

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

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

The following uses shall be allowed within the subject property 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

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|--|---|--------------------|
| i. Minimum Lot Area: | - | N/A |
| ii. Minimum Lot Width: | - | 60 feet |
| iii. Minimum Lot Depth: | - | 80 feet |
| iv. Minimum Setback from Murray St. | - | 10 feet |
| v. Minimum Setback from Fitzhugh St. | - | 20 feet |
| vi. Minimum Setback from Western Boundary | - | 15 feet |
| vii. Minimum Setback from Southern Boundary | - | 20 feet |
| viii. Maximum Height: | - | 2 stories, 35 feet |
| ix. Minimum Building Separation (side to side) | - | 10 feet |
| x. Maximum Dwelling Units | - | 10 |
| xi. Maximum Dwelling Units per Building | - | 6 |
| xii. Maximum of two (2) perpendicular parking spaces per unit may be allowed adjacent to Murray Street. If provided, Parking stalls shall not extend into the right-of-way of Murray Street. | | |

e. Tract 2 Space Limits

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|-------|--|---|--------------------|
| i. | Minimum Lot Area: | - | N/A |
| ii. | Minimum Lot Width: | - | 60 feet |
| iii. | Minimum Lot Depth: | - | 80 feet |
| iv. | Minimum Setback from Murray St. | - | 10 feet |
| v. | Minimum Setback from Fitzhugh St. | - | 20 feet |
| vi. | Minimum Setback from Eastern Boundary | - | 10 feet |
| vii. | Minimum Setback from Southern Boundary | - | 20 feet |
| viii. | Maximum Height: | - | 2 stories, 35 feet |
| ix. | Minimum Building Separation (side to side) | - | 10 feet |
| x. | Maximum Dwelling Units | - | 40 |
| xi. | Maximum Dwelling Units per Building | - | 6 |

f. Site and Development Standards

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|----|-------------------|---|---------|
| i. | Landscape Setback | - | 10 feet |
|----|-------------------|---|---------|
- ii. One (1) canopy tree shall be required for every 30 feet of street frontages. Trees can be moved as necessary to avoid entrances, parking, or utilities.
- iii. Screening walls shall not be required along either Murray Street or Fitzhugh Street.
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|-----|------------------|---|----------------------------|
| iv. | Required Parking | - | 2 spaces per dwelling unit |
|-----|------------------|---|----------------------------|
- v. No enclosed parking spaces required.
- vi. Any designated on-street parallel parking spaces provided adjacent to Tracts 1 and 2 may be utilized to satisfy minimum parking requirements.