

# LOTUS HILL SOUTH

## OPD SITE DISTRICT

### 1) INTENT AND DESCRIPTION OF DISTRICT

This district intends to establish a multi-family residential district. This site will have 12 buildings containing 12 dwelling units on 12 individual lots.

### 2) PRINCIPAL USES AND STRUCTURES PERMITTED

A. Multi-family residential with at grade parking.

### 3) ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures accessory to a principal permitted use or a special exception use is permitted subject to the provisions of Section 9.05.

A. Accessory uses or structures according to the provisions of Section 9.05.

B. Temporary uses or structures used in conjunction with construction work; provided however, such buildings comply with the provisions of Section 9.21.

### 4) SPECIAL EXCEPTION USES

Special Exception uses are permitted in Lotus Hill South, subject to approval of the City of Tiffin and the Developer.

### 5) AREA REQUIREMENTS

The minimum lot areas and widths, density, setbacks and height restrictions, are as follows.

A. Minimum Lot Size Requirements:

a. Frontage: 50 feet

b. Depth: 100 feet

c. Area: 5,000 square feet

B. Minimum Yard Requirements:

a. Front Yard Depth: 20 feet

b. Corner Lot Side Yard Depth: 15 feet

c. Side Yard Depth: 10 feet

d. Rear Yard Depth: 20 feet

C. Maximum Height: Four stories and/or as approved by the Developer.

### 6) SIGN REGULATIONS

Signs are permitted as approved by the City of Tiffin and the Developer.

### 7) PARKING AND LOADING REGULATIONS

Parking must be provided at the following rates.

A. Residential:

a. 1.4 spaces per dwelling unit.

8) LIGHTING REGULATIONS

Exterior lighting is permitted upon approval of the City of Tiffin and the Developer.

9) LANDSCAPING REGULATIONS

- a. A landscaping plan must be submitted for approval by the City of Tiffin and the Developer. The plan must be appropriate for the zone and will allow for minimal variation throughout. The species of trees/shrubs/etc. must be approved by the City of Tiffin and the Developer.

10) SPECIAL REGULATIONS

- a. Separate or divided ownership of each residential unit is permitted in the Lotus Hill South District.
- b. There may be additional guidelines covered in the covenants provided by the Developer.