

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
SAXONY ON 5

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract II of Planned Development “PD” No. 84 as set forth in Ordinance No. 2250-12-03, as amended, and in Ordinance No. 1751-8-99, as amended, except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING:** The Property shall be developed and used in accordance with the provisions of the Office “O” zoning district except as provided in this Ordinance.
- B. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets/driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- C. **HEIGHT AND AREA REGULATIONS:** The height and area regulations for the Property shall be modified as follows:

Front Yard Setback	85 feet
Side Yard Setback adjacent to Residential District	50 feet
Rear Yard Setback adjacent to Residential District	10 feet
Maximum Height	30 feet

- D. **BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the materials and architectural style set forth on the Building Elevations attached hereto as Exhibit “C”.
- E. **SCREENING:** The screening for the Property shall be as shown on the Concept Plan.