lot Width: 60’;
 - 3.2 Minimum Lot Depth: 100’;
 - 3.3 Minimum Front Building Setback: 35’;
 - 3.4 Minimum Rear Building Setback: 20’;
 - 3.5 Minimum Side Interior Building Setback: 20’;
 - 3.6 Maximum Building Height: 55’ (4 stories);
 - 3.7 Maximum Dwelling units per acre: 25.
4. Parking
 - 4.1 The required off street parking shall be calculated at 1.75 spaces for each unit;
 - 4.2 The required number of enclosed parking spaces shall be equal to 30% of the total number of units, provided that the number of enclosed parking spaces may be reduced to no less than 20% of the total number of units pursuant to Section 206E.4.d.
5. Residential Site Design
 - 5.1 The project shall contain no less than seven (7) amenities of the type required in Section 206.G of the UDC;
6. Landscape Requirements
 - 6.1 Minimum front yard landscape buffer: 20’;
 - 6.2 Minimum adjacency buffer: 20’;
7. Screening Design Exceptions
 - 7.1 The exceptions for masonry screening along all sides and rear of the Property provided in UDC Section 206C.3.b shall apply where appropriate.