

	The Reserve PD District		
	Neighborhood Center I Sub-District (New Kroger Store)	Neighborhood Center II Sub-District (Max Thompson Property)	C-2, Community Business District
Permitted Use Restrictions	No warehouse	No warehouse or drive-thru facilities along the front of bldg.	None (permitted uses as shown in Permitted Use Table of Z. Ord.)
Building Setback	Min. 25' from right-of-way	80' built-to-line from right-of-way	Min. 25' from right-of-way
Floor Area Limitation	N/A	Retail – 20,000sf max. Restaurant – 12,000sf max.	N/A
Min. Development Street Frontage	N/A	Min. 60% of each development's total building street frontage must be on the build-to-line	N/A
Block Configuration	600' max. block length	600' max. block length	N/A
Floor Area Ratio	2.0	2.0	2.0
Max. Height	50'	50'; 35' for bldg. adj. to single-family residential	50'
Max. Bldg. Length	550'	400'	N/A
Bldg. Articulation	Min. depth at 3% of the length of bldg. façade every 90'	Façade over 100' in length must be broken down into a series of vertical modules no great than 30' wide per module	Min. 4' deep and 4' wide every 50'
Roof Articulation	Parapet roof line should be designed to add interest and conceal the rooftop equipment	Parapet roof line should be designed to add interest and conceal the rooftop equipment	Parapet roof line designed to add interest and conceal the rooftop equipment
Cladding Materials	75% masonry or masonry-like materials including stucco; no more than 2 primary cladding materials or a total of 5 exterior cladding materials	75% masonry or masonry-like materials including stucco; no more than 2 primary cladding materials or a total of 5 exterior cladding materials	70% masonry (i.e. brick or stone) excluding stucco; no limit on the number of cladding materials used
Back and Side Facades	Should be similar to front façade when visible from adj. properties or street	Should be similar to front façade when visible from adj. properties or street	All facades should share similar character or design
Exterior Illumination	Requires pedestrian-oriented illumination to highlight architectural or landscaping features	Requires pedestrian-oriented illumination to highlight architectural or landscaping features	N/A
Parking Supply	1 space/300sf for office and health care; 1 space/200sf for retail	1 space/300sf for office and health care; 1 space/200sf for retail	1 space/300sf for office, 1space/150sf for health care; 1 space/300sf for retail
Parking Format	Encourage parking structure but still allows surface parking; parking structure must be screened	Encourage parking structure but still allows surface parking; parking structure must be screened	N/A

Parking lot Landscaping	Same as C-2 zoning requirements	Same as C-2 zoning requirements	1 tree/10 parking spaces, 3' tall shrubs between street and parking lot
Service Area Placement and Screening	Service area should not be visible from street or adj. property; screening materials should complement bldg. design; roof top equipment must be screened from view of sidewalk or street	Service area should not be visible from street or adj. property; screening materials should complement bldg. design; roof top equipment must be screened from view of sidewalk or street	Service area must be in the rear or behind the mid-point of the building; screening materials must match dominant bldg. material; roof top equipment must be at least 1' below top of parapet wall
Street Landscaping	2 rows of 5" caliper trees plus shrubs; the 1 <sup>st</sup> row of trees in the right-of-way between curb and sidewalk	2 rows of 5" caliper trees plus shrubs; the 1 <sup>st</sup> row of trees in the right-of-way between curb and sidewalk	20' landscaped area behind right-of-way line with 1 row or 3.5" caliper trees and 1 row of shrubs
Underground Utilities	Required	Required	Required