

EXHIBIT “F”
DEVELOPMENT STANDARDS – PARCEL 2

1. Density, Units and Building Height

1.1. Minimum density for the Plan area shall be 45 dwelling units per acre.

1.2. 5-story maximum building height; the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials, subject to approval by the City.

2. Setbacks

2.1. 10' building setback from any property line.

2.2. Balconies may extend to within 5' of the property line, as long as fire protection requirements are met.

3. Parking

3.1. Parking shall be provided at a minimum ratio of one (1) parking space per bedroom.

3.2. All the required parking shall be provided within the structured parking garage.

3.3. A maximum of 25 surface parking spaces shall be allowed along the perimeter of the building.

4. Exterior Materials and Design

4.1. Building elevations facing Mays Crossing and Mays Street:

- 1)** The exterior finish materials, except for doors, windows, accents and trim shall consist of:
 - a)** Masonry: stone, simulated stone, or brick
 - b)** 3-step hard coat stucco
 - c)** Fiber cement panels
 - d)** Fiber cement siding
 - e)** Glass
 - f)** Architectural steel or metal with a minimum 30-year warranty.
- 2)** Sixty percent (60%) or more of the elevation shall be masonry, as defined in section 4.1 (1) (a) above.
- 3)** A minimum of two different materials listed in Section (A) shall be used. Architectural steel or metal shall be limited to thirty three percent (33%) of the elevation. Fiber cement panels/siding shall be limited to forty percent (40%) of the elevation.
- 4)** Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.

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- 5) Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards, excluding corporate architecture.
- 6) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- 7) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

4.2. Building elevations for the remaining frontages:

- 1) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
 - a) Masonry: stone, simulated stone, or brick
 - b) 3-step hard coat stucco
 - c) Fiber cement panels
 - d) Fiber cement siding
 - e) Glass
 - f) Architectural steel or metal with a minimum 30-year warranty.
- 2) Thirty percent (30%) or more of the elevation shall be masonry, as defined in section (2) (A) (I) above.
- 3) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
- 4) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- 5) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

5. Landscaping and Compatibility

The landscaping and compatibility standards contained in Section 46-195 of the Code shall apply as applicable, including visual screening, mechanical equipment, lighting, interior parking lot landscaping, parking lot landscape buffers, foundation treatment, screening, and irrigation.

6. Site Lighting

- 6.1. Fixture (luminaire).** The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.

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6.2. Light source (lamp). Only incandescent, fluorescent, compact fluorescent (CFL), light-emitting diodes (LED), metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.

6.3. Mounting. Fixtures shall be mounted in such a manner that the cone of light does not exceed one (1) foot candle at any property line shared with a non-residential use and two (2) foot-candles at any property line abutting a public street (right-of-way). Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

6.4. All site and building lighting shall be accomplished with light that does not flash, blink, or pulse.

6.5. Height of fixture. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.

1) Excessive illumination:

- a)** Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
- b)** Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
- c)** Exterior shielding of light fixtures or other light mitigation measures shall be required if deemed necessary by city staff during the site plan review process.

7. Open Space

The landscaped open space requirement shall be met by the courtyards as depicted on **Exhibit “E”**.

8. Pedestrian Connection

A sidewalk shall be provided to the existing sidewalk in Buck Egger Park shall be provided, as depicted on **Exhibit “E”**.

9. Vehicular Access

Vehicular access to the property, other than emergency vehicles, shall be prohibited from Mandell street.