

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

<i>LEGEND</i>	
●	Permitted use
X	Use not permitted
S	Requires a Specific Use Permit

RESIDENTIAL USES

Land Use Type	PD
Townhome	X
Patio home or zero-lot-line home	X
Multi-family dwelling including loft apartments	X
Single-family attached residential DU	X
Single-family detached residential DU	X
Residential accessory use	X
Retirement/nursing homes	X

RETAIL USES

Land Use Type	PD
Antique shop	●
Aquarium, bird and pet shops	●
Art gallery	●
Automobile and vehicle service	X
Bakery	●
Barber and beauty shop	●
Book or stationery store	●
Bicycle Shop	●
Camera shop	●
Candy, cigars and tobaccos	●
Department store	●
Drug store	●
Dry cleaning and pressing shops	●
Electrical goods and fixtures for consumer use	●
Electronics store	●
Film developing and printing	●
Florist	●
Grocery store	●
Hardware, sporting goods, toys, paints, wall paper	●
Hotel	●

Household and office furniture, furnishings and appliances	●
Jewelry, optical goods, photographic supplies	●
Meat/butcher shop	●
Novelty or variety shop	●
Piano and musical instruments	●
Printing shop	●
Reception or Event Center, (Indoor)	●
Restaurant	●
Restaurant (with drive-through pick-up window)	●
Retail store or shop for custom work	●
Seamstress, dressmaker, or tailor	●
Shoe repair shop	●
Studio for the display and sale of glass, china, art objects, cloth and draperies	●
Video equipment and cassettes, sales and rental	●
Clothing and accessories	●
Copy shop	●

OFFICE & COMMERCIAL SERVICES

Land Use Type	PD
Bank, savings & loan, credit union	●
Caterer and wedding service	●
Commercial entertainment (indoor)	●
Daycare facility	●
Health club (private or public)	●
Hospital	●
Laundromat, equipped with automatic washing machines of the type customarily found in a home and where the customer may personally supervise the washing and handling of their laundry	●
Medical and dental offices	●
Photographers and artist studios	●
Private club	●
Professional office	●
Studios (dance, music, drama)	●
Wedding Chapel	X
Social/Country Club	●

CIVIC USES

Land Use Type	PD
Church, synagogue, house of worship	X
Civic center, auditorium, arena, theater, and/or exhibit hall	X

Library	X
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OTHER USES

Land Use Type	PD
Mixed use with office and/or retail on street level and upper level residential	X
Mixed use with office and/or retail on street level and upper level office	X
Public garage, parking, no repairs	●
Private garage parking (for multiple residential or non-residential tenants)	●
Recreation area (private)	●
Recreation area (public)	●
Taxi stand	●
Transit/bus stop (no parking areas)	●

Definitions

- Social/Country Club: A privately-owned club with restricted membership that provides facilities for dining, entertainment, and leisure activities for the enjoyment of its members. This definition does not include any form of sleeping accommodations.

Parking Ratios

- Social/Country Club: 1 space per 200 square feet of floor area

Space Limits

- i. Minimum lot area: None.
- ii. Minimum width of lot: None.
- iii. Minimum depth of lot: None.
- v. Maximum height of building: 50 feet.
- vii. Minimum front yard: None.
- viii. Minimum rear yard: 0 feet.
- ix. Minimum side yard: 0 feet.
- xii. Maximum FAR: 4.0 FAR.