

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 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 Build-To Line: 15’;
 - 3.4 Minimum Rear Building Setback: 20’;
 - 3.5 Minimum Side Interior Building Setback: 20’;
 - 3.6 Maximum Building Height: 65’ (4 stories);
 - 3.7 Maximum Dwelling units per acre: 27.
4. Parking
 - 4.1 The required off street parking shall be calculated at 1 space for each unit with an additional 0.5 parking space per bedroom;
5. Residential Site Design
 - 5.1 The project shall contain no less than five (5) amenities of the type required in Section 206.G;
6. Landscape Requirements
 - 6.1 Minimum front yard landscape buffer along Custer Road: 20’;
 - 6.2 Minimum rear and side yard landscape buffers (except adjacent to commercial development): 20’;
 - 6.3 No landscape buffer or required street trees adjacent to commercial development;
 - 6.4 Required street trees along frontage of Custer may be clustered.
7. Screening Requirements
 - 7.1 No screening walls shall be required on the side and rear property lines.