

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District. Use and development of the subject property shall conform to the requirements of the City's Code of Ordinances and as amended, except as noted below.

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.

1. The approximately 2.53-acre subject property shall conform with the following restrictions:

a. Permitted Uses

The following uses shall be allowed by right:

- i. Multi-family, cottage;
- ii. Multi-family, traditional;
- iii. Assisted living facility;
- iv. Agricultural and ranching, private or wholesale;
- v. Amenity center, neighborhood;
- vi. Civic club or fraternal organization;
- vii. College or university;
- viii. Community garden;
- ix. Country club;
- x. Government facilities (city, excluding airport uses);
- xi. Parking garage or lot, paid or private;
- xii. Recreation area, private;
- xiii. Religious assembly;
- xiv. School, public, private, or parochial;
- xv. Telecommunication structure, low rise;
- xvi. Telecommunication structure, stealth;
- xvii. Wind energy conversion system (WECS).

b. Permitted Uses with a Specific Use Permit (SUP)

The following uses shall be allowed with an approved Specific Use Permit (SUP):

- i. Independent living;
- ii. Arts or cultural center;
- iii. Commercial entertainment, outdoor;
- iv. Utility substation;

c. Permitted Accessory Uses

- i. Accessory building, detached;
- ii. Accessory structure;
- iii. Electric vehicle charging station;
- iv. Home occupation;
- v. Swimming pool.

d. Tract 1 Space Limits

- i. Minimum Lot Area: - N/A
- ii. Minimum Lot Width: - 60 feet
- iii. Minimum Lot Depth: - 80 feet
- iv. Minimum Setback from Throckmorton St. - 15 feet
- v. Minimum Setback from Drexel St. - 10 feet
- vi. Minimum Setback from Throckmorton Pl. - 10 feet
- vii. Minimum Setback from Northern Boundary - 15 feet
- viii. Maximum Height: - 3 stories, 45 feet
- ix. Minimum Building Separation (side to side) - 10 feet
- x. Maximum Dwelling Units - 50

e. Tract 2 Space Limits

- i. Minimum Lot Area: - N/A
- ii. Minimum Lot Width: - 60 feet
- iii. Minimum Lot Depth: - 80 feet
- iv. Minimum Setback from Broad St. - 10 feet
- v. Minimum Setback from Drexel St. - 10 feet
- vi. Minimum Setback from Throckmorton Pl. - 10 feet
- vii. Minimum Setback from Western Boundary - 10 feet
- viii. Maximum Height: - 3 stories, 45 feet
- ix. Minimum Building Separation (side to side) - 10 feet
- x. Maximum Dwelling Units - 18

f. Site and Development Standards

- i. Landscape Setback - 10 feet
- ii. One (1) canopy tree shall be required for every 30 feet of street frontage. Trees can be moved as necessary to avoid entrances, parking, or utilities.
- iii. Screening walls shall not be required adjacent to street frontages but shall be required where adjacent to any single-family or multi-family residential zoning or use.
- iv. Required Parking - 2 spaces per dwelling unit
- v. Angled parking shall be allowed along Throckmorton Place.
- vi. No enclosed parking spaces required.