

EXHIBIT “B”
Tract 2A – LAND USE AND DEVELOPMENT
STANDARDS TRACT 2A
Multi-Family MF-2

A. Permitted Uses, Property Maintenance and Infrastructure

1. Tract 2A shall allow all uses permitted within the MF-2 District
2. A property management entity shall be established and designed for the maintenance of all associated landscape and amenities, common landscaping and irrigation, building structures, internal access drives, and other similar common areas within Tract 2A.

B. Regulations

1. Development of Tract 2A shall comply with the use and development standards for the MF-2 (Multi-family) District, as existing on the effective date of this PD ordinance, with the exceptions and additions contained in this PD ordinance.
2. Front Building Setback:
 - a) Front Building Setback along interior roadway (Saginaw Square Boulevard) shall be reduced to fifteen feet (15'). Private yard fencing, where installed, may encroach seven- and one-half feet (7.5') into the fifteen-foot (15') setback.
3. Minimum distance between buildings: Minimum distance between buildings shall be twenty feet (20').
4. Maximum Lot Coverage: Maximum Lot Coverage shall be 80% (calculated for all land area with the entire zoning area (i.e., entire land area of Tract 2A) including buffers, detention, landscaping, accent hardscape, and future right-of-way).
5. Maximum Density: Maximum density is 261 units. Tract 2A shall be considered one lot for purposes of maximum density calculations. Residential units may be dispersed anywhere within Tract 2A regardless of how the property is platted as one or more separate lots so long as the total density within Tract 2A does not exceed 261 units.
6. Minimum Lot Area: Minimum lot area is 1,800 square feet per dwelling unit, and shall be calculated based on the entire land area of Tract 2A. Tract 2A shall be considered one lot for purposes of minimum lot area calculations regardless of how the property is platted as one or more lots.
7. The area labeled as open space/ detention on sheet 2 of Exhibit "C" shall be reserved for open space and detention.

C. Landscaping

1. **Buffer.** An average ten foot (10') wide landscaped buffer shall be required adjacent to Saginaw Square Boulevard Right-of-Way.

CI. Signage. Uses on Tract 2A may have signage on one or both of the multi-tenant signs at US-287 and Old Decatur Road.

CII. Planned Development Site Plan Required. A Planned Development Site Plan for Tract 2A shall be reviewed and approved prior to the issuance of a building permit.

1. Development shall occur in substantial accordance with the approved Exhibit "C". Site plan submittals that are deemed to require a variance to the regulations and provisions contained herein shall require review and approval by the Planning and Zoning Commission and City Council.
2. Completed Site Plan submittals that are deemed to be in substantial conformance with the regulations and provisions contained herein shall be administratively approved by the City Staff.