

**Exhibit “A”:
Development Requirements**

GENERAL PURPOSE AND DESCRIPTION

This district is intended to maximize the property value and to revitalize the surrounding neighborhood.

SECTION 1: PERMITTED LAND USES

The following range of land uses shall be permitted by right

- Office
- Condominiums
- Multifamily
- Retail/ coffee bar/ juice bar

SECTION 2: DEVELOPMENT STANDARDS

Physical development in this district shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Multiple-Family District (MF), with the following exceptions or additions to ordinary standards:

1. The minimum building setback along street frontages (Aspen Street and Clay Street) shall be 5’.
2. The landscape buffer setback along the adjacent properties shall be 15’.
3. Impervious cover post-development shall be up to 80% of the site’s total area.
4. Landscaping and streetscaping shall be a minimum of 20% of the site’s total area.
5. Required parking may be provided as on-street parking.
6. Parking shall be provided at a ratio of 1.29 spaces per 1 bedroom.
7. All units shall be either one bedroom or two bedroom.
8. Allowable building height shall be 80’.
9. Allowable dwelling units per acre shall follow a ratio of 72 units per 1 acre.