

# EXHIBIT O

## Density and Intensity Standards

Intensity Standards	PCD
Density, maximum (multi-family units)	4,100
Net Density, (du/ac) (4,100 units / 221.65 acres)	18.50
Gross Density, (du/ac) (4,100 units / 232.05 acres)	17.67
Commercial Recreation Uses Maximum (sq ft) (Includes Hotel Rooms)	1,000,000
Commercial Uses maximum (sq ft) (Includes Hotel Rooms)	300,000
Office Uses maximum (sq ft)	1,400,000
Lot coverage, maximum (% of lot area)	85%
Pervious area, minimum (% of lot area)	15% <sup>1</sup>
Dimensional Standards - <i>Open Space / Buffer District</i>	PCD
Powerline Road Buffer	Minimum 10
SW 3rd Street Buffer	Minimum 10
Cypress Bend	Minimum 50
Dimensional Standards - <i>Entertainment District</i>	PCD
Height, maximum - Zoning (ft) (Fronting along <b>Powerline Road</b> )	200 <sup>2, 3</sup>
Setback, minimum (ft) from <b>Powerline Road</b>	10
Setback, minimum (ft) from <b>SW 3rd Street</b>	10
Interior side yard setback, minimum (ft)	0
Rear yard setback, minimum (ft)	0
Setback from Local Roads and Interior Property Lines	0
Tower Separation Standard (above 75 feet)	60
Tower stepback above 75 feet along Powerline and SW 3rd Street (ft)	10 (See Exhibit O1)
Maximum tower length (ft) (above 75 feet in height) buildings fronting on and parrallel to Powerline Road and SW 3rd Street	300
Dimensional Standards - <i>Residential/Mixed-Use District</i>	PCD
Height, maximum - Zoning (ft)	400 <sup>2, 3</sup>
Height, maximum - Zoning (ft) (Fronting along <b>Powerline Road</b> )	200 <sup>2, 3</sup>
Setback, minimum (ft) from <b>Powerline Road</b>	10
Setback, minimum (ft) from <b>Cypress Bend</b>	50
Interior side yard setback, minimum (ft)	0
Rear yard setback, minimum (ft)	0
Setback from Local Roads and Interior Property Lines	0
Tower Separation Standard (above 75 feet)	60
Tower stepback above 75 feet along Powerline and SW 3rd Street (ft)	10 (See Exhibit O1)
Maximum tower length (ft) (above 75 feet in height) buildings fronting on and parrallel to Powerline Road and SW 3rd Street	300
Dimensional Standards - <i>Corporate District</i>	PCD
Height, maximum - Zoning (ft)	400 <sup>2, 3</sup>
Setback, minimum (ft) from <b>SW 3rd Street</b>	10
Setback, minimum (ft) from <b>CSX Railroad</b>	0
Interior side yard setback, minimum (ft)	0
Rear yard setback, minimum (ft)	0
Setback from Local Roads and Interior Property Lines	0
Tower Separation Standard (above 75 feet)	60
Tower stepback above 75 feet along Powerline and SW 3rd Street (ft)	10 (See Exhibit O1)
Maximum tower length (ft) (above 75 feet in height) buildings fronting on and parrallel to Powerline Road and SW 3rd Street	300
NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]	
1. Pervious areas will be calculated based on the entire site. Individual parcels/sites may have less than 15% pervious.	
2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.	
3. See Exhibit U for Additional Height Restrictions.	