**GENERAL PROVISIONS**

- **AMENDMENTS TO THE REZONING PLAN**

- **BINDING EFFECT OF THE REZONING APPLICATION**

- **ENVIRONMENTAL FEATURES**

- **FOUR MILE CREEK GREENWAY**

**SITE DEVELOPMENT DATA**

- **Maximum Building Height:** As allowed by the UDO but not to exceed three (3) stories

- **Proposed Zoning:** R-12 MF(CD)

- **Cameron General Contractors/Resort Lifestyle Communities**

**I.**

**II.**

- **shift of greatest employment.”**

- **application for the following text amendment change to **§ 155.607.7.B.1** (Residential**

- **dwelling units as permitted by right, together with accessory uses as allowed in the**

- **UDO).**

- **The regulations established under the UDO for the R-12 MF (CD) zoning**

- **standards, the regulations established under the UDO for the R-12 MF (CD) zoning**

- **approved as allowed by Section 155.401.5 of the UDO.**

**V.**

- **a.**

- **b.**

- **c.**

- **d.**

- **e.**

- **f.**

- **g.**

- **h.**

**VI.**

**XII.**

**XIII.**

**XIV.**

**XV.**

**XVI.**

**XVII.**

**XVIII.**

**XIX.**

**XX.**

**ARTISTIC STANDARDS**

- **a.**

- **b.**

- **c.**

- **d.**

- **e.**

- **f.**

- **g.**

- **h.**

**APPENDIX A**

**APPENDIX B**

**APPENDIX C**

**APPENDIX D**

**APPENDIX E**

**APPENDIX F**

**APPENDIX G**

**APPENDIX H**

**APPENDIX I**

**APPENDIX J**

**APPENDIX K**

**APPENDIX L**

**APPENDIX M**

**APPENDIX N**

**APPENDIX O**

**APPENDIX P**

**APPENDIX Q**

**APPENDIX R**

**APPENDIX S**

**APPENDIX T**

**APPENDIX U**

**APPENDIX V**

**APPENDIX W**

**APPENDIX X**

**APPENDIX Y**

**APPENDIX Z**

**DISCLAIMER**

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**Zoning Summary:**

- **Current Zoning:** R-15
- **Proposed Zoning:** R-12MF(CD)

**Setback and Yard Requirements**

- **Front:** 35' (Maximum Height: 42' with a 7' increase)
- **Side (West):** 17' (Increase of 7' over the 10' requirement)
- **Side (ETB):** 17' (Increase of 7' over the 10' requirement)
- **Rear:** 57' (Increase of 7' over the 50' requirement)

**Loadings and Garages**

- **Standard:** 122
- **Accessible:** 8
- **Garage:** 24
- **Trash:** 6
- **Guest:** 8

**Parking Summary**

- **Provided:** 154
- **Required:** 148 (Age and Mobility Limited Senior Housing)
- **Spaces per Living Unit:** 1.1

**Bicycle Parking Summary**

- **Accessory:** 1
- **Standard:** 1
- **Total:** 1

**Perimeter Planting Requirements**

- **Proposed Tree Canopy:** 39.7% (6.970 AC)
- **Proposed Retaining Wall:** Final Design to be included with Construction Document Review

**Regulatory Text:**

- **Proposed DUA:** 9.07
- **Proposed Total Units:** 127
- **Minimum Lot Area Required:** 12,000 SF + 3,000 SF for each additional unit
- **NCDOT Right-of-Way for Greenway Connection:** Approximate location of future greenway connection, final alignment to be determined

**Technical Data Sheet:**

- **Sheet NO.:** RZ-102
- **Title:** Zoning Summary

**Disclaimer:**

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