

EXHIBIT 2: TEXT AMENDMENT REQUEST

A-1.0

Scope. This Appendix A, Planned Development, is designed to govern Planned Development Districts *that are not otherwise governed by section 7 of the UDO*. New Planned Development Districts for Commercial, Office, and/or Industrial uses shall be established in accordance with Section 7 of the UDO. Any new Planned Development Districts *within this Appendix A* for residential properties will be reviewed on a case-by-case basis and heavily scrutinized for necessity within the immediate neighborhood.

A-1.76 PD-TH Planned Development-Townhomes.

1) Purpose. The purpose of this district is to meet the City's Comprehensive Plan's recognition of a desire to provide townhomes and multi-family products that are both owner and renter-occupied within the City for young families, downsizing retirees, senior citizens, and others that do not desire large single-family homes on large, maintenance-intensive lot. To ensure goals are met, this district creates an opportunity for the development of townhomes in only a few, small areas of the City that are appropriate for more dense development to provide a transition between commercial areas to single family residential neighborhoods. This Section imposes certain requirements to ensure the surrounding "estate-style" single-family, large lot development features are preserved.

2) General Requirements.

a. The minimum gross site acreage for a PD-TH is 2 acres and the maximum gross site acreage is 4 acres.

b. The proposed development must be located on an arterial road with a center turn lane and within 0.5-miles, in a straight line, of a 6 and 8 lane highway. The Planning and Zoning Commission or Board of Aldermen may require a traffic study concluding that the arterial road can support any increased traffic expected from the proposed development.

c. The proposed development must maintain a residential appearance with different architectural designs of the proposed townhomes throughout the development. The proposed townhomes must be made with high-quality materials that require minimum maintenance.

d. The proposed development must include stormwater improvements in compliance with the then-current City regulations and must not cause an increase in stormwater onto neighboring properties.

e. After completion of the development, the proposed common facilities and open space shall be owned by the landowner. Such owner shall have the responsibility to maintain, at its cost and expense, the common facilities, open space, grass areas on the lots, landscaping, and trees within the development.

f. The property proposed for development shall be subject to at least one of the following conditions:

i. Development of the property is challenging due to one or more of the following: topography; the existence of shallow, narrow or oddly shaped lots; the location of waterways or floodplain on or near the property; inadequate or non-existent stormwater facilities; and/or other regulatory conditions which render development of the property infeasible without the implementation of a planned district; or

ii. Development of the property is challenging because of the condition, manner of development, location of public utilities or facilities, or other features of an existing development on the property.

3) Permitted uses.

a. Permitted uses shall be as established in the conditions of the ordinance adopted by the Board of Aldermen governing the particular PD-TH District. Specific uses may include those uses designated as permitted or conditional uses in any of the residential districts.

b. In addition to those uses included in paragraph 3)a. above, attached multifamily townhomes may be permitted pursuant to the ordinance governing the particular PD-TH District and subject to the following restrictions:

- i. Each townhome shall contain a minimum of one thousand one hundred (1,100) square feet of floor area; and
- ii. A maximum of three (3) units per building

c. Non-residential uses in PD-TH developments: Non-residential uses are limited to those specifically listed in the preceding residential zoning district. Such non-residential uses shall be subject to all requirements for lot area, width, height, yards, and setbacks prescribed in the preceding zoning district in which the proposed PD-TH development is located.

4) Development standards.

1. Minimum gross site size: 2 ac.

2. Maximum site coverage: 45%

4. Maximum density: 7 Townhomes per gross acre

5. Minimum building setbacks:

a. From major street ROW: 20 ft.

b. From minor street ROW: 20 ft.

c. Side yard and rear yard: 20 ft.

d. From face of garage door(s) to edge of internal drive: 20 ft.

6. Building height limitations: No principal building shall exceed thirty-five (35) feet in height.
7. Minimum buffer requirements: Where a property abuts the right-of-way of a major street, the required setback shall contain a buffer of a minimum width of twenty (20) feet.
8. Development phasing: (see Section A-1.16)
9. Other development regulations applicable to PD Districts. (see Section A-1.17)

A-1.15 Common open space requirements for PD-R, PD-RC, PD-RV, PD-TH and PD-MXD developments.

A-1.22 Board of aldermen action on preliminary development plan and rezoning request.

3) e. PD-R, PD-RC, PD-RV, PD-TH, PD-LS and PD-MXD developments: The number and type of dwelling units authorized and the total square footage authorized for any non-residential use permitted;