

THE PARK AT FLORENCE  
A BROKEN ARROW  
PLANNED UNIT DEVELOPMENT

**Development Standards**

**Screening:**

As required and regulated by Chapter 5, Sections 5.2.D and 5.2E. An architectural open metal fence with masonry columns and/or walls shall be provided along the west and north boundaries. The maximum continuous length of the architectural open metal fence shall be as shown on the Master Development Plan. **The maximum distance between masonry columns shall be 50 feet.** An opaque fence of at least 6 feet in height shall be provided along the south side of the lot and at least 8 feet in height along the east side of the lot. All bracing and metal posts shall be installed on the inside part of the fence along the east and south boundaries. The required screening fences shall be maintained by the owner of the lot on which located.

**Signs:**

As permitted and regulated by Chapter 5, Section 5.7 Signs for Uses permitted in this PUD. All signs shall be located outside the public right-of-way and utility easement. **Frontage signage to be wall mounted and incorporated into decorative fence design in frontage landscape buffer.** Frontage signage shall be no larger than 30 square feet per sign.

**Lighting:**

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in this PUD.

**Building Facades:**

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

1. The maximum length of any multi-family building shall be 220 feet;
2. The maximum length of a continuous multi-family roofline shall be 105 feet; and
3. Exterior building materials of the clubhouse, multi-family buildings, garages, and accessory buildings (excluding doors and windows) shall be at the approximate minimum percentages (65%, 45%, 25%, or 0%) of brick/stone as reflected on the Site Plan & Building Elevations included in Exhibit C. The remainder of exterior building walls shall be constructed with cement fiber material.