



Comprehensive Development Plan Program

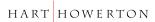
PERMITTED USE				PROPOSED PROGRAM SF, D.U. / KEYS	MAX. BUILDING HEIGHT	REQUIRED PARKING			(OTHER	
1. MONTREIGN RESORT (CASINO: 185.5	4 AC			ı			ı			
Hospitality				498 keys	220'	1/key + 1/employee					
Accessory Use Casino & Harness Horse				30,000 sf	55'						
Racetrack				331,400 sf	55'	1 per 7 VGMs					
Grandstand/Showroom				33,000 sf	55'	1/3 seats or 1/50 sf of seat. area					
Maintenance Shed & Paddock		_		40,600 sf	35'	1/1500 sf - main. 1/200 sf - padd.					
2. ENTERTAINMENT VILL	.AGE: 282.20 A	(C			ı	I		I			
Hospitality				300 keys	95'	1/key + 1/employee					
Accessory Use				50,000 sf	25'	N/A			***		
Recreational Vehicle Park				60,000 sf; 150 spaces	35'	4/1000 sf	typical pa typical pa parking sparking spark	rking space width rking space lengt pace size does no	n: 18' h: dependent t include requi	per RV type. ired vegetated isl	and.
Timeshares											
Commercial				180,000 sf	45'	5/1000 sf					
3. INDOOR WATERPARK I	LODGE: 100.55	AC	<u> </u>		ı	T	T	Г			
Hospitality				550 keys	100'	1/key + 1/employee					
Accessory Use				100,000 sf	100'	N/A					
Commercial				21,500 sf	35'	N/A					
4. SPORTING CLUB: 267.1	0 AC*										
Option 1											
Hospitality				250 keys	55'	1/key + 1/employee					
Branded Residential**				170 du							
Option 2											
	Product Type	Typical Lot Area	Typical Density		# OF STORIES/		MINIM	MUM BUILDING SETBACKS		MIN. / MAX.	MAX. LOT
					MAX BUILDING HEIGHT		FRONT	REAR STANDARD /	SIDE	NUMBER OF BEDROOMS	COVERAGE
	Single Family Attached	1,900 sf - 2,400 sf	14.0 - 11.0 du/ac		3, 45'	1.5/du	6' -1 8'	ALLEY		1/3	95%
Residential (Age-Qualified)	Single Family Detached	2,900 sf - 5,775 sf	9.0 - 4.1 du/ac		2.5, 35'	2/du	6' - 18'	20'/3'	0'- 10'	1/4	60%
	Small Single Family	6.600 sf -		410 du							
	Detached Medium	9,600 sf	3.6 - 2.5 du/ac		2.5, 35'	2/du	18"			1/5	50%
	Single Family Detached	21,780sf - 87,120 sf	1.0 - 0.3 du/ac		2.5, 35'	2/du	24'			1/7	33%
5. RESIDENTIAL VILLAGE	Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac		2.5, 35'	2/du	24'			1/7	33%
	Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac	95,000† sf	2.5, 35°	2/du 4/1000 sf	†Includes	a maximum of 5,0	100sf of retail	facilities for the	sale of NY State
Commercial	Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac		55'	4/1000 sf	†Includes	a maximum of 5,0 al products in sup	100sf of retail port of the De	facilities for the	sale of NY State
Commercial Civic Center	Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac	35,000 sf	55°	4/1000 sf 4/1000 sf	†Includes	a maximum of 5,0 al products in sup	100sf of retail port of the De	facilities for the	sale of NY State
Commercial	Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac		55'	4/1000 sf	†Includes Agricultur	al products in sup	port of the De	facilities for the	sale of NY State
Commercial Civic Center	Detached Large	21,780sf - 87,120 sf	1.0 - 0.3 du/ac	35,000 sf Retail/ Office: 20,000 sf	55' 35' 55' # OF STORIES/ MAX BUILDING	4/1000 sf 4/1000 sf	†Includes Agricultur	al products in sup	port of the De	facilities for the	sale of NY State
Commercial Civic Center	Detached Large: : 126.61 AC	87,120 sf	Typical Density	35,000 sf Retail/ Office: 20,000 sf	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du	†Includes Agricultur MININ	al products in sup	port of the De	facilities for the smonstration Farr	MAX. LOT
Commercial Civic Center	Detached Large: 126.61 AC Product Type Multi-Family	87,120 sf	Typical Density 20.0 - 17.0 du/ac	35,000 sf Retail/ Office: 20,000 sf	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du	tincludes Agricultur MINIM FRONT 2'-12'	al products in sup	port of the De	facilities for the amount at the montration Farr MIN. / MAX. NUMBER OF BEDROOMS	MAX. LOT COVERAGE
Commercial Civic Center Mixed-Use	Detached Large : 126.61 AC Product Type Multi-Family Single Family Attached	87,120 sf Typical Lot Area 1,250 sf 1,550 sf 1,950 sf 2,400 sf	Typical Density	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du	†Includes Agricultur MININ	IUM BUILDING SE REAR STANDARD / ALLEY	TBACKS SIDE	facilities for the smonstration Farr	MAX. LOT
Commercial Civic Center Mixed-Use	Detached Large :: 126.61 AC Product Type Multi-Family Single Family	87,120 sf Typical Lot Area 1,250 sf 1,550 sf 1,900 sf -	Typical Density 20.0 - 17.0 du/ac	35,000 sf Retail/ Office: 20,000 sf	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du	tincludes Agricultur MINIM FRONT 2'-12'	al products in sup	port of the De	facilities for the amount at the montration Farr MIN. / MAX. NUMBER OF BEDROOMS	MAX. LOT COVERAGE
Commercial Civic Center Mixed-Use	Detached Large Large 126.61 AC Product Type Multi-Family Single Family Detached Small Single Family Detached Small Single Family Detached Small	Typical Lot Area 1,250 sf - 1,550 sf - 2,400 sf - 2,400 sf - 6,600 sf - 6,60	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 3, 45'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du	tincludes Agricultur MINIM FRONT 2'-12' 6'-18'	IUM BUILDING SE REAR STANDARD / ALLEY	TBACKS SIDE	facilities for the permonstration Farr MIN / MAX. NUMBER OF BEDROOMS 0/3 1/3	MAX. LOT COVERAGE 95% 85%
Commercial Civic Center Mixed-Use Residential	Detached Large Large Product Type Multi-Family Attached Single Family Detached Single Family Detached Medium	Typical Lot Area 1,250 sf 1,550 sf 1,900 sf 2,400 sf 5,775 sf	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 9.0 - 4.1 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du	tincludes Agricultur MINIM FRONT 2'-12' 6'-18'	IUM BUILDING SE REAR STANDARD / ALLEY	TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 0/3 1/4	MAX.LOT COVERAGE 95% 60%
Commercial Civic Center Mixed-Use	Detached Large Large Product Type Multi-Family Attached Single Family Detached Single Family Detached Medium	Typical Lot Area 1,250 sf - 1,550 sf - 2,400 sf - 2,400 sf - 6,600 sf - 6,60	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 9.0 - 4.1 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du	tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 18'	IUM BUILDING SE REAR STANDARD / ALLEY	TBACKS SIDE	min./ MAX. NUMBER OF BEDROOMS 0/3 1/4 1/5	MAX.LOT COVERAGE 95% 60%
Commercial Civic Center Mixed-Use Residential	Detached Large Large Product Type Multi-Family Attached Single Family Detached Single Family Detached Medium	Typical Lot Area 1,250 sf - 1,550 sf - 2,400 sf - 2,400 sf - 6,600 sf - 6,60	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 9.0 - 4.1 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du	tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 18'	UM BUILDING SE REAR STANDARD / ALLEY UM BUILDING SE REAR REAR REAR REAR STANDARD /	TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 0/3 1/4	MAX.LOT COVERAGE 95% 60%
Commercial Civic Center Mixed-Use Residential	Detached Large Large Product Type Multi-Family Attached Single Family Attached Single Family Detached Single Family Detached Single Family Detached Medium Lt. 204.46 AC Single Family Single Family Single Family Single Family Single Family	Typical Lot Area 1.250 sf - 1.590 sf - 2.900 sf - 5.7753 lot Area Typical Lot Area 1.900 sf - 1.	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 9.0 - 4.1 du/ac 3.6 - 2.5 du/ac Typical Density	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ BUILDING HEIGHT 4,45' 2,5,35' # OF STORIES/ MAX BUILDING HEIGHT	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT	UM BUILDING SE REAR STANDARD / ALLEY UM BUILDING SE REAR	TBACKS SIDE 0'-10'	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS	MAX.LOT COVERAGE 95% 60% MAX.LOT COVERAGE
Commercial Civic Center Mixed-Use Residential	Detached Large Large Product Type Multi-Family Single Family Attached Medium Lt. 204.46 AC Product Type Single Family Detached Medium Single Family Single Family Detached	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,590 sf - 2,400 sf - 5,775 sf - 6,600 sf - 7,800 sf - 2,400 sf - 2,40	Typical Density 20.0-17.0 du/ac 14.0-11.0 du/ac 9.0-4.1 du/ac 3.6-2.5 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ MAX MILIDING HEIGHT 3, 45' 2,5,35' 2,5,35' # OF STORIES/ BUILDING BUILDING	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du	tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM	UM BUILDING SE REAR STANDARD / ALLEY UM BUILDING SE REAR REAR REAR REAR STANDARD /	TBACKS SIDE 0'-10'	facilities for the remonstration Farr MIN / MAX. NUMBER OF BEDROOMS 0/3 1/4 1/5	MAX.LOT COVERAGE 95% 60%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE	Detached Large Large 126.61 AC Product Typa Multi-Family Attached Small Single Family Detached Medium L: 204.46 AC Product Typa Single Family Single Family Detached Small Single Family Detached Medium L: 204.46 AC	Typical Lot Area 1,250 sf- 1,550 sf- 1,550 sf- 2,400 sf 2,400 sf 6,600 sf- 2,500 sf 1,900 sf 2,400 sf 6,600 sf	Typical Density 20.0-17.0 du/ac 14.0-11.0 du/ac 9.0-4.1 du/ac 3.6-2.5 du/ac Typical Density 14.0-11.0 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2.5, 35' # OF STORIES/ MAX MAX BUILDING HEIGHT 3, 45' 3, 45' 3, 45' 3, 45' 4 OF STORIES/ MAX MEIGHT 3, 45'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du	Tincludes Agricultur MININI FRONT 2'-12' 6'-18' 18' MININI FRONT 6'-18'	UM BUILDING SE REAR STANDARD / ALLEY UM BUILDING SE REAR REAR REAR REAR STANDARD /	TBACKS SIDE 0'-10'	MIN./MAX. NUMBER OF 1/3 MIN./MAX. NUMBER OF EDROOMS 1/3 1/4 1/5	MAX.LOT COVERAGE 95% 60% 50% MAX.LOT COVERAGE 85% 85% 85%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE	Detached Large Large Product Type Multi-Family Single Family Attached Medium L: 204.46 AC Product Type Single Family Attached Medium L: 204.46 AC Single Family Single	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,600 sf - 3,600 sf - 2,400 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,5075 sf - 6,600 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,500 sf - 2,500 sf - 2,708 sf	Typical Density 20.0 - 170 du/ac 14.0 - 11.0 du/ac 9.0 - 4.1 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 9.0 - 4.1 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du	55' 35' 55' # OF STORIES/ BUADN HEIGHT 3, 45' 2,5, 35' 2,5, 35' # OF STORIES/ BUADN HEIGHT 3, 45' 2,5, 35' 2,5, 35' # OF STORIES/ BUADN HEIGHT 3, 45' 2,5, 35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 1.5/du 2/du	MINIM FRONT 2'-12' 6'-18' 18' MINIM FRONT 6'-18' 6'-18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX. LOT COVERAGE 85% MAX. LOT COVERAGE 85% 60%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE	Detached Large Large 126.61 AC Product Type Multi-Family Single Family Attached Small Single Family Detached Medium L: 204.46 AC Product Type Single Family Single Family Detached Single Family Single Family Single Family Single Family Detached Medium Light Single Family Single Family Detached Medium Light Single Family Detached Medium Light Single Family Detached Large United Single Family Detached Large La	7/pical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,400 sf - 2,500 sf - 5,775 sf - 1,500 sf - 2,400 sf - 2,500 sf - 2,50	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du	55' 35' 55' 55' 40 FSTORIES/ BUILDING HEIGHT 3, 45' 2.5, 35' 2.5, 35' # OF STORIES/ BUILDING HEIGHT 3, 45' 2.5, 35' 2.5, 35' 2.5, 35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	facilities for the remonstration Farr MIN./ MAX. NUMBER OF BEDROOMS 0/3 1/4 1/5 MIN./ MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential	Detached Large Large 126.61 AC Product Type Multi-Family Single Family Attached Small Single Family Detached Medium L: 204.46 AC Product Type Single Family Single Family Detached Single Family Single Family Single Family Single Family Detached Medium Light Single Family Single Family Detached Medium Light Single Family Detached Medium Light Single Family Detached Large United Single Family Detached Large La	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,600 sf - 3,600 sf - 2,400 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,5075 sf - 6,600 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,500 sf - 2,500 sf - 2,708 sf	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du 350 du	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 2/du 2/du 2	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential	Detached Large Large 126.61 AC Product Type Multi-Family Single Family Attached Small Single Family Detached Medium L: 204.46 AC Product Type Single Family Single Family Detached Single Family Single Family Single Family Single Family Detached Medium Listender Single Family Detached Medium Listender Single Family Detached Medium Listender L	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,600 sf - 3,600 sf - 2,400 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,5075 sf - 6,600 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,500 sf - 2,500 sf - 2,708 sf	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below 365 du 350 du 35,000 sf	55' 35' 55' # OF STORIES/ BUILDING HEIGHT 3, 45' 2,5,35' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 2/du 4/1000 sf	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential 7/8/9. MONSTER GOLF: 2 Commercial Hospitality	Detached Large Large 126.61 AC Product Type Multi-Family Attached Small Single Family Detached Medium Et. 204.48 AC Product Type Single Family Obtached Medium Single Family Obtached Medium Medium Single Family Obtached Medium Single Family Obtached Medium Single Family Obtached Medium Single Family Obtached Adada Sing	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,600 sf - 3,600 sf - 2,400 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,5075 sf - 6,600 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,500 sf - 2,500 sf - 2,708 sf	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du 350 du	55' 35' 55' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 2/du 2/du 2	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential 7/8/9. MONSTER GOLF: 2 Commercial Hospitality 10. RECREATION CORE: 3	Detached Large Large 126.61 AC Product Type Multi-Family Attached Small Single Family Detached Medium Et. 204.48 AC Product Type Single Family Obtached Medium Single Family Obtached Medium Medium Single Family Obtached Medium Single Family Obtached Medium Single Family Obtached Medium Single Family Obtached Adada Sing	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,600 sf - 3,600 sf - 2,400 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,5075 sf - 6,600 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,500 sf - 2,500 sf - 2,708 sf	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du 350 du 35,000 sf 12 keys	55' 35' 55' 35' 55' # OF STORIES/ BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 3,45' 3,5' 3,5' 3,5' 3,5' 3,5'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 4/1000 sf 1/key + 1/employee	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential 7/8/9. MONSTER GOLF: 2 Commercial Hospitality 10. RECREATION CORE: 3 Commercial	Detached Large Large Product Type Multi-Family Attached Small Single Family Attached Medium Froduct Type Single Family Detached Medium Small Single Family Detached Medium Li 204.48 AC Product Type Single Family Detached Medium 3. Single Family Detached Large Single Family Detached Large John Single Family Detached Large 3.36.14 AC	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,600 sf - 3,600 sf - 2,400 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,5075 sf - 6,600 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,500 sf - 2,500 sf - 2,708 sf	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/ Office: 20,000 sf Resid: As Described Below 365 du 350 du 35,000 sf	55' 35' 55' # OF STORIES/ BUILDING HEIGHT 3, 45' 2,5,35' # OF STORIES/ MAX BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 2/du 4/1000 sf	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential 7/8/9. MONSTER GOLF: 2 Commercial Hospitality 10. RECREATION CORE: 3 Commercial 11. SOUTHWEST PARCEL	Detached Large Large Product Type Multi-Family Attached Small Single Family Attached Medium Froduct Type Single Family Detached Medium Small Single Family Detached Medium Li 204.48 AC Product Type Single Family Detached Medium 3. Single Family Detached Large Single Family Detached Large John Single Family Detached Large 3.36.14 AC	Typical Lot Area 1,250 sf - 1,550 sf - 1,550 sf - 1,550 sf - 2,400 sf - 2,600 sf - 3,600 sf - 2,400 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,5075 sf - 6,600 sf - 2,400 sf - 2,5075 sf - 6,600 sf - 2,500 sf - 2,500 sf - 2,708 sf	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du 350 du 35,000 sf 12 keys	# 0F STORIES/ BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 3,45' 2,5,35' 3,45' 3,5' 3,5' 3,5' 3,5'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 2/du 4/1000 sf 1/key + 1/employee 4/1000 sf	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential 7/8/9. MONSTER GOLF: 2 Commercial Hospitality 10. RECREATION CORE: 3 Commercial 11. SOUTHWEST PARCEL Commercial	Detached Large Large Product Type Multi-Family Attached Single Family Attached Medium Listended Medium Single Family Detached Medium Single Family Detached Single Family Single Family Detached Single Family Single Family Detached Single Family Single Family Single Family Detached Single Family Single Fam	Typical Lot Area 1,250 sf- 1,550 sf- 1,550 sf- 1,550 sf- 2,400 sf 2,900 sf- 5,775 sf 6,600 sf- 2,800 sf 2,900 sf- 6,600 sf- 9,600 sf-	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du 350 du 35,000 sf 12 keys	55' 35' 55' 35' 55' # OF STORIES/ BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 3,45' 3,5' 3,5' 3,5' 3,5' 3,5'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 4/1000 sf 1/key + 1/employee	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential 7/8/9. MONSTER GOLF: 2 Commercial Hospitality 10. RECREATION CORE: 3 Commercial 11. SOUTHWEST PARCEL Commercial 12. COMMERCIAL PARCE	Detached Large Large Product Type Multi-Family Attached Single Family Attached Medium Listended Medium Single Family Detached Medium Single Family Detached Single Family Single Family Detached Single Family Single Family Detached Single Family Single Family Single Family Detached Single Family Single Fam	Typical Lot Area 1,250 sf- 1,550 sf- 1,550 sf- 1,550 sf- 2,400 sf 2,900 sf- 5,775 sf 6,600 sf- 2,800 sf 2,900 sf- 6,600 sf- 9,600 sf-	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du 350 du 35,000 sf 12 keys 40,000 sf	55' 35' 55' # OF STORIES/ BUILDING HEIGHT 2, 45' 2, 5, 35' # OF STORIES/ BUILDING HEIGHT 3, 45' 2, 5, 35' 2, 5, 35' 2, 5, 35' 3, 45' 2, 5, 35' 3, 45' 3, 5'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 2/du 4/1000 sf 1/key + 1/employee 4/1000 sf	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%
Commercial Civic Center Mixed-Use Residential 6. FUTURE DEVEL. PARCE Residential 7/8/9. MONSTER GOLF: 2 Commercial Hospitality 10. RECREATION CORE: 3 Commercial 11. SOUTHWEST PARCEL Commercial	Detached Large Large Product Type Multi-Family Attached Single Family Attached Medium Listended Medium Single Family Detached Medium Single Family Detached Single Family Single Family Detached Single Family Single Family Detached Single Family Single Family Single Family Detached Single Family Single Fam	Typical Lot Area 1,250 sf- 1,550 sf- 1,550 sf- 1,550 sf- 2,400 sf 2,900 sf- 5,775 sf 6,600 sf- 2,800 sf 2,900 sf- 6,600 sf- 9,600 sf-	Typical Density 20.0 - 17.0 du/ac 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac Typical Density 14.0 - 11.0 du/ac 3.6 - 2.5 du/ac	35,000 sf Retail/Office: 20,000 sf Resid: As Described Below 365 du 350 du 35,000 sf 12 keys	# 0F STORIES/ BUILDING HEIGHT 3, 45' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 2,5,35' 3,45' 2,5,35' 3,45' 3,5' 3,5' 3,5' 3,5'	4/1000 sf 4/1000 sf 5/1000 sf & 1.5/du 1.5/du 1.5/du 2/du 2/du 2/du 2/du 2/du 2/du 4/1000 sf 1/key + 1/employee 4/1000 sf	Tincludes Agricultur MINIM FRONT 2'-12' 6'-18' 6'-18' MINIM FRONT 6'-18' 18'	IUM BUILDING SE STANDARD / ALLEY UM BUILDING SE STANDARD / ALLEY ALLEY ALLEY ALLEY ALLEY ALLEY	TBACKS SIDE O'- 10' TBACKS SIDE	MIN./MAX. NUMBER OF BEDROOMS 1/3 MIN./MAX. NUMBER OF BEDROOMS 1/3 1/4 1/5 1/4 1/5	MAX.LOT COVERAGE 95% 60% 60% 50%

Note: The above indicated program elements are not considered an aggregate sum, but rather, a maximum allowance for each permitted use. Refer to Chapter III, page 24, for the project-wide programming limits

Note: Parcel names and numbers correspond to Exhibit 32: Parcel Plan.

^{**} See Option 2 for the range of product types and standards to be implemented as part of Option 1.

du	dwelling unit(s)
key	unit of hospitality accommodation (regardless of unit size)
sf	square feet





^{*} Options 1 and 2 represent two alternate development scenarios for Parcel 4. Concurrent development of the two alternates would not occur.