



PD Regulations

The subject 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 related 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:
 - a. Warehouse
 - b. Gym or Fitness Studio
 - c. And all other permitted uses in base district “C3” – Regional Commercial District.
2. Space Limits:
 - a. Minimum Lot Area: 0 SF
 - b. Minimum Lot Width: 0’
 - c. Minimum Lot Depth: 0’
 - d. Minimum Front Yard Setback: 20’
 - e. Minimum Rear Yard Setback: 0’
 - f. Minimum Side Yard Setback: 0’
 - g. Minimum Side Yard of Corner Lots: 0’
 - h. Maximum Height of Structure: 55’
3. Residential Adjacency:
 - a. 1 Story: 30’ Setback
 - b. 2 Story: 50’ Setback
 - c. 3 Story or More: 2’ of Setback for each foot of building height.