

FLAGSTONE
 PLANNED
 DEVELOPMENT
 DISTRICT

14.0617 FLAGSTONE PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations of the Flagstone Planned Development District.

SUBAREA A.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

Medical office, office, personal services, assisted living center, day care center, townhouse dwellings up to four (4) units per structure maximum, and multifamily dwellings above the first floor.

2. ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses customarily incidental to any permitted use in subsection A (1) above.

3. PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Chapter 15.55, Appendix B of the City code (Zoning Ordinance).

4. SIGN REGULATIONS. Signs shall be regulated in conformance with Chapter 15.57 of the City code (Zoning Ordinance) On Premise Sign Regulations for the O, Office District and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control.

5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements shall be as follows:

| <u>Density</u> | <u>Lot Area (Sq Ft)</u> | <u>Req'd Lot Width</u> | <u>**Req'd Front Yard</u> | <u>Req'd Side Yard</u> | <u>*Req'd Rear Yard</u> | <u>Maximum Height</u> |
|----------------|-------------------------|------------------------|---------------------------|------------------------|-------------------------|-----------------------|
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Office: Same as the O, Office District except as noted below:

Residential uses: Same as the RA-1, Residential District, Chapter 15.15 of the City code (Zoning Ordinance).

* A 25-foot rear yard setback is required. Parking is not allowed in the rear yard.

** A 15-foot front yard is allowed for parking lots.

6. OTHER REGULATIONS. Other regulations for Subarea A shall be:

a. Prior to development, a water service and systems improvement plan shall be developed for the entire planned development and approved by the City of Sioux Falls.

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- b. Prior to development, an access plan shall be approved by the City Engineering Department. Curb cuts be limited on the final development plans.
- c. Building wall surface shall be finished with face brick, stone, glass, concrete panels, exterior insulation finish systems, wood siding, or equivalent. All exterior building surfaces shall be earth tone in color. Mechanical and electrical equipment shall be screened from residential uses with landscaping.
- d. Roof material shall be wood or asphalt shingles. Metal roofs shall be prohibited.
- e. No structure may be greater than two (2) stories in height, and all buildings shall have residential character including pitched roofs.
- f. Parking shall be prohibited in the required 25-foot rear yard setback.
- g. An aviation easement shall be filed with the country register of deeds prior to any development.
- h. The required rear yard will be on the north for corner lots.
- i. The number of trees planted in the rear yard shall be at least one tree for every 50 feet of lot width.

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face brick, stone, glass, concrete panels, exterior insulation/finish systems, wood siding, or equivalent, or shall be screened with landscaped berms and/or groupings of conifers to provide year-round screening. All exterior building surfaces shall be earth tone in color. In addition, any metal roof which has a slope greater than 1:12 and is visible from the Interstate 90 and 29 rights-of-way be a factory painted standing seam metal roof, or equivalent.

- d. An aviation easement shall be filed with the country register of deeds prior to any development.