

EXHIBIT D

PD 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

Tracts. The Property shall be divided into One (1) tract as shown on the Zoning Exhibit attached hereto as Exhibit "C". The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

The regulations set forth shall apply to the development within and shown on the Zoning Exhibit.

Definitions

- *Hangar Home*
A single-family detached residential home specifically designed for private aviation use, featuring an attached aircraft hangar. The attached hangar provides direct and convenient access between the living space and aircraft storage, typically located on properties within residential airparks or near private runways.

Permitted use:

- Hangar Home

Space Limits

- Minimum Lot Area: 6700 Square Feet
- Minimum Lot Width: 67-feet
- Minimum Lot Depth: 100-feet
- Minimum Front Yard Setback: 20-feet [2]
- Minimum Rear Yard Setback: 15-feet
- Minimum Side yard setback: 5 feet [1]
 - Minimum Side corner: 15-feet
- Maximum Height of structure: 35' (3 Stories)
- Maximum Density: 6 units/acre

[1] Setback may be reduced to zero feet, so long as, a minimum building separation of five feet shall be maintained between buildings. If a Zero-lot line is to be constructed, this condition shall be applied on a lot-by-lot basis. The desired zero lot line side of each lot intended to accommodate such a residential product shall be indicated on a setback exhibit.

[2] A minimum driveway length of 20 feet shall be provided from the garage door to the street or ally right-of-way, as required by the Engineering Design Manual.

Parking:

- 4 parking spaces per Dwelling Unit, 2 must be enclosed, on-site, and front entry.

Landscaping Requirements:

- Hangar Home units shall require one (1) canopy tree in the front yard
- A 5-foot Landscape Buffer with canopy trees planted every 40 feet
- A canopy tree for each Hangar Home unit shall be provided in the 5-foot landscape buffer to the south and along the eastern parkway of the private street (50-foot right-of-way). These shall be provided as the Hangar Homes are developed.
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Screening:

- 6-foot masonry wall along the adjacent single family residential to the east of the property and within the 5-foot landscape buffer.

Architectural Standards:

- The exterior finish on the north, south, and east elevations of the Hangar Home units shall be a minimum of 85 percent brick, stone, or synthetic stone materials. The balance of any exterior finishing material shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems.
- Sheet siding fabricated to look like wood siding is prohibited.
- Architecturally finished metal materials, which does not include corrugated metal, shall be allowed on no more than 20 percent of each elevation.
- Architectural wood accents shall be allowed on no more than 10 percent of each elevation.
- The area of exterior finish shall be calculated exclusive of doors and windows.