

## PERMITTED USES AND DEVELOPMENT STANDARDS

### 1. **Permitted Uses:**

- A. Condominium.
- B. Multifamily.
- C. Senior Housing (Special Use Permit (SUP) required).
- D. Live/Work.
  - i. The commercial use is limited to professional services such as accountants, architects, artisans, attorneys, computer and multimedia related professionals, consultants, engineers, hair stylists, insurance, real estate, athletic trainers, travel agents, one-on-one instructors, and similar occupations as may be approved by the Zoning Administrator provided that the use does not detract from, or pose a nuisance to, the adjacent uses.
  - ii. Both the residential and commercial components of the Live/Work unit must be occupied by the same tenant.
- E. Office.
- F. Co-Working.
- G. Retail – as defined in the Residential Subdistrict Use Regulations for the Urban Center (UC) Zoning District.
- H. Restaurant (Special Use Permit (SUP) required).
- I. Food Hall (Special Use Permit (SUP) required).
- J. Hotel (Special Use Permit (SUP) required).
- K. Health Club (Special Use Permit (SUP) required).
- L. Day Care Facility (Special Use Permit (SUP) required).
- M. Entertainment/Event Venue (Indoor or Outdoor).
- N. Sale of alcohol for on-premises or off-premises consumption (Special Use Permit (SUP) required).
- O. Accessory uses encompassing community, social, and recreation facilities customary to multifamily residential and mixed-use development, and home occupations that do not employ persons outside the residence and that do not alter the physical structure or generate additional parking demand, inclusive of any temporary or overnight parking related to such home occupation.

2. **Maximum Number of Multifamily Dwelling Units:** 700 dwelling units.

3. **Development Phasing and Operational Restrictions:** The Concept Plan shall be

implemented in accordance with the terms and conditions outlined in the Second Amended Memorandum of Understanding between the Town of Addison, AMLI Residential, and Stream Realty for the Addison Circle Area Transit Oriented Development (the “MOU”) dated January 10, 2023, as the same may be amended, together with the final executed Definitive Agreements (defined in this PD-O23-\_\_\_\_\_)

**4. Landscape (Overall Site):**

Minimum Tree Plantings: New canopy tree plantings shall be a minimum of 4 caliper inches in diameter. Tree planting may be achieved in public open space, private open space, or common areas, and at the streetscape.

Trees shall be planted to achieve all required tree mitigation on site. Where mitigated trees are at least 8 caliper inches in diameter, a replacement tree, of at least 6 caliper inches in diameter, must be utilized to fulfill mitigation requirements on an inch for inch basis.

Alternative replacement and transplanted trees shall be considered by the Town where said trees can enhance the diversity of tree planting and positively contribute to the overall aesthetics and screening needs for the site. The Director of Parks and Recreation may, in the Town’s sole discretion, approve alternative tree mitigation standards to account for transplanting of mature trees.

- A. Required Site Landscape: Excluding streets, parking, sidewalks, plazas, and other required hardscape, common areas are to be landscaped and irrigated. Residential ground floor frontages shall be required to landscape the entire area between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches, and patios. This area must be irrigated, and may be landscaped with ground cover, low shrubs, and ornamental trees.

**5. Public Open Space:**

- A. Minimum Public Open Space: As depicted in the **Concept Plan**.
- B. Public Open Space Furnishings: Public open space shall be amenitized with site furnishings such as benches, trash receptables, pedestrian lighting, fitness programming, and public art.
- C. Public Open Space Landscape: Landscape shall be irrigated and shall include a mix of evergreen and deciduous canopy and ornamental tree species, ornamental groundcover, and zoysia grass turf, or acceptable alternative.
- D. Public Open Space Installation and Maintenance: All public open space improvements shall be installed by the developer and owned and maintained in accordance with the terms of a future Definitive Agreements between the Town and Co-Developers.

**6. Streetscape Standards: All streetscapes shall comply with the **Master Streetscape Plan**.**

7. **Pavement Treatments:** Enhanced pavement treatments will be provided in accordance with the **Concept Plan**. This will be achieved through the use of pavers, as well as unique concrete treatments such as painting, staining, and patterned sawcuts.

8. **Multifamily (Tower) Form Standards:**

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Maximum Lot Width (Festival Way Frontage): 450 feet.
- D. Minimum Lot Depth: None.
- E. Maximum Lot Depth: 300 feet.
- F. Minimum Building Setbacks:
  - i. Front Yard (Festival Way): 30 feet from the centerline of the street.
  - ii. Front Yard (Quorum Drive): 10 feet.
  - iii. Side Yard: None.
  - iv. Rear Yard: None.
- G. Minimum Building Height: 13 stories, or the maximum building height permitted under FAA Part 77 review.
- H. Maximum Building Height: the maximum building height permitted under FAA Part 77 review.
- I. High-Rise Building: A building with an occupied floor located more than 75 feet above the lowest level of fire department access.
- J. Minimum Floor Area Per Dwelling Unit: 600 square feet.
- K. Minimum Ground Floor Commercial Floor Area: 10,000 square feet.
- L. Minimum Ground Floor Commercial Floor Height: 16 feet floor to floor.

9. **Multifamily (Mid-Rise) Form Standards:**

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.

- C. Maximum Lot Width (Arapaho Road Frontage): 600 feet.
- D. Minimum Lot Depth: None.
- E. Maximum Lot Depth (Spectrum Drive Frontage): 400 feet.
- F. Minimum Building Setbacks:
  - i. Front Yard (Arapaho Road): 6 feet.
  - ii. Front Yard (Quorum Drive): 10 feet.
  - iii. Front Yard (Spectrum Drive): 6 feet.
  - iv. Side Yard: None.
  - v. Rear Yard: None.
- G. Minimum Building Height: 6 stories.
- H. Maximum Building Height: 10 stories.
- I. High-Rise Building: A building with an occupied floor located more than 75 feet above the lowest level of fire department access.
- J. Minimum Floor Area Per Dwelling Unit: 600 square feet.
- K. Minimum Ground Floor Commercial Floor Area: 5,000 square feet.
- L. Minimum Ground Floor Commercial Floor Height: 16 feet floor to floor.

**10. Office & Parking Structure Form Standards:**

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Maximum Lot Width (Festival Way Frontage): 475 feet.
- D. Minimum Lot Depth: None.
- E. Maximum Lot Depth (Addison Road Frontage): 275 feet.
- F. Minimum Building Setbacks:
  - i. Front Yard (Addison Road): 15 feet.

- ii. Front Yard (Festival Way): 30 feet from the centerline of the street.
- iii. Side Yard: None.
- iv. Rear Yard: None.
- G. Minimum Building Height: 5 stories (parking garage), 6 stories (office), or, if applicable, the maximum building height permitted under FAA Part 77 review.
- H. Maximum Building Height: the maximum building height permitted under FAA Part 77 review.
- I. Minimum Office Floor Area: 160,000 square feet.
- J. Minimum Ground Floor Retail Floor Area: 3,500 square feet.
- K. Minimum Ground Floor Commercial Floor Height: 15 feet floor to floor.

**11. Retail/Restaurant/Entertainment Node Form Standards:**

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: 200 feet.
- C. Maximum Lot Width: None.
- D. Minimum Lot Depth: 250 feet.
- E. Maximum Lot Depth: None.
- F. Minimum Building Setbacks:
  - v. Front Yard (Festival Way): 30 feet from the centerline of the street.
  - vi. Side Yard: None
  - vii. Rear Yard: None.
- G. Minimum Building Height: 1 story.
- H. Maximum Building Height: the maximum building height permitted under FAA Part 77 review.
- I. Minimum Building Floor Area: 25,000 square feet.
- J. Minimum Gathering/Civic/Open Space: 20 percent of the gross area of the lot. Physical and visual connections must be made from this designated space(s) to Festival Way and the Silver Line Station.

**12. Airport Noise Mitigation:** Residential buildings must be located outside of the 65 DNL noise contour for Addison Airport.

**13. Parking:**

A. Minimum Off-Street Parking Requirements:

- i. Multifamily (Stacked Flat): 1 space per bedroom, not to exceed 2 spaces per dwelling unit.
- ii. Office/Co-Working: 1 space per 300 square feet of floor area.
- iii. Retail: 1 space per 300 square feet of floor area.
- iv. Restaurant: 1 space per 100 square feet of floor area.

B. Shared Parking: The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are subject to completion of a parking study and execution of a development agreement between the Town and Co-Developers.

C. Bicycle Parking: 1 space for every 15 required off-street parking spaces, with at least 50 percent of provided spaces being accommodated within the interior of a structure.

**14. Facade:** Building facades shall comply with the terms and conditions of the MOU and the Definitive Agreements.

**15. Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design.

**16. Solid Waste and Recycling:** Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings and shall not be permitted as freestanding features within the site, unless enclosed in a masonry dumpster enclosure and situated at least 200 feet away or screened by buildings from view from a public street.

**17. Sustainability:**

A. The provision of sustainability features such as LEED compliance, electric vehicle charging stations, and public art shall be fully defined by the Definitive Agreements.

**18. Residential Dwelling Unit Features:**

- A. Interior Finishes: There shall be no linoleum or Formica surfaces in the units. All countertops shall be granite, stone, or a superior surface material.
- B. Appliances: All units shall be equipped with energy efficient appliances.