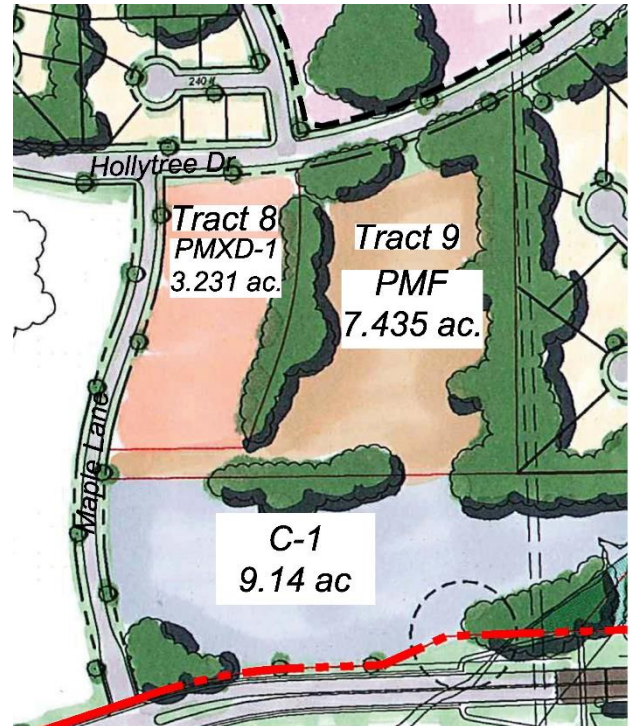


Zoning areas and Planned District Narrative – Genecov Properties

All regulations and uses per the Tyler UDC except where noted below.

Tract 8 - PMXD-1 Planned Mixed-Use District

- Uses – All C-1, RPO and Residential
- Setbacks –
 - Front – 10'
 - Sides – 5' / 10' Street
 - Rear – 10'
 - Minimum 10' between structure
- Maximum Lot Coverage – 60%
- Maximum Height – 3 story / 45'
- Minimum Lot Frontage – 25'
- Parking and Landscaping to meet
 - City of Tyler UDC standards
- Signage to be consistent with C-1 regulations



Tract 9 - PMF Planned Multi-family

- Uses –
 - Detached Single-Family Residences and Attached Single-Family Residences/Townhouses (as defined in UDC) on a single lot.
 - Senior/assisted living facility
- Setbacks –
 - 15' from exterior zoning district boundary
 - Minimum 10' between attached / detached single family structures
 - Minimum 15' between multi-family structures
- Maximum Height – 2 story / 40'
- Density – 10 units per acre max
- Maximum Lot Coverage – 60%
- Parking, Landscaping and Signage per City of Tyler UDC
- 50' landscape buffer along Hollytree Drive (driveway access only permitted if all units have ground level entry)

Tract 2 - PMF Planned Multi-family

PMF

Uses – Attached / Detached Single Family and Multi-family Residential

Setbacks – 15' from exterior zoning district boundary

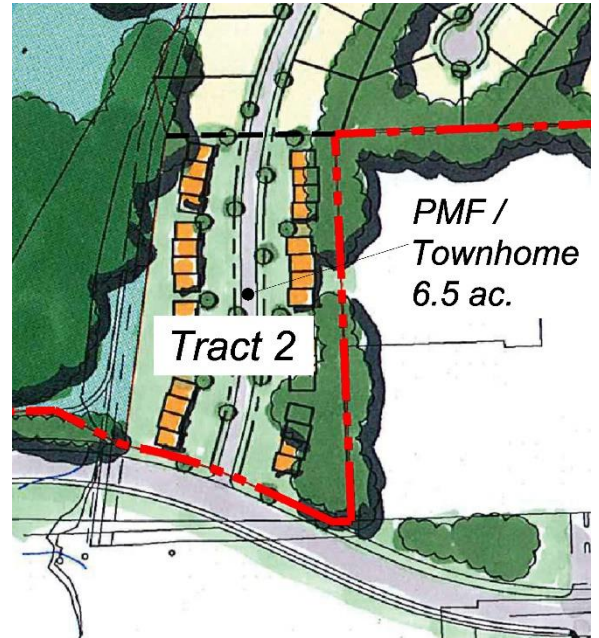
Minimum 10' between attached / detached single family structures

Minimum 15' between multi-family structures

Maximum Height – 3 story / 45'

Maximum Lot Coverage – 60%

Parking, Landscaping and Signage per City of Tyler UDC



Tracts 5 & 6 - PXR Planned Mixed Residential

PXR

Uses – Attached / Detached Single Family

Maximum Height – 2.5 story / 42'

Minimum lot size – 2,700 sf

Setbacks (attached) – Front – 20'

Sides – 0' interior / 12' street

Rear – 15'

15' between structures

Maximum six (6) attached units in a single row

Setbacks (detached) – Front – 20'

Sides – 5' interior / 12' street

Rear – 15'

