

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District and Highway Commercial Overlay District (High Rise Subzone). 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.

Tract(s). The Property shall be divided into two (2) tracts (collectively, the "Tracts" and each separately, a "Tract") as shown on the Zoning Exhibit attached hereto. 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 10.9-acre eastern portion labeled as "Tract 1" on the attached Zoning Exhibit and shall conform with the following restrictions:

a. Permitted Uses

The following uses shall be allowed by right within Tract 1:

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

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

The following uses shall be allowed within Tract 1 with an approved Specific Use Permit (SUP):

- i. Commercial entertainment, outdoor;
- ii. Utility substation;
- iii. Telecommunications structure, high rise.

c. Permitted Accessory Uses

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

d. Space Limits

- i. Minimum Lot Area: - N/A
- ii. Minimum Lot Width: - 60 feet
- iii. Minimum Lot Depth: - 100 feet
- iv. Minimum Front Yard Setback: - 35 feet
- v. Minimum Rear Yard Setback: - 20 feet
- vi. Minimum Side Yard Setback (interior lots): - 20 feet
- vii. Minimum Side Yard Setback (corner lots): - N/A
- viii. Maximum Height: - 6 stories, 75 feet
- ix. Maximum Lot Coverage: - 90%
- x. Maximum Dwelling Units Per Acre - 60

2. The approximately 6.9-acre western portion labeled as "Tract 2" on the attached Zoning Exhibit shall conform with the following restrictions:

a. Permitted Uses

The following uses shall be allowed by right within Tract 2:

- i. Assisted living facility;
- ii. Agricultural or ranching, private or wholesale;
- iii. Amenity center, neighborhood;
- iv. Animal care and services, indoor only;
- v. Animal care and services, outdoor area;
- vi. Arts or cultural center;
- vii. Banks and financial services;
- viii. Body art studio;
- ix. Car wash;
- x. Civic club or fraternal organization;
- xi. Clinic, medical or dental;
- xii. College or university;
- xiii. Commercial entertainment, indoor;
- xiv. Community garden;
- xv. Cottage industrial;
- xvi. Country club;
- xvii. Day care center;
- xviii. Dispatch office;
- xix. Electric vehicle charging facility;
- xx. Farmers' market, permanent;
- xxi. Fuel sales, passenger vehicles;
- xxii. Funeral home or mortuary;
- xxiii. Government facilities (city, excluding airport uses);
- xxiv. Government or public facility (non-city);
- xxv. Greenhouse or plant nursery;
- xxvi. Gun range, indoor;
- xxvii. Gym or fitness studio;
- xxviii. Hospital;
- xxix. Hotel or motel;
- xxx. Microbrewery, distillery, winery, or cidery;
- xxxi. Office showroom / warehouse;
- xxxii. Office;
- xxxiii. Parking garage or lot, paid or private;

- xxxiv. Personal service;
- xxxv. Radio or TV broadcast station;
- xxxvi. Reception or event center, indoor;
- xxxvii. Reception or event center, outdoor;
- xxxviii. Recreation area, private;
- xxxix. Religious assembly;
- xl. Restaurant, brew pub;
- xli. Restaurant, carry out and delivery only;
- xlii. Restaurant, dine in;
- xliii. Restaurant, drive-in or drive-through;
- xliv. Retail sales;
- xlv. School, business or trade;
- xlvi. School, public, private, or parochial;
- xlvii. Vehicle repair, minor;
- xlviii. Telecommunications structure, low rise;
- xliv. Telecommunications structure, stealth;
- I. Wind energy conversion system (WECS).

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

The following uses shall be allowed within Tract 2 with an approved Specific Use Permit (SUP):

- i. Independent living;
- ii. Displacement shelter;
- iii. Agricultural and ranching, retail;
- iv. Animal care and services, outdoor boarding;
- v. Auto, motorcycle, truck, or boat, rental or sales;
- vi. Commercial entertainment, outdoor;
- vii. Data center;
- viii. Heavy machinery, rental, sales, and storage;
- ix. Recreational vehicles, rental or sales;
- x. Self storage;
- xi. Stable, commercial,
- xii. Storage, automobile,
- xiii. Transportation station;
- xiv. Utility substation;
- xv. Vehicle repair, major;
- xvi. Food trucks, operation sites, and food truck courts;
- xvii. Telecommunications structure, high rise.

c. Permitted Accessory Uses

- i. Caretaker's or watchman's quarters;
- ii. Electric vehicle charging station;
- iii. Helistop;
- iv. Outdoor storage;
- v. Donation collection container.

d. Space Limits

- i. Minimum Lot Area: - 0 feet
- ii. Minimum Lot Width: - 0 feet
- iii. Minimum Lot Depth: - 0 feet
- iv. Minimum Front Yard Setback: - 20 feet
- v. Minimum Rear Yard Setback: - 0 feet
- vi. Minimum Side Yard Setback (interior lots): - 0 feet
- vii. Minimum Side Yard Setback (corner lots): - 20 feet
- viii. Maximum Height: - 4 stories, 55 feet
- ix. Maximum Lot Coverage: - 75%