

Exhibit "B"
Permitted Use & Development Standards

1. Exhibits.

a. Unless otherwise stated herein, use and development of the Property shall be generally in conformance with the following, subject to the final layout and design conforming with the Town of Addison Engineering Standards and Fire Code:

- **Exhibit C** Landscape and Site Plan Exhibit
- **Exhibit D** Façade and Building Elevation Exhibit

2. Definitions.

a. "Electric vehicle supply equipment" or "EVSE" means the conductors, including the undergrounded, grounded, and equipment-grounding conductors, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises' wiring and the electric vehicle.

b. "EV-installed" means a designated parking space with a branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station installed.

c. "EV-ready" means a designated parking space that is provided with one dedicated branch circuit for EVSE servicing electric vehicles.

d. "EV-capable" means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground- and surface-mounted, as required, to support EVSE.

3. Uses.

The following uses shall be allowed by right at the Property:

- Multiple-family dwelling (apartments)
- Community, social, or hobby buildings as part of a multiple-family dwelling or housing project
 - Accessory parking structure to meet off-street parking requirements
 - Accessory buildings, equipment, and uses customarily incident to the above uses, including, but not limited to, private laundry, utility, or storage building, carports, swimming pools, fitness centers, common areas and amenities, outdoor or indoor sport courts, outdoor dog parks/runs, and outdoor recreational areas

4. Development Standards.

- a. Density: Maximum density is 400 dwelling units.

- b. Building Lot Ratio: There is no minimum amount of lot area for each dwelling unit.
- c. Height: Maximum height shall be 6 stories and 77 feet.
- d. Open Space and Amenities.
 - i. Open space shall be provided as generally shown in the Concept Landscape and Site Plan Exhibit (Exhibit "C"), subject to the following requirements.
 - A. Minimum open space percentage is 20%. Open-air pedestrian recreational space, private courtyards, and similar amenities, as generally shown in Exhibit "C", shall be included for the calculation of minimum open space.
 - B. Pedestrian paths and sidewalks shall be arranged so as to promote connectivity throughout the Property and with adjacent sites. Pedestrian paths and sidewalks shall be provided as generally shown in Exhibit "C", including an off-site sidewalk(s) or pedestrian pathway(s) in the City of Farmers Branch that connects to the existing network of sidewalks in the Town of Addison, subject to the following condition:
 - 1. If third-party rights-of-way, consents, or easements required for the off-site sidewalk(s) or pedestrian path(s) shown in Exhibit "C" cannot be obtained using commercially reasonable efforts, then such sidewalk(s) or pedestrian pathway(s) shall no longer be required.
 - C. Pedestrian-scale lighting shall be provided for every 75 feet of sidewalk along frontages for Landmark Boulevard and Private Drives A and C, as designated in the landscape plan in Exhibit "C".
 - ii. Recreational space, facilities, and amenities shall be provided as generally shown on Exhibit "C." At a minimum, one bench and one trash receptacle will be provided along the east and south facades of the proposed building.
 - iii. In lieu of minimum recreational space and facilities requirements set forth under the Zoning Ordinance, minimum area requirements for amenity space shall be provided as shown in the data table in Exhibit "C".
 - iv. In collaboration with the Town's Parks and Recreation Department, one or more public art feature(s) that is visible from the public right-of-way shall be installed within an accessible common area of the Property prior to the issuance of a Certificate of Occupancy. Funding for this feature is the obligation of the developer. The Addison Arbor Foundation may elect to,

but is not obligated to participate in funding this feature. Necessary easements for access to the features shall be finalized and granted at the time of platting, prior to Certificate of Occupancy.

e. Landscaping and Screening: In lieu of the landscaping requirements under Chapter 34, Article VI of the Town of Addison Code of Ordinances, landscaping and screening shall be provided as generally shown in Exhibit "C", subject to the following requirements.

- i. At least 20 percent of the Property shall be maintained as landscaped area. Private courtyards shall be included in the calculation of landscaped area.
- ii. Required screening may be accomplished via masonry construction walls or solid fencing or via landscaping or earthen berms or any combination thereof.
- iii. Mechanical equipment shall be mounted on the roof and screened from view from all rights-of-way and located to minimum noise intrusion off the lot. Screening must be architecturally compatible with the building design.

f. Lot Coverage: Lot coverage, as defined in Article XXX of the Zoning Ordinance, shall not exceed 45%.

g. Dwelling unit size:

- i. The minimum floor area per dwelling unit shall be as follows:
 - A. 450 square feet for efficiency units.
 - B. 600 square feet for one-bedroom units.
 - C. 900 square feet for two-bedroom units.
 - D. 1,000 square feet for three-bedroom units.
- ii. A maximum of 10 percent of all dwelling units may contain a floor area between 450 square feet and 600 square feet.

h. Yard requirements:

- i. Landmark Boulevard. A minimum 20-foot setback is required.
- ii. Side yards.
 - A. There is no minimum required side yard setback.

iii. Rear yards.

A. There is no minimum required rear yard setback.

iv. Projections.

A. Except for balconies and patios, no projections into a minimum yard beyond 24 inches are allowed. Balconies and patios are not required to be recessed and may project into any required yard up to a maximum of 8 feet, unless otherwise prohibited.

B. Along the Tollway, project signs, whether temporary or permanent, may be located within a required yard or setback.

5. Parking.

a. A minimum of 1.2 parking spaces shall be provided per bedroom. Required parking spaces may be either covered or uncovered.

b. Required parking may be located outside of this zoning district, on a different lot from such use, if either (a) an agreement is entered into between the respective lots and recorded in the deed records, or (b) both lots are owned, in whole or in part, by the same one owner or by owners with some common management. Parking spaces may be located more than 100 feet pedestrian travel distance from the entrance to the dwelling unit that it is intended to serve, and is not required to be visible therefrom.

c. No additional parking spaces are required to be provided for the storage of recreational vehicles, boats, and/or additional cars.

d. Commercial vehicles/equipment, except as used for the construction of the project, shall be prohibited in parking areas on the Property visible from public rights-of-way.

6. Construction Materials and Design.

Building facades and materials shall be provided as generally shown in the Façade and Elevation Exhibit (Exhibit "D"), subject to the following requirements:

a. No minimum masonry requirement shall apply to exterior walls.

b. Balconies, whether visible from a public right-of-way or not, are not required to be recessed and screened or covered or screened. Balconies may be open and glass-railed.

c. Ground-floor patio fences will be metal or masonry in construction and a maximum of four (4) feet in height.

7. Sustainable Design Features.

a. Electric vehicle charging. A minimum of three (3) percent of required off-street parking spaces shall service electric vehicles, the allocation of which, at the time of construction, shall be as follows:

i. A minimum of one (1) percent of required off-street parking spaces must be EV-installed parking spaces;

ii. A minimum of one (1) percent of required off-street parking spaces must be EV-ready parking spaces; and

iii. A minimum of one (1) percent of required off-street parking spaces must be EV-capable parking spaces.

At any time after construction, EV-ready and EV-capable parking spaces may be upgraded to a higher-tier EV space, even if doing so brings their total allocation to less than one (1) percent of required off-street spaces.

b. Sustainable construction. The development will comply with the U.S. Green Building Council's Bronze and Energy Star Standards.