

## PLANNED DEVELOPMENT REGULATIONS

**Land Use** - Single family detached houses and permitted residential accessory buildings or uses

### Area and Height Regulations for Pads A & B

- Minimum Lot Width - 45 ft
- Minimum Lot Depth - 110 ft
- Minimum Front Setback - 25 ft
- Minimum Rear Setback - 15 ft
- Minimum Side Setback - 5 ft
- Minimum Floor Area - 1,800 sf
- Minimum Off-Street Parking - 2 spaces per house
- Maximum Height - 35'
- Maximum Lot Coverage - 45%

### Landscaping and Screening for Pads A & B

- Three trees per lot with a minimum caliper size of 3.5 inches and at least two of the trees between the lot line and front building elevation.
- At least 50% of the foundation facing the streets must be planted with shrubs or flower beds.
- Lawns and landscaping must be irrigated with an irrigation system.

### Architectural Standards for Pads A and B

- Front building elevation must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6" x 6" columns
- Windows seen from the street are required to be wood, look like wood, or be wood with vinyl or aluminum cladding
- Roof shingles must be three dimensional architectural shingles.
- Minimum roof pitch must be 8:12.
- Facade cladding must be at least 70% wood or cementitious fiber materials
- Any chimney on the exterior wall must be 100% brick or stone
- Craftsman style details like exposed rafter tails and corbels are encouraged
- Exterior elevation of the houses must vary from each another in terms of color, architectural features, roof form, and combination of cladding materials.

### Area and Height Regulations for Existing Lot

Minimum Lot Width - 65 ft  
Minimum Lot Depth - 90 ft  
Minimum Front Setback - 20 ft  
Minimum Rear Setback - 15 ft  
Minimum Side Setback, Interior - 5 ft  
Minimum Side Setback, exterior - 20 ft  
Minimum Floor Area - 1,500 sf  
Minimum Off-Street Parking - 2 spaces per house  
Maximum Height - 35'  
Maximum Lot Coverage - 45%

### Accessory Buildings or Uses

- Accessory buildings and uses on Pads A and B shall comply with the regulations in Section 7800B.5
- Accessory buildings and uses on the existing lot shall comply with the regulations in Section 7800B.5, except that the allowable square footage and setback shall be as shown in the Development Plan

### Compliance with PD Regulations

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

EXHIBIT D for ZC#18-003

**DEVIATIONS FROM BASED ZONING DISTRICT**

Subject Property: 211 W Dallas St, Lot 14A, Block 47, Mansfield Addition

Proposed Use: Single family detached houses and permitted residential accessory buildings or uses

Base Zoning District: SF-7.5/18

Deviations from Base Zoning District on Pads A & B

Section	Requirement	Provided
4500B	Min. Lot Width 65 ft	45 ft
4500B	Min. Side Yard 5 & 10 ft	5 ft

Deviations from Base Zoning District on Existing Lot

Section	Requirement	Provided
4500B	Min. Front Yard 25 ft	20 ft
4500B	Min. Lot Depth 110 ft	90 ft
4500B	Min. Floor Area 1,800 sf	1,500 sf
7200B.13	Facilities used for parking and vehicular access shall have a pavement constructed of concrete	Existing parking area and driveway have a gravel surface