

## **Zoning Text**

Amended PUD-GDP-SIP

2603 Monroe Street & 2628 Arbor Drive (a.k.a. 2605 Monroe Street)

April 20, 2011

**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 45 dwelling units and 6,000 square feet of commercial space.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
  - 1. Multifamily residential uses as shown on the approved plans.
  - 2. Commercial uses as allowed in the C-2 zoning district as permitted uses;
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests, and outdoor eating areas as shown on the approved plans.
    - 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:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-2 zoning district.
- J. **Signage:** Signage for the commercial buildings shall be limited to the maximum permitted in the C2 zoning district and to the maximum permitted in the R-5 district for the residential building, as approved by the Urban Design Commission and Zoning Administrator.
- 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.