

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with between 70,000 and 100,000 square feet of commercial space and between 156 and 186 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
1. Multifamily residential uses as allowed in the R-5 zoning district shall be allowed on Lots 1, 2, 3, 4, and 7.
 2. Commercial uses as allowed in the C-2 zoning district shall be allowed on Lots 1, 4, 5, 6 and 7.
 3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** Lot area shall be provided as generally shown on the approved GDP plans. Actual lot area shall be provided as shown on the approved SIP plans.
- D. **Height Regulations:** Building height is limited to no more than four stories for sites 1, 2, and 3 and no more than three stories for sites 4, 5, 6, and 7 and as shown on the approved SIP plans.
- E. **Yard Regulations:** Buildings shall be generally located along the perimeter streets as shown on the approved GDP plans. Actual setbacks shall be determined with the approved SIP plans. The guidelines for the future SIP setbacks shall be as follows:
1. Mid-town Road: 5 foot minimum and 20 foot maximum for commercial uses.
 2. Waldorf Boulevard, Mayo Drive and Carns Drive: A minimum setback of 10 feet and a maximum of 20 feet. Porches, bays, eaves and other architectural projections may extend into the required yards up to 5 feet. Stairs leading to building entries or porches may be constructed within the required yards.
 3. Any required utility easements shall override the minimum setbacks noted above.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved SIP plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as generally shown on the approved GDP plans. Usable open space shall be determined and provided across the entire PUD-GDP area. The actual usable open space provided in future SIP plans may vary on a lot by lot basis.

- H. ***Parking & Loading:*** Off-street parking and loading shall be generally provided as shown on the approved GDP plans. For residential uses the parking standards of the R-5 zoning districts shall generally apply and for commercial uses the standards of the C-2 zoning district shall generally apply. The parking requirements shall be determined and provided across the entire PUD-GDP area using a shared surface parking arrangement. The actual parking provided in future SIP plans may vary on a lot by lot basis.

- I. ***Family Definition:*** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.

- J. ***Signage:*** Signage will be allowed as per the C-2 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.