

EXHIBIT E
EDEN CROSSING
DESIGN STANDARDS

INTENDED USES TABLE

The following table displays the uses permitted, conditionally permitted, or not permitted in the Project. The letter "P" indicates a permitted use. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108, Chapter 4. The letter "N" indicates a use that is prohibited. Codes listed in the Special Provisions column reference County's Vested Laws. The "Mix Use Commercial (MUC)" section applies to land uses within the area depicted on the Master Plan for Mix Use Commercial, the "Multifamily Residential (MFR)" section applies to the land uses within the area depicted on the Master for Multifamily Residential, the "Small Lot Residential (SLR)" section applies to the land uses within the area depicted on the Master Plan for Small Lot Residential, and the "Medium Lot Residential (MLR)" section applies to the land uses within the area depicted on the Master Plan for Medium Lot Residential. The letters "NA" indicates that the use is not applicable to the street type.

Code	Description	Mix Use Commercial (MUC)	Multifamily Residential (MFR)	Small Lot Residential (SLR)	Medium Lot Residential (MLR)	Special Provisions
APPLICABILITY						
104-22-2(e)(4)	Street Type	NA	Offset by half a story from the plan of the street sidewalk is not required	NA	NA	
LAND USE TABLE						
104-22-3.040	Amusement, Entertainment, and Recreational	P	P	N	N	Amphitheater
104-22-3.070	Government and Institutional	P	P	P	P	Community Center

Code	Description	Mix Use Commercial (MUC)	Multifamily Residential (MFR)	Small Lot Residential (SLR)	Medium Lot Residential (MLR)	Special Provisions
104-22-3.080	Office	P	P	N	N	Agency, bank or financial institution, medical or dental, and general office.
104-22-3.090	Residential	P	P	NA	NA	Transient lodging does not require ERUs.
104-22-3.090	Residential	NA	NA	NA	NA	Workforce housing not required.
104-22-3.100	Sales	P	P	N	N	General retail sales, large items.
104-22-3.100	Sales	P	P	N	N	Christmas tree sales.
104-22-3.140	Utility	P	P	P	P	Public utility substation, wastewater treatment or disposal facilities, water treatment of storage facility.
SPECIAL REGULATIONS						
104-22-4.010(c)	Special Regulations, Generally	NA	NA	NA	NA	Perpetual building maintenance agreement not required.
104-22-4.020(m)	Special Regulations for Specific Uses	P	P	NA	NA	Any office use may occupy first floor street level with no restrictions.
LOT DEVELOPMENT STANDARDS						
104-22-5(a)	Lot area	No Minimum	No Minimum	No Minimum	8,000 Square Feet	
104-22-5(b)	Lot Width and frontage	10 Feet	10 Feet	30 Feet	40 Feet	
104-22-5(c)	Front lot line and street setback	No minimum, maximum 5 Feet, or 20' Feet if	No minimum, maximum 5 Feet, or 20' Feet if	5 Feet	15 Feet	

		providing public dining or gathering space.	providing public dining or gathering space.			
Code	Description	Mix Use Commercial (MUC)	Multifamily Residential (MFR)	Small Lot Residential (SLR)	Medium Lot Residential (MLR)	Special Provisions
104-22-5(d)	Side lot line setback	No Minimum	No Minimum	May be less than 5 Feet if the total separation between structures equals 10 Feet.	May be less than 5 Feet if the total separation between structures equals 10 Feet.	
104-22-5(e)	Rear lot line setback	None	None	5 Feet	10 Feet	
104-22-5(f)	Lot coverage	No Maximum	No Maximum	80% Maximum	70% Maximum	
BUILDING DESIGN STANDARDS BY STREET TYPE						
104-22-6.010(a)	Height	Minimum 25 Feet, Maximum 60 Feet	Minimum one story, Maximum 60 Feet	Minimum one story, Maximum 35 Feet	Minimum one story, Maximum 35 Feet	
104-22-6.010(b)	Building or use area	Maximum 20,000 Square Feet Footprint	Maximum 20,000 Square Feet Footprint	NA	NA	Building footprint or Use footprint.
104-22-6.010(c)	First floor building standards	None, 0 Inches	Minimum 18 Inches	NA	NA	Vertical distance of first floor's surface from streets sidewalk.
104-22-6.010(c)	First floor building standards, height	Minimum 11 Feet	10 Feet, Minimum 11 Feet for commercial	NA	NA	
104-22-6.010(d)	Transparent fenestration requirement, first floor	Street facing 30%, alley facing 0%	Street facing 30% for commercial, 25% for residential, alley facing 0%	NA	NA	
104-22-6.010(d)	Transparent	Street facing 0%,	Street facing 0%	NA	NA	

	fenestration requirement, second floor	alley facing 0%	for commercial, 0% for residential, alley facing 0%			
Code	Description	Mix Use Commercial (MUC)	Multifamily Residential (MFR)	Small Lot Residential (SLR)	Medium Lot Residential (MLR)	Special Provisions
104-22-6.010(e)	Entrance requirements	Entrance shall be recessed no less than 3 Feet from the building's facade	Entrance shall be recessed no less than 3 Feet from the building's facade	NA	NA	
STREET TYPES AND STREET DESIGN						
104-22-7.010	General street design and right of way cross sections	See Technical Standards on Exhibit D				
PARKING AND INTERNAL BLOCK ACCESS						
104-22-9(a)	Parking required	Sufficient parking will be provided within 3,000' of the building.		NA	NA	Includes on street, off street parking lot or garage.
104-22-9(b)	Employee and residential parking	On street parking shall be included toward minimum parking needed for employees or for any residential use.		NA	NA	
104-22-9(c)	Parking lot surface	Temporary parking can be constructed with compacted road base.				Areas used for parking that are located on a future development site.
104-22-9(f)	Parking lot trees	Trees are not required to be installed on temporary parking lots.				

DEVELOPMENT STANDARDS TABLE

Mix Use Commercial (MUC)

Standards		Special Provisions
Minimum Lot Area:	No Minimum	No minimum lot area required.
Minimum Lot Width:	10 Feet	
Front Yard Setback:	No Minimum	
Side Yard Separation:	No Minimum	
Side Yard Setback for Corner Lot's Side Facing Street:	No Minimum	
Rear Yard Setback:	No Minimum	
Building Height:	Minimum: One Story Maximum: 60 Feet	
Lot Coverage:	No Maximum	No common area required.
Commercial Area:	No Maximum	No commercial area required.
Parking:	See special provisions	Parking study or county vested laws.

Multifamily Residential (MFR)

Standards		Special Provisions
Minimum Lot Area:	No Minimum	No minimum lot area required.
Minimum Lot Width:	10 Feet	
Front Yard Setback:	No Minimum	
Side Yard Separation:	No Minimum	
Side Yard Setback for Corner Lot's Side Facing Street:	No Minimum	
Rear Yard Setback:	No Minimum	
Building Height:	Minimum: One Story Maximum: 60 Feet	
Lot Coverage:	No Maximum	No common area required.
Commercial Area:	NA	No commercial area required.
Parking:	See special provisions	Parking study or county vested laws.

Small Lot Residential (SLR)

Standards		Special Provisions
Minimum Lot Area:	No Minimum	No minimum lot area required.
Minimum Lot Width:	30 Feet	
Front Yard Setback:	5 Feet	Individual townhomes will be subdivided with zero lot lines, i.e. the lot lines will be the outside walls and the centerline party wall of the unit.
Side Yard Separation:	See special provisions	May be less than 5 Feet if the total separation between structures equals 10 Feet.
Side Yard Setback for Corner Lot's Side Facing Street:	5 Feet	
Rear Yard Setback:	5 Feet	
Building Height:	Minimum: One Story Maximum: 35 Feet	
Lot Coverage:	80 Percent Maximum	No common area required.
Parking:	See special provisions	Parking study or county vested laws.

Medium Lot Residential (MLR)

Standards		Special Provisions
Minimum Lot Area:	8,000 Square Feet	
Minimum Lot Width:	40 Feet	
Front Yard Setback:	15 Feet	
Side Yard Separation:	See special provisions	May be less than 5 Feet if the total separation between structures equals 10 Feet.
Side Yard Setback for Corner Lot's Side Facing Street:	5 Feet	
Rear Yard Setback:	10 Feet	
Building Height:	Minimum: One Story Maximum: 35 Feet	
Lot Coverage:	70 Percent Maximum	No common area required.
Parking:	See special provisions	Parking study or county vested laws.

DEVELOPMENT STANDARDS TABLE

Minimum Standards for Mass Grading

Mass grading is a permitted uses requiring a land use permit provided compliance with the following minimum standards and regulations. Otherwise, both shall require a conditional use permit. Violation of a land use permit issued under these provisions constitutes a violation of this agreement. “The work” as used in the following means mass grading or materials processing.

- Application Submittal Requirements:
 - Grading and drainage plans, illustrating existing topography and the proposed pre-development rough topography using no greater than two-foot topographic contours.
 - The plan shall show the dirt and mud knock off area and vehicle wash facility, as further described below.
 - Dust mitigation plan.
 - Revegetation plan and financial assurance necessary to execute the revegetation plan.
 - A means of ensuring that Highway 162’s pathway remains open and passable to the minimum standards of the Americans with Disabilities Act throughout the duration of the work.

- Approval Standards
 - No excavation or grading shall occur below the development’s intended rough grade.
 - The dust mitigation plan shall be implemented. The dust mitigation shall be in accordance with best practices and, at a minimum, provide for the following:
 - Water truck or other reasonably simple means of ground-surface moistening.
 - Routine watering schedule.
 - A commitment to control airborne dust from the site immediately after gaining knowledge of it.
 - Ground coverings of disturbed areas or other reasonable means of keeping dust from becoming airborne.
 - There shall be a dirt and mud knock off area where vehicles will be exiting the site along with a vehicle wash facility. All vehicles must be sprayed down before entering a public ROW.
 - Applicant or operator shall take all precautions necessary to minimize dirt and mud from being tracked onto the public right-of-way. If dirt or mud is tracked onto the public right-of-way, the applicant or operator shall clean off the roadway immediately after gaining knowledge it. If this requires specialty equipment or vehicles, such as a street sweeper, applicant or operator shall have such equipment or vehicles on standby within three miles of the site to help facilitate immediate cleanup.
 - Noxious weeds shall be removed from the site prior to any significant grading work, and the site shall remain free of noxious weeds throughout the work.
 - At the completion of the work, all areas of disturbed earth that is not a part of the Project’s improvements shall be hydroseeded with a native grassy seed mix covered with straw mats in accordance with best practices.