

A. **Town Center Districts.** The five Town Center Districts may contain a variety of building uses which may include Main Street Buildings, Attached Housing (Village Apartments, Neighborhood Apartments, and Townhouses), Flex Dwelling Units, office and retail use, and Civic Buildings. The Town Center Districts are intended as the densest portion of the Highland Park community. The Town Center Districts designated as Town Center I, ~~and~~ Town Center III and Town Center V on the Regulating Plan may contain commercial auto-oriented development, as set forth in Appendix 1, and must have frontage on a minor or major arterial roadway or a highway. There shall be a maximum of 500,000 SF commercial uses permitted and there shall be a maximum of 600 dwelling units of Neighborhood Apartments and Townhouses permitted in the Town Center Districts.

B. **Residential Districts.** The residential areas are designated as Residential Districts I, II, III, and ~~III~~ ~~IV~~ on the Regulating Plan. Detached Housing, Attached Housing, Neighborhood Apartments, Townhouses, and Civic Buildings are the only uses permitted in Residential Districts I, II, and III, as forth in Table II of Appendix 1. In the aggregate, there shall be a maximum of 1,500 dwelling units of Detached Housing and maximum of 375 dwelling units of Neighborhood Apartments and Townhouses permitted in the Residential Districts.

2.04 **REQUIREMENTS IN RESIDENTIAL DISTRICTS.**

There shall be a minimum of three (3) of the following lot types platted in each of Residential District I, Residential District II, and Residential District III: Townhouse, Cottage Home, Garden Home, Neighborhood House, and Neighborhood Villa. In Residential District I, Residential District II, and Residential District III, with regard to all Lots intended for residential use in the aggregate, there shall be minimum of five percent (5%) and a maximum of thirty-four percent (34%) of each of three of the following lot types: Townhouse, Cottage Home, Garden Home, Neighborhood House, and Neighborhood Villa. ~~In Residential District IV, all of the Lots intended for residential uses shall be Suburban House 1, Suburban House 2, or Suburban House 3; single family residential is the only permitted use in Residential District IV.~~ Unless otherwise approved by the City Manager, the Residential Districts shall be platted to meet these requirements.

Article III GENERAL DEVELOPMENT STANDARDS

3.01 **GENERAL DEVELOPMENT AND CONSTRUCTION.**

A. **Utilities.** All utilities must be located in (i) a Dedicated Utility Corridor within a Public Right of Way, (ii) a public utility easement (P.U.E.) on a Lot as indicated on a final plat or by separate dedication instrument. This includes both Dry Utilities and Wet Utilities. Except for existing electrical transmission lines and temporary overhead lines installed for temporary construction site offices, utilities shall be located underground. Dry Utilities should be located within the alley, if any, if practical. If approved by the City, common trenches are allowed, providing safe separation distances are maintained.

B. **Encroachments.** No At-Grade Encroachments, Overhang Encroachments, or any other type of private encroachments or improvements are permitted into, on, or over a public utility easement, Dedicated Utility Corridor, or Public Right of Way (except, with regard to Public Right of Way, as expressly set forth herein).

C. **Facade Materials.** Buildings and houses which are built on Lots classified as Main Street Buildings, Village Apartments, Neighborhood Apartments, Townhouse, Cottage, Garden Home, Neighborhood House, and Neighborhood Villa may use Hardiplank[®], hardiboard, or similar cementitious siding material, and it shall count as masonry siding, thus permitting such buildings to be constructed of 100% Hardiplank[®], hardiboard, or similar cementitious siding material, provided that it shall be installed as lap siding. Houses which are classified as Suburban House 1, 2, or 3 may use