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2 **PART 2.** The Property within the boundaries of the conditional overlay combining district
3 established by this ordinance is subject to the following conditions:

4
5 A. The following uses are not permitted uses for the Property:

6
7 Single-family attached residential

8
9 B. Development of the Property shall comply with the following regulations:

- 10 1. Residential dwelling units shall not exceed 30 units.
11 2. Single-family detached residential structures shall not exceed 23 structures.
12 3. Maximum impervious coverage shall not exceed 44.3%.
13 4. Maximum building coverage shall not exceed 22%.
14 5. Maximum floor-to-area ratio (F.A.R.) shall be 0.3738 to 1.

15 Except as specifically restricted under this ordinance, the Property may be developed and
16 used in accordance with the regulations established for the townhouse and condominium
17 residence (SF-6) district and other applicable requirements of the City Code.

18
19 **PART 3.** The Property is subject to Ordinance No. 020523-33 that established zoning for
20 the Bouldin Creek Neighborhood Plan.

21
22 **PART 4.** This ordinance takes effect on _____, 2016.

23
24 **PASSED AND APPROVED**

25
26 §
27 §
28 _____, 2016 § _____
29 Steve Adler
30 Mayor

31
32
33 **APPROVED:** _____ **ATTEST:** _____
34 Anne L. Morgan Jannette S. Goodall
35 City Attorney City Clerk
36
37

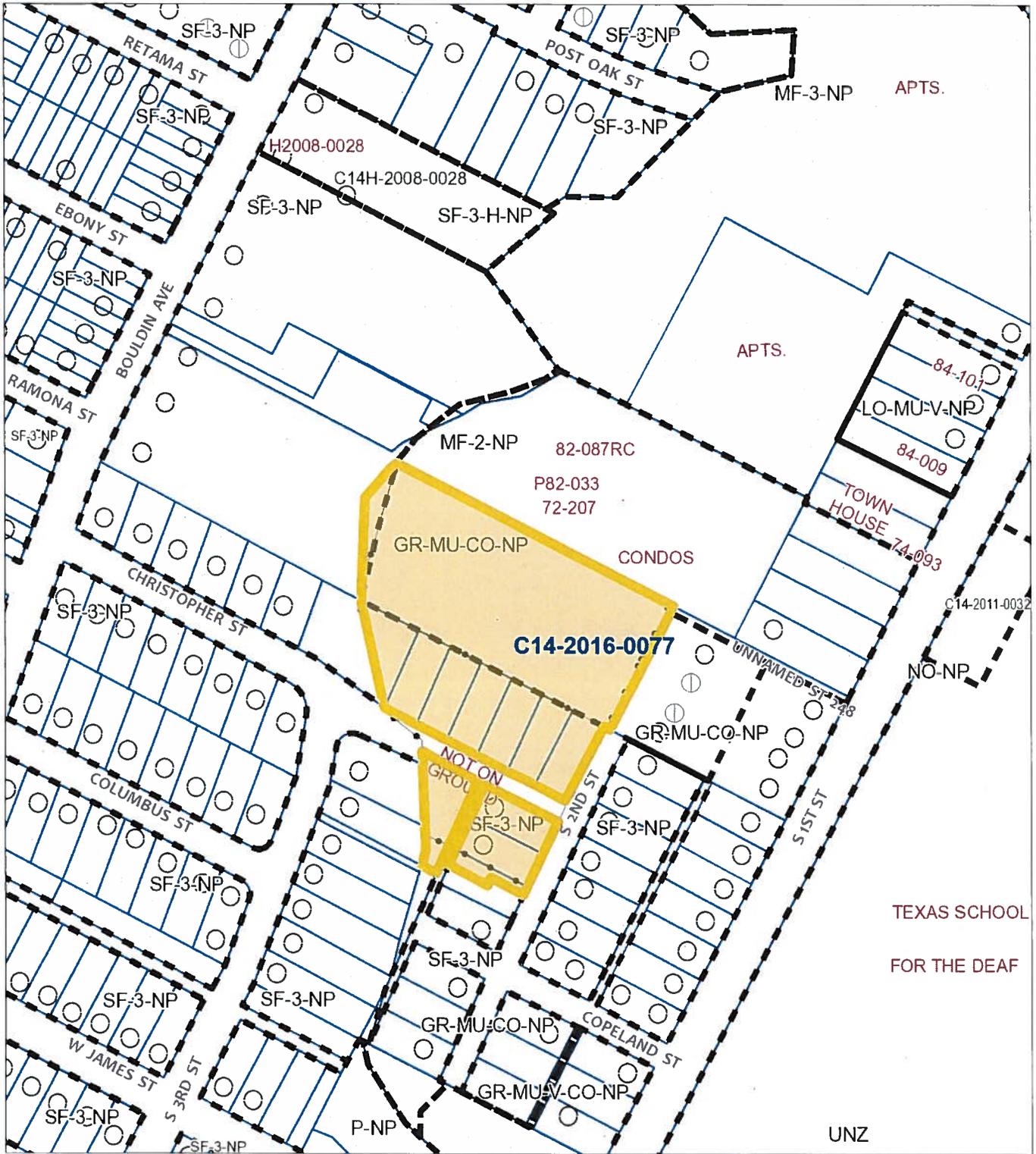


EXHIBIT A

ZONING

ZONING CASE#: C14-2016-0077

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads



1" = 200'

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