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22184  
APPROVED BY  
CITY COUNCIL

SEP 14 1994  
Approved  
City Plan Commission  
8-A-94

PLANNED DEVELOPMENT DISTRICT NO. 113  
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2-934-2A7 | 6596-N

**Development Standards**

Lot Area:	2.617 ac
Building Limitations:	Residential 240,000 sf Non-Residential 30,000 sf Total 270,000 sf
Maximum Height:	60 ft.
Maximum Coverage:	82%
Building Setbacks:	Laclede 4.0 ft. Vine 5.0 ft. Howell 5.0 ft. Allen 2.0 ft.

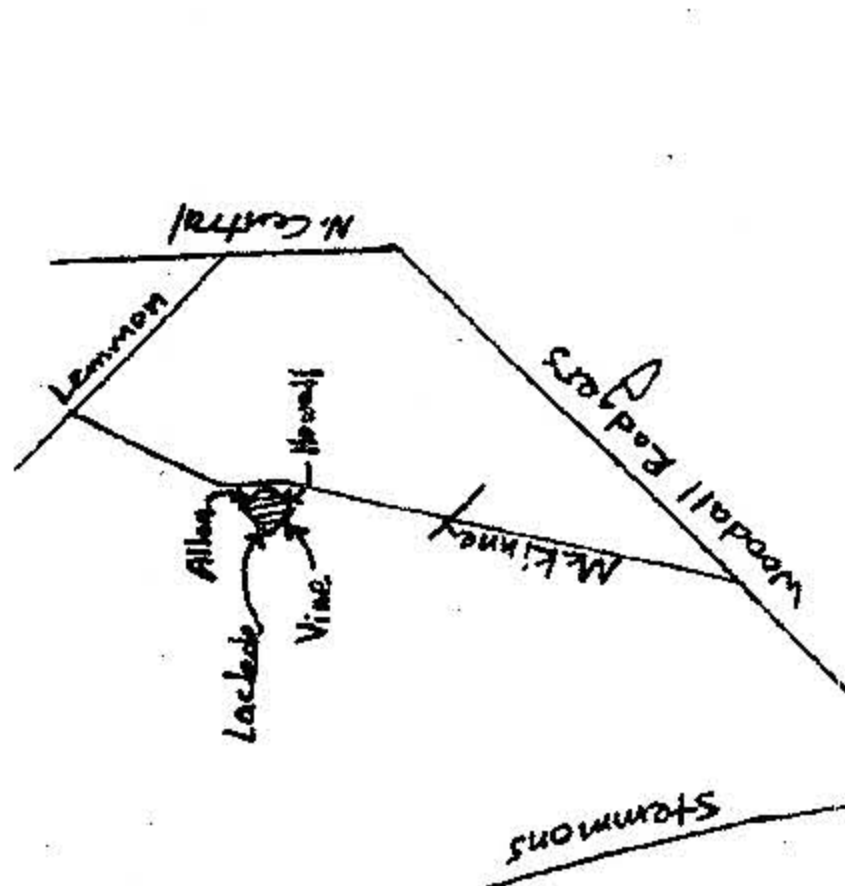
Windows, window planter boxes and shutters will protrude into the setbacks at the second level and above. Balconies and railings may extend into setbacks. Electrical transformers and pole lights and benches, and signs in parking on Vine Street may extend into the setbacks.

**Signs:** Must be attached to building but may be perpendicular to building facade if within 20 ft. of ground.

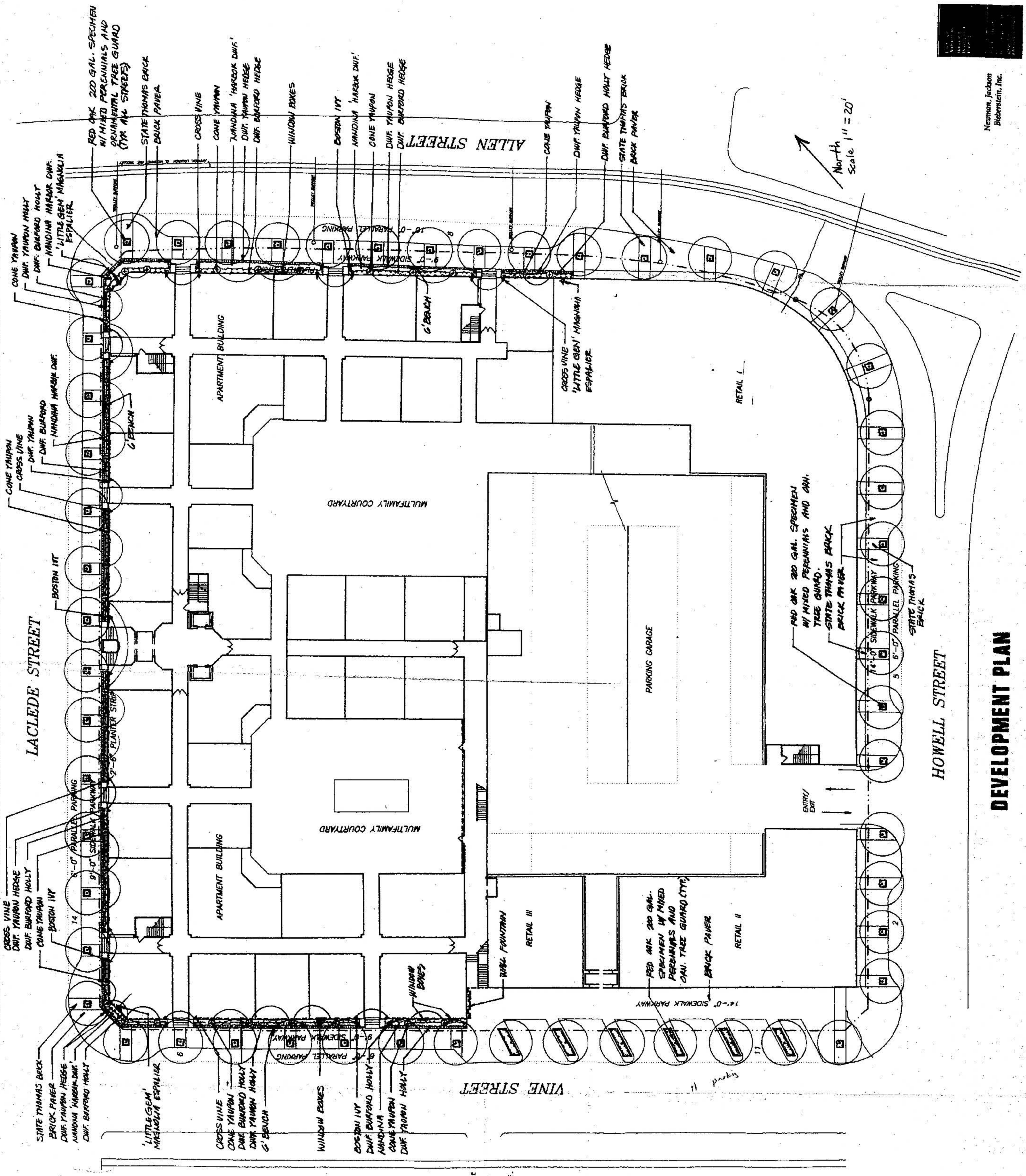
**Uses:** All uses permitted in GR subdistrict of Ordinance No. 21859

**Parking Requirements:** Residential - One space per bedroom. Non-Residential - One space per 200 sf.

**Landscaping:** As shown on plan including trees in visibility triangles.



**EXHIBIT S-7A**



**DEVELOPMENT PLAN**