

CITY OF ROCKWALL

ORDINANCE NO. 23-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

**WHEREAS**, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

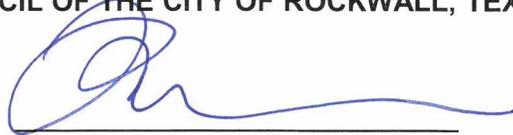
**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF AUGUST, 2023.



Trace Johannesen, Mayor

ATTEST:

  
\_\_\_\_\_  
Kristy Teague, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: July 17, 2023

2<sup>nd</sup> Reading: August 7, 2023

**Exhibit 'A':**  
*Legal Description*

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the POINT OF BEGINNING;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

- 1 THENCE North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
- 2 THENCE North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
- 3 THENCE South 43°-0'-23" West, a distance of 919.737 feet to a point;
- 4 THENCE South 67°-4'-25" West, a distance of 35.098 feet for a corner;
- 5 THENCE North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
- 6 THENCE North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
- 7 THENCE North 56°-8'-41" East, a distance of 128.545 feet for a corner;
- 8 THENCE North 30°-32'-7" West, a distance of 69.156 feet to a point;
- 9 THENCE North 37°-8'-45" West, a distance of 390.351 feet to a point;
- 10 THENCE North 52°-36'-21" West, a distance of 145.287 feet to a point;
- 11 THENCE North 58°-32'-34" West, a distance of 118.386 feet to a point;
- 12 THENCE North 69°-16'-12" West, a distance of 73.067 feet to a point;
- 13 THENCE South 74°-15'-59" West, a distance of 77.354 feet to a point;
- 14 THENCE North 65°-43'-7" West, a distance of 256.437 feet to a point;
- 15 THENCE North 51°-11'-9" West, a distance of 281.288 feet to a point;
- 16 THENCE North 51°-53'-10" West, a distance of 279.71 feet to a point;
- 17 THENCE North 62°-32'-22" West, a distance of 447.671 feet to a point;
- 18 THENCE North 17°-20'-59" West, a distance of 37.541 feet to a point;
- 19 THENCE North 26°-11'-34" West, a distance of 17.364 feet to a point;
- 20 THENCE North 23°-38'-49" West, a distance of 92.977 feet to a point;
- 21 THENCE North 29°-3'-32" West, a distance of 15.446 feet to a point;
- 22 THENCE North 75°-11'-11" West, a distance of 79.16 feet to a point;
- 23 THENCE North 40°-51'-30" West, a distance of 103.986 feet to a point;
- 24 THENCE South 48°-53'-36" West, a distance of 22.644 feet to a point;
- 25 THENCE North 24°-19'-40" West, a distance of 248.667 feet to a point;
- 26 THENCE North 26°-7'-15" West, a distance of 28.5 feet to a point;
- 27 THENCE North 17°-59'-7" East, a distance of 281.413 feet to a point;
- 28 THENCE North 57°-36'-17" East, a distance of 106.753 feet to a point;
- 29 THENCE North 3°-51'-8" West, a distance of 137.544 feet to a point;
- 30 THENCE North 44°-49'-51" East, a distance of 136.993 feet to a point;
- 31 THENCE North 15°-21'-46" East, a distance of 138.342 feet to a point;
- 32 THENCE North 39°-56'-11" East, a distance of 15.252 feet to a point;
- 33 THENCE North 57°-56'-35" East, a distance of 236.839 feet to a point;
- 34 THENCE North 28°-19'-43" East, a distance of 98.253 feet to a point;
- 35 THENCE North 29°-9'-48" East, a distance of 92.112 feet to a point;
- 36 THENCE North 36°-59'-49" East, a distance of 15.953 feet to a point;
- 37 THENCE North 40°-49'-32" East, a distance of 64.585 feet to a point;
- 38 THENCE North 39°-57'-21" East, a distance of 79.555 feet to a point;
- 39 THENCE North 40°-17'-52" East, a distance of 102.428 feet to a point;
- 40 THENCE North 39°-59'-46" East, a distance of 45.353 feet to a point;

**Exhibit 'A':**  
*Legal Description*

41 *THENCE* North 41°-24'-4" East, a distance of 55.609 feet to a point;  
42 *THENCE* North 39°-1'-18" East, a distance of 102.883 feet to a point;  
43 *THENCE* North 39°-56'-1" East, a distance of 51.761 feet to a point;  
44 *THENCE* North 36°-1'-35" East, a distance of 21.146 feet to a point;  
45 *THENCE* North 40°-3'-54" East, a distance of 55.794 feet to a point;  
46 *THENCE* North 70°-51'-23" East, a distance of 25.361 feet to a point;  
47 *THENCE* North 74°-3'-0" East, a distance of 53.495 feet to a point;  
48 *THENCE* North 71°-19'-43" East, a distance of 59.736 feet to a point;  
49 *THENCE* North 57°-6'-5" West, a distance of 85.273 feet for a corner;  
50 *THENCE* North 57°-21'-4" West, a distance of 153.393 feet for a corner;  
51 *THENCE* North 46°-48'-21" East, a distance of 115.66 feet for a corner;  
52 *THENCE* South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;  
53 *THENCE* South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;  
54 *THENCE* North 45°-48'-4" East, a distance of 112.664 feet to a point;  
55 *THENCE* North 44°-19'-51" East, a distance of 247.254 feet to a point;  
56 *THENCE* North 44°-19'-51" East, a distance of 206.252 feet to a point;  
57 *THENCE* North 46°-3'-5" East, a distance of 314.449 feet to a point;  
58 *THENCE* North 46°-3'-5" East, a distance of 303.267 feet to a point;  
59 *THENCE* North 46°-3'-6" East, a distance of 93.323 feet to a point;  
60 *THENCE* North 44°-27'-14" East, a distance of 188.011 feet to a point;  
61 *THENCE* North 46°-20'-42" East, a distance of 211.787 feet to a point;  
62 *THENCE* North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.  
63 said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;  
64 *THENCE* South 46°-32'-42" East, a distance of 65.598 feet to a point;  
65 *THENCE* South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;  
66 *THENCE* South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;  
67 *THENCE* South 45°-42'-7" East, a distance of 127.883 feet to a point;  
68 *THENCE* South 44°-41'-28" East, a distance of 93.59 feet to a point;  
69 *THENCE* South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;  
70 *THENCE* South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;  
71 *THENCE* South 44°-9'-51" East, a distance of 140.065 feet to a point;  
72 *THENCE* South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,  
73 said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;  
74 *THENCE* North 19°-17'-22" East, a distance of 69.972 feet to a point;  
75 *THENCE* North 19°-8'-59" East, a distance of 101.965 feet to a point;  
76 *THENCE* North 18°-34'-28" East, a distance of 179.36 feet to a point;  
77 *THENCE* North 9°-3'-26" East, a distance of 40.216 feet for a corner;  
78 *THENCE* South 42°-45'-6" East, a distance of 208.889 feet for a corner;  
79 *THENCE* North 41°-41'-29" East, a distance of 52.007 feet to a point;  
80 *THENCE* North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,  
81 said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,  
82 Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

**Exhibit 'A':**  
*Legal Description*

- of a curve,
- 83 Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;
- 84 *THENCE* South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,
- 85 said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,
- 86 Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,
- 87 Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;
- 88 *THENCE* South 6°-45'-10" West, a distance of 726.609 feet to a point;
- 89 *THENCE* South 6°-36'-9" West, a distance of 894.838 feet to a point;
- 90 *THENCE* South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;
- 91 *THENCE* North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,
- 92 said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,
- 93 Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,
- 94 Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,
- 95 Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;
- 96 *THENCE* South 2°-41'-7" East, a distance of 100.099 feet to a point;
- 97 *THENCE* South 5°-36'-7" East, a distance of 80.149 feet to a point;
- 98 *THENCE* South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

Exhibit 'B':  
Survey



Exhibit 'C':  
Concept Plan



**Exhibit 'D':**  
*Density and Development Standards*

**TABLE OF CONTENTS**

(1)	GENERAL REQUIREMENTS .....	10
(2)	CHANDLER'S LANDING, PHASES 1, 2, & 3 .....	13
(3)	CHANDLER'S LANDING, PHASE 4 .....	17
(4)	CHANDLER'S LANDING, PHASE 5 .....	19
(5)	CHANDLER'S LANDING, PHASE 6 .....	21
(6)	CHANDLER'S LANDING, PHASE 7 .....	23
(7)	CHANDLER'S LANDING, PHASE 9 .....	25
(8)	CHANDLER'S LANDING, PHASE 9, SECTION 1 .....	27
(9)	CHANDLER'S LANDING, PHASE 10 .....	29
(10)	CHANDLER'S LANDING, PHASE 14 .....	31
(11)	CHANDLER'S LANDING, PHASE 15 .....	33
(12)	CHANDLER'S LANDING, PHASE 16 .....	35
(13)	CHANDLER'S LANDING, PHASE 17 .....	37
(14)	CHANDLER'S LANDING, PHASE 18/SECTION 1 .....	40
(15)	CHANDLER'S LANDING, PHASE 18/SECTION 2 .....	43
(16)	CHANDLER'S LANDING, PHASE 19 .....	45
(17)	CHANDLER'S LANDING, PHASE 20 .....	47
(18)	THE CABANAS AT CHANDLER'S LANDING .....	49
(19)	THE CABANAS .....	51
(20)	MATCH POINT .....	53
(21)	CUTTER HILL, PHASES 1, 2, & 3 .....	55
(22)	HARBOR LANDING, PHASES 1 & 2 .....	57
(23)	MARINA VILLAGE .....	59
(24)	SPYGLASS, PHASES 1, 2, & 3 .....	64

**Exhibit 'D':**  
*Density and Development Standards*

**GENERAL REQUIREMENTS**

- (A) PD Concept Plan. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.
- (B) Development Plan. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.
- (C) Greenbelts and Open Space.
- (1) Greenbelt 'A'. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.
  - (2) Greenbelt 'B'. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.
- (D) Amenities (Per Ordinance No. 84-04). That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:
- (1) Sports Park. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.  
  
Ratio Required: 1/300 Recreation Unit  
Number Required: 3
  - (2) Swim Club. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.  
  
Ratio Required: 1/225 Recreation Unit  
Number Required: 4
  - (3) Play Park. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.  
  
Ratio Required: 1/250 Recreation Unit  
Number Required: 4

**Exhibit 'D':**  
*Density and Development Standards*

- (4) Upland Lakes. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit  
Number Required: 3

- (5) Security Entrances. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.
- (6) Landscape Developments. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fences.
- (7) Architectural Graphics. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.
- (8) Common Greenbelts and Paths. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

- (E) Amenities (Per Ordinance No. 85-43). That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) Yacht Club Area.

- (a) Seven (7) tennis courts to be resurfaced.
- (b) A new improved lighting system will be installed on five (5) courts.
- (c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
- (d) A subsurface drainage system will be installed to pick up surface run-off.
- (e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
- (f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
- (g) The courts will have spectator accommodations where the terrain permits.
- (h) The existing children's play area will be renovated and enlarged.
- (i) Outdoor tennis pavilion.
- (j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) Area 'A': Swimming and Tennis Park.

- (a) Parking.
- (b) Swimming Pool.
- (c) Gazebo.
- (d) Children's Play Area.
- (e) Restrooms/Dressing.
- (f) Two (2) Tennis Courts with Lights.
- (g) General Landscaping.
- (h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) Area 'B': Recreation Park.

- (a) Limited Parking and Access.

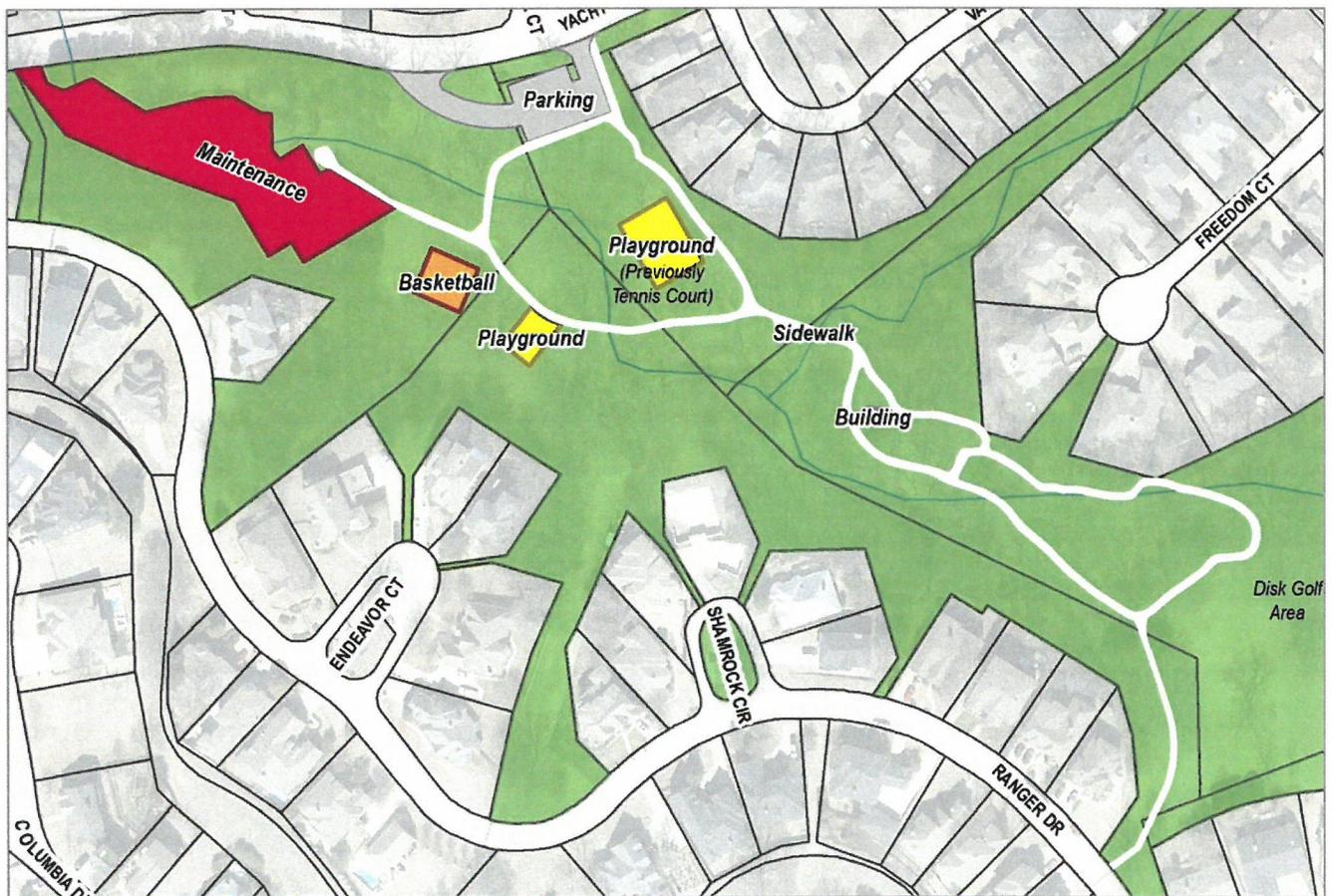
**Exhibit 'D':**  
*Density and Development Standards*

- (b) Park Shelter.
- (c) Two (2) Children's Play Areas.
- (d) Four (4) Picnic Spots.
- (e) Volleyball Court.
- (f) Half Basketball Court.
- (g) Open Lawn Area.
- (h) Seven (7) Exercise Stations.
- (i) Pedestrian Trail.
- (j) Four (4) Bridges.
- (k) General Clearing and Channel Work.
- (l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) Amenities (Per Ordinance No. 86-87). That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

- (1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.
- (2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) Concept Plan.



**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASES 1, 2 & 3**

(H) Land Uses. Zero Lot Line Homes

(I) Development Cases.

PHASE 1.

- (1) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (2) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

PHASE 2.

- (3) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (4) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

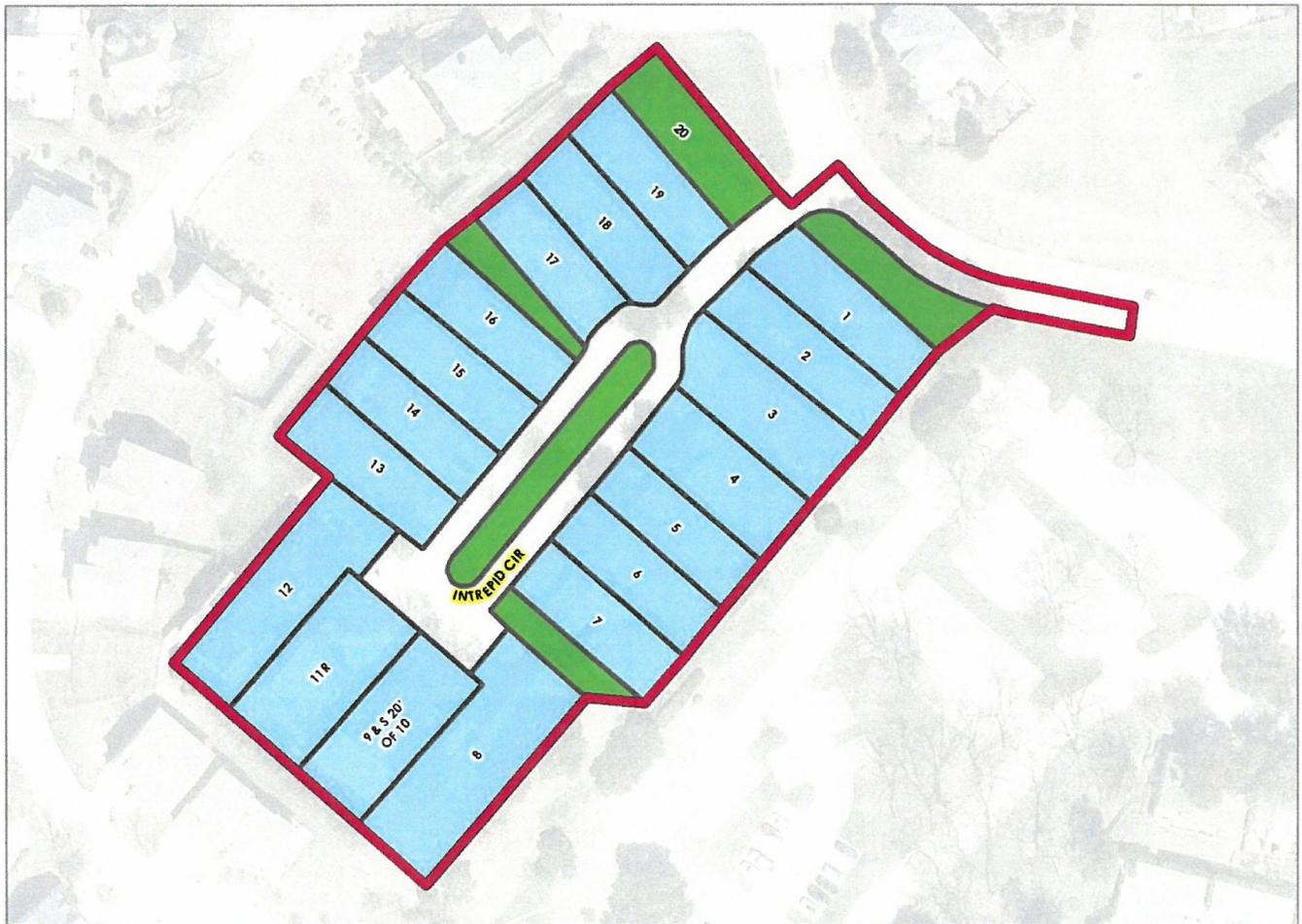
PHASE 3.

- (5) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (6) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.

(J) Regulating Ordinance. *Ordinance No. 73-48*

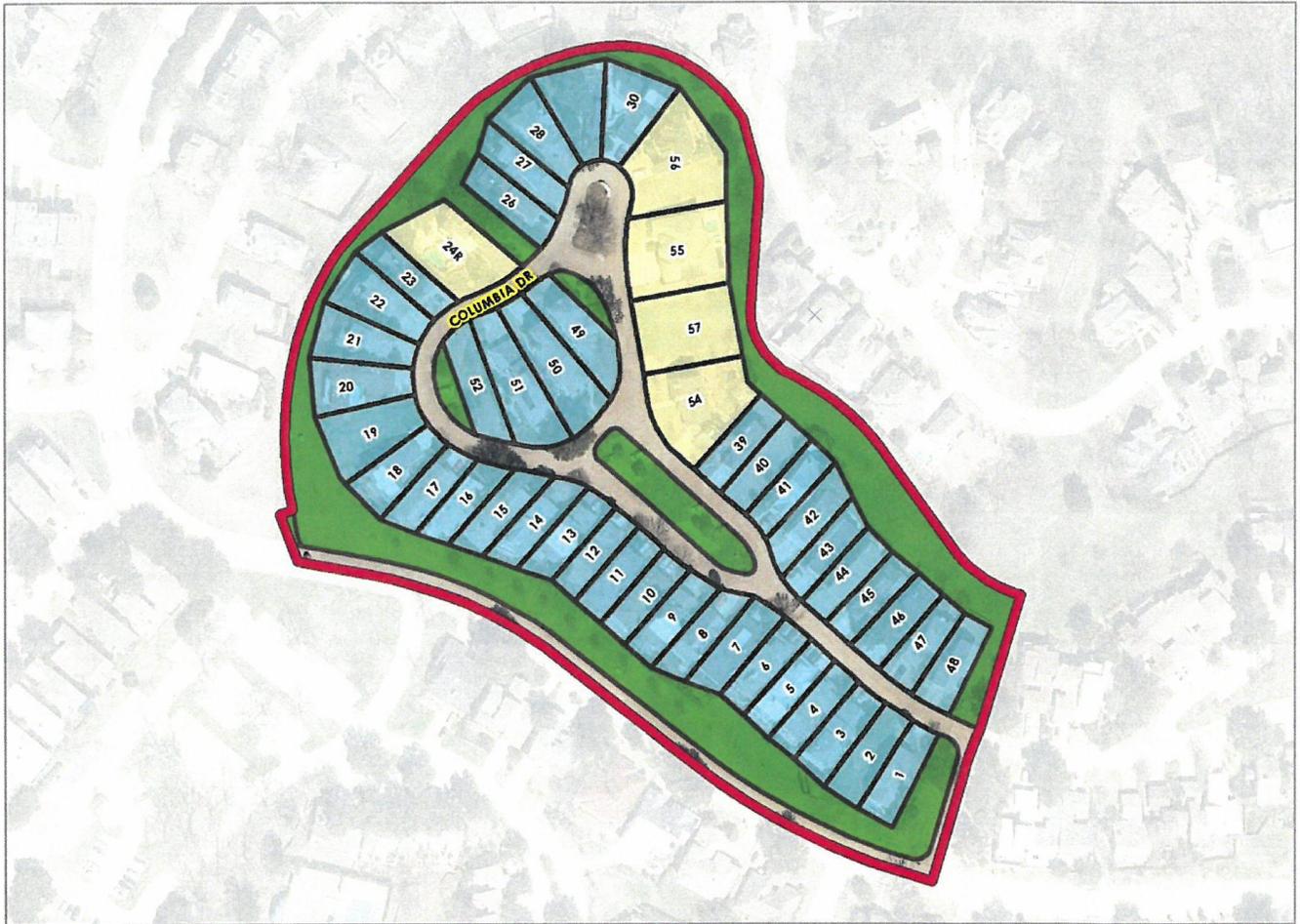
(K) Concept Plans.

PHASE 1. ZERO LOT LINE HOMES.



PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.

**Exhibit 'D':**  
*Density and Development Standards*



**Exhibit 'D':  
Density and Development Standards**

**PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.**



(L) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' <sup>(1)</sup>	0'	(2) & (3) <sup>(3)</sup>
MINIMUM REAR YARD SETBACK	10'	10'	10' <sup>(2)</sup>	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

**NOTES:**

- <sup>1</sup>: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
- <sup>2</sup>: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
- <sup>3</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

**Exhibit 'D':**  
*Density and Development Standards*

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 4**

(A) Land Uses. Zero Lot Line Homes

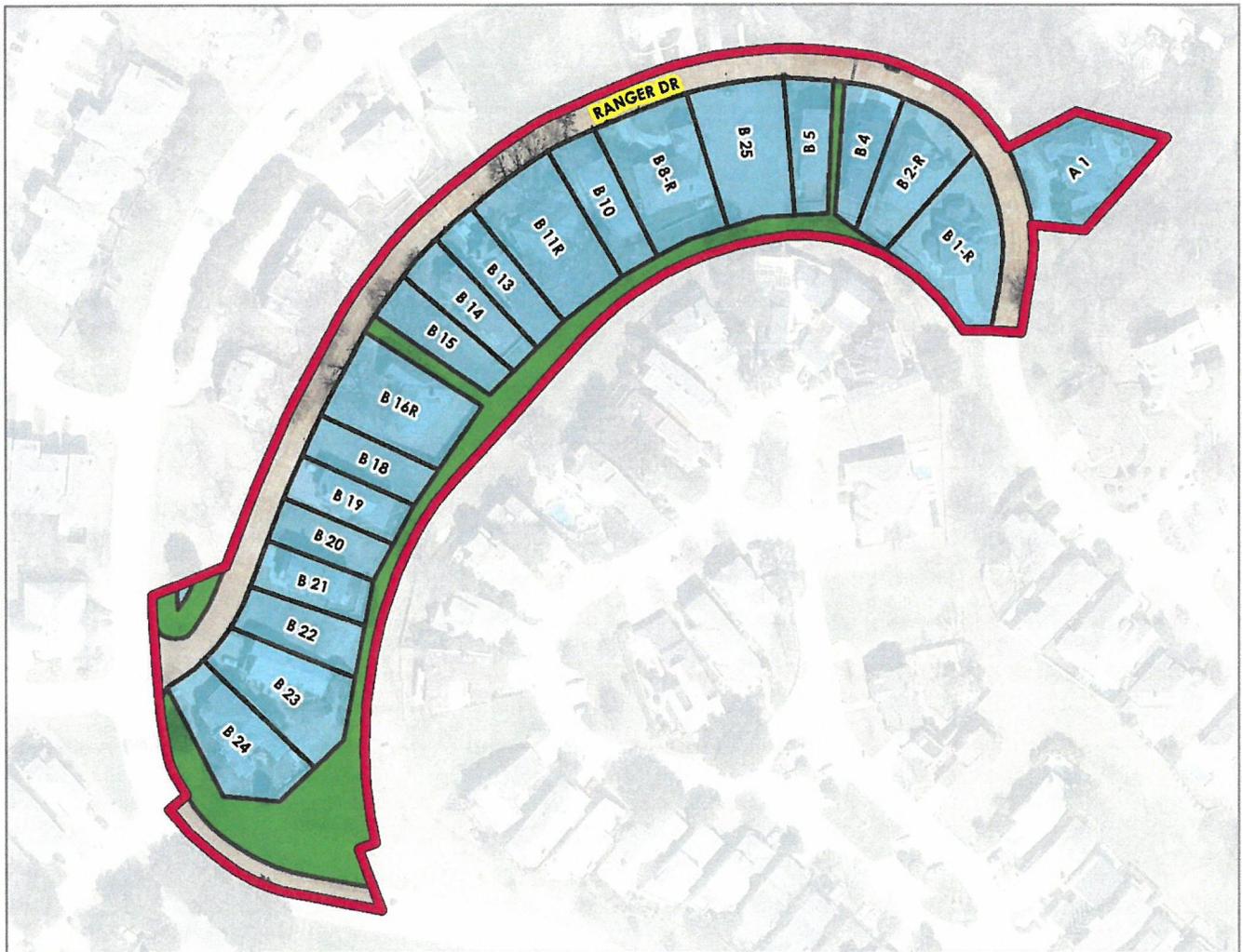
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan, and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-023-01. Preliminary Plat. Adopted on March 5, 1985.
- (5) PZ1984-023-02. Concept Plan. Adopted on March 5, 1985.
- (6) PZ1984-045-01. Final Plat. Adopted on May 7, 1984.
- (7) PZ1996-005-01. Replat. Adopted on March 18, 1996.
- (8) PZ1999-030-01. Replat. Adopted on May 17, 1999.

(C) Original Regulating Ordinance. Ordinance No. 84-04

(D) Concept Plans.

PHASE 4, ZERO LOT LINE HOMES.



(E) Development Standards.

**Exhibit 'D':**  
*Density and Development Standards*

ZERO LOT LINE HOMES.

---

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED <sup>(1)</sup>	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

---

**NOTES:**

<sup>1</sup>: EXCLUDING GARAGE SPACES.

**Exhibit 'D':  
Density and Development Standards**

**CHANDLER'S LANDING, PHASE 5**

(A) Land Uses. Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) 1976: Replat. Adopted on September 7, 1976.
- (3) 1977: Replat. Adopted on March 7, 1977.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(M) Concept Plans.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(N) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':**  
*Density and Development Standards*

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' <sup>(1)</sup>	0'	(2) & (3) <sup>(3)</sup>
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' <sup>(2)</sup>	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

**NOTES:**

<sup>1</sup>: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

<sup>2</sup>: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

<sup>3</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':  
Density and Development Standards**

**CHANDLER'S LANDING, PHASE 6**

(A) Land Uses. Single-Family, Single-Family Attached, and Zero Lot Line Homes

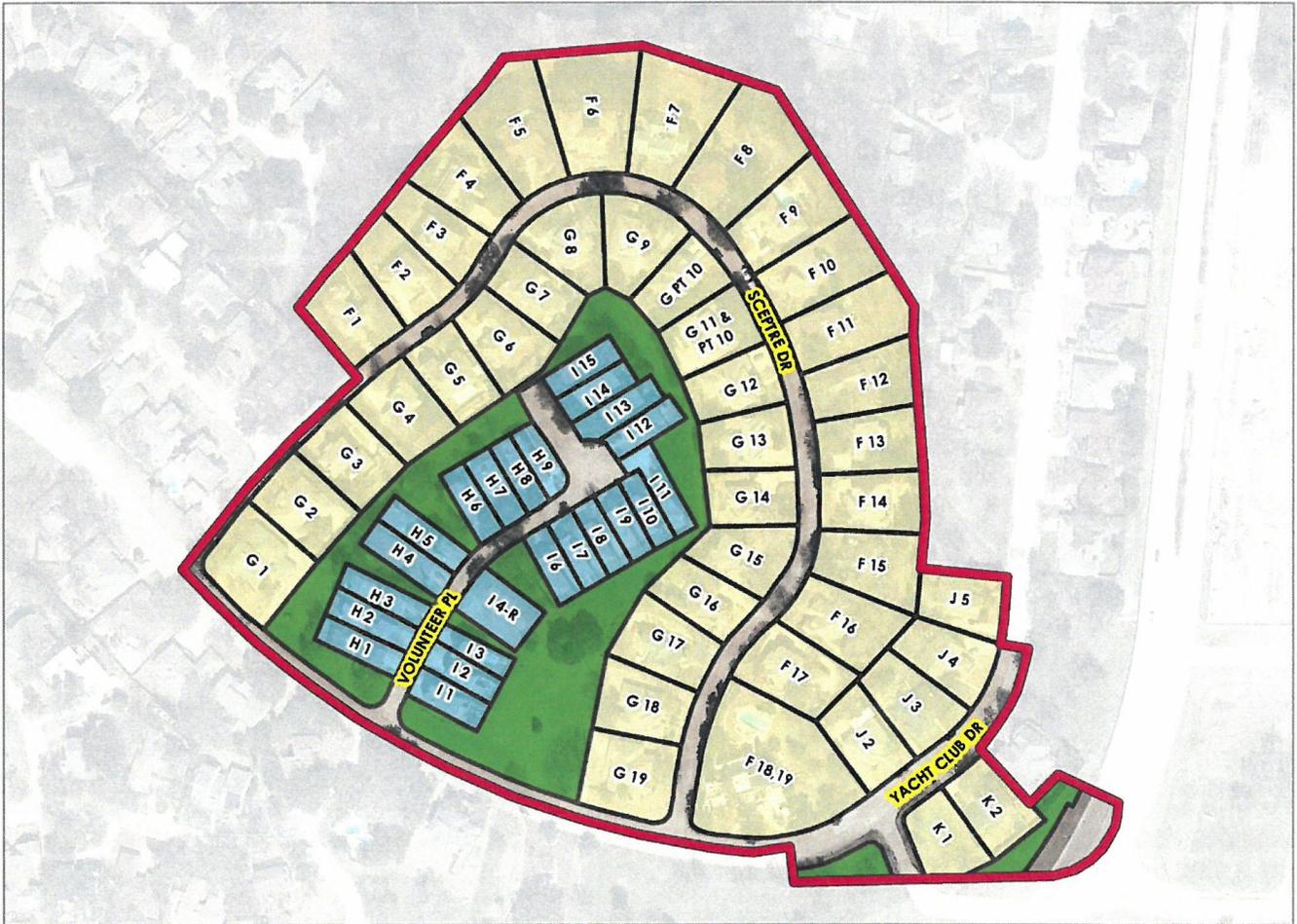
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1977: Replat. Adopted on February 1, 1977.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':**  
*Density and Development Standards*

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' <sup>(1)</sup>	0'	(2) & (3) <sup>(3)</sup>
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' <sup>(2)</sup>	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

**NOTES:**

<sup>1</sup>: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

<sup>2</sup>: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

<sup>3</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35- FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15- FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':  
Density and Development Standards**

**CHANDLER'S LANDING, PHASE 7**

(A) Land Uses. Single-Family Homes

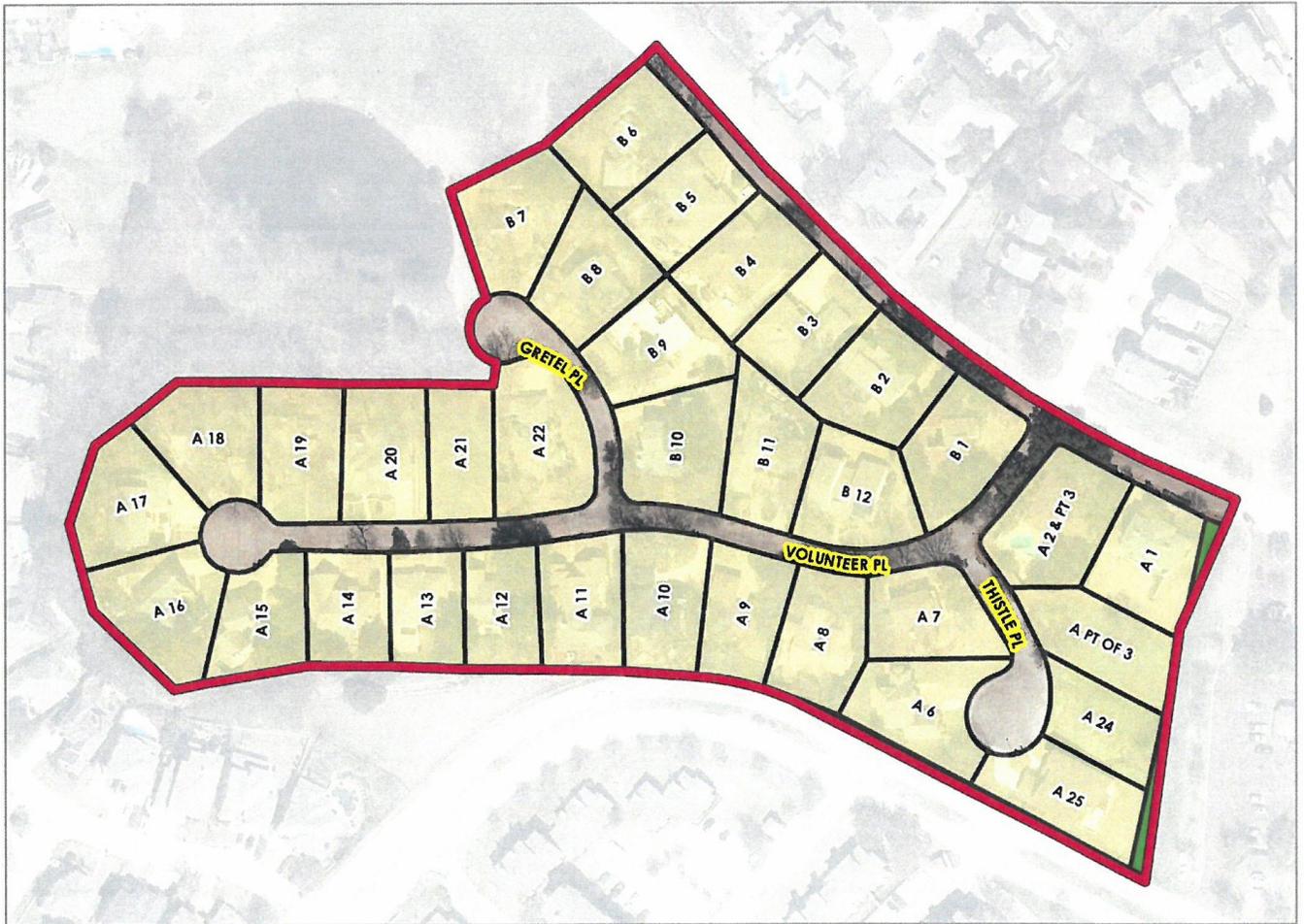
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) 1976: Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
- (3) 1976: Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(D) Concept Plans.

PHASE 7. SINGLE-FAMILY HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':**  
*Density and Development Standards*

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' <sup>(1)</sup>	0'	(2) & (3) <sup>(3)</sup>
MINIMUM REAR YARD SETBACK	10'	10'	10' <sup>(2)</sup>	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

**NOTES:**

<sup>1</sup>: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

<sup>2</sup>: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

<sup>3</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35- FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15- FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':  
Density and Development Standards**

**CHANDLER'S LANDING, PHASE 9**

(A) Land Uses. Single-Family and Zero Lot Line Homes

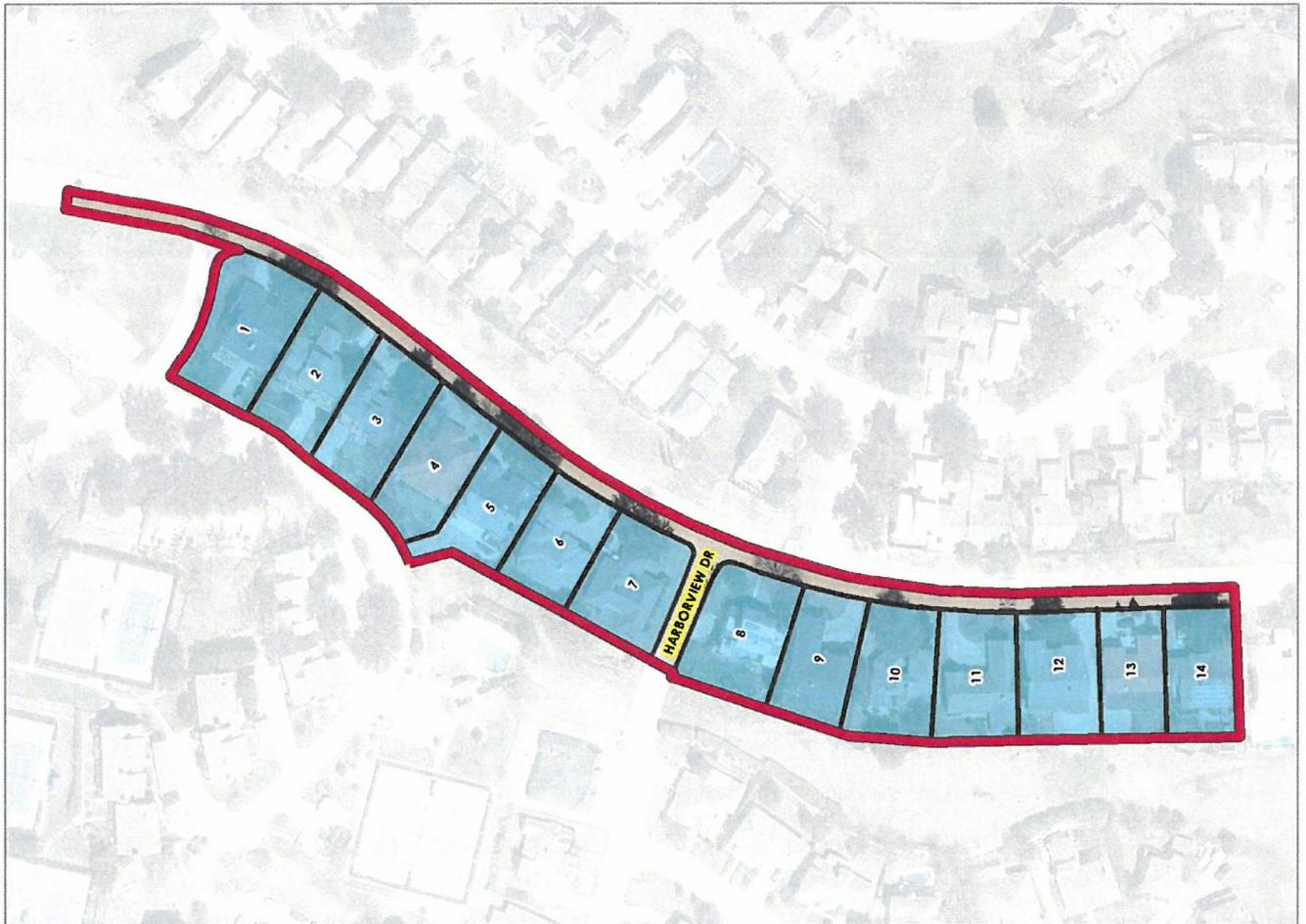
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on April 1, 1975.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(D) Concept Plans.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':**  
*Density and Development Standards*

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' <sup>(1)</sup>	0'	(2) & (3) <sup>(3)</sup>
MINIMUM REAR YARD SETBACK	10'	10'	10' <sup>(2)</sup>	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

**NOTES:**

<sup>1</sup>: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

<sup>2</sup>: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

<sup>3</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 9, SECTION 1**

(A) Land Uses. Single-Family Home

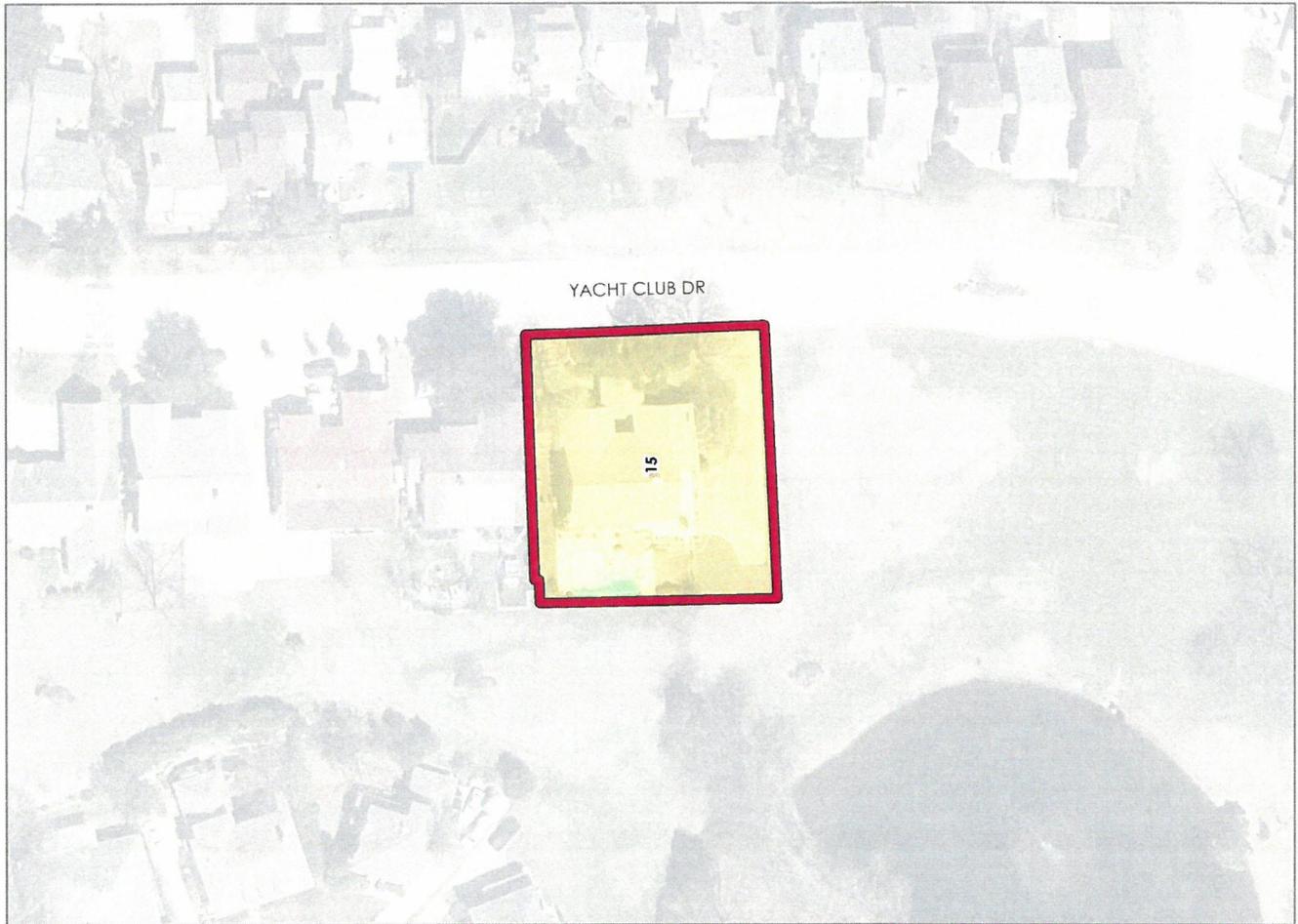
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on April 1, 1975.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
<i>MINIMUM LOT WIDTH</i>	50'	40'	20'	70'
<i>MINIMUM LOT DEPTH</i>	100'	100'	100'	100'
<i>MINIMUM LOT AREA</i>	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':**  
*Density and Development Standards*

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' <sup>(1)</sup>	0'	(2) & (3) <sup>(3)</sup>
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' <sup>(2)</sup>	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

**NOTES:**

<sup>1</sup>: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

<sup>2</sup>: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

<sup>3</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':**  
Density and Development Standards

**CHANDLER'S LANDING, PHASE 10**

(A) Land Uses. Single-Family and Zero Lot Line Homes

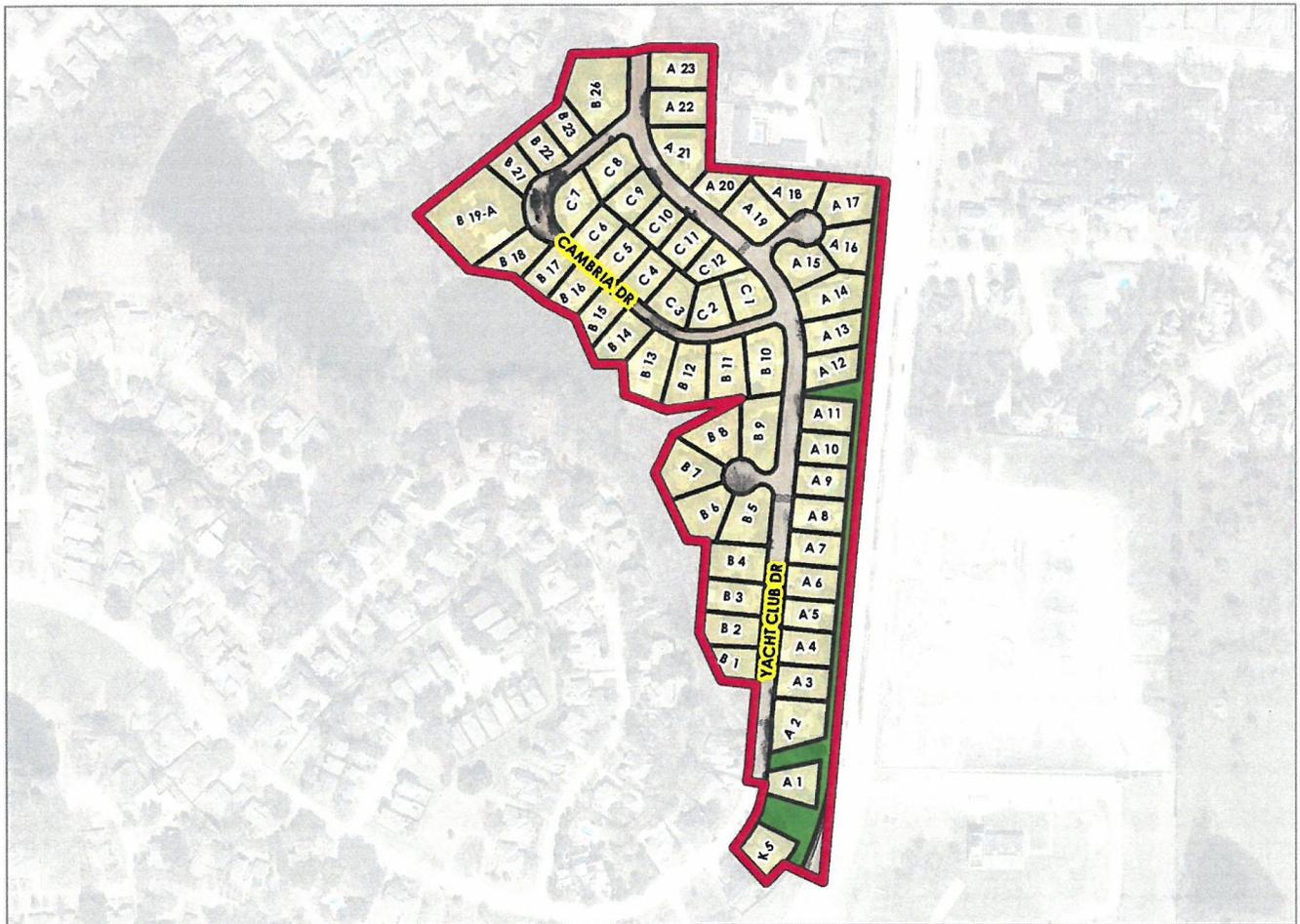
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on August 1, 1975.
- (3) PZ1996-051-01. Replat [Lot 11 and part of Lot 10]. Adopted on August 19, 1996.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(D) Concept Plans.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':**  
*Density and Development Standards*

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' <sup>(1)</sup>	0'	(2) & (3) <sup>(3)</sup>
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' <sup>(2)</sup>	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

**NOTES:**

<sup>1</sup>: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

<sup>2</sup>: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

<sup>3</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 14**

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1983-040-01. Preliminary Plat [*Lots 1-21, Block B*]. Adopted on December 5, 1983.
- (5) PZ1983-059-01. Final Plat. Adopted on December 5, 1983.
- (6) PZ1984-112-01. Final Plat. Adopted on December 3, 1984.
- (7) PZ1985-039-01. Zoning [*Ordinance No. 85-43*]. Adopted on August 26, 1985.
- (8) PZ1985-046-01. Final Plat. Adopted on July 2, 1985.
- (9) PZ1994-030-01. Replat. Adopted on November 21, 1994.
- (10) PZ1999-045-01. Replat [*Lots 6 & 7, Block A*]. Adopted on July 19, 1999.
- (11) PZ1999-046-01. Replat [*Lots 6 & 7, Block B into Lot 6R, Block B*]. Adopted on July 19, 1999.
- (12) PZ1999-111-01. Replat [*Lots 11 -13, Block B into Lots 11R & 12R, Block B*]. Adopted on January 28, 2000.
- (13) PZ2000-083-01. Replat [*Lots 3-6, Block D*]. Adopted on October 2, 2000.

(C) Original Regulating Ordinance. *Ordinance No. 85-43*

(D) Concept Plans.

PHASE 14. SINGLE-FAMILY HOMES.



**Exhibit 'D':**  
*Density and Development Standards*

(E) Density and Development Standards.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH <sup>1</sup>	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES <sup>2</sup>	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

<sup>1</sup>: AT FRONT BUILDING LINE.

<sup>2</sup>: EXCLUDING GARAGE PARKING SPACES.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 15**

(A) Land Uses. Single-Family Homes

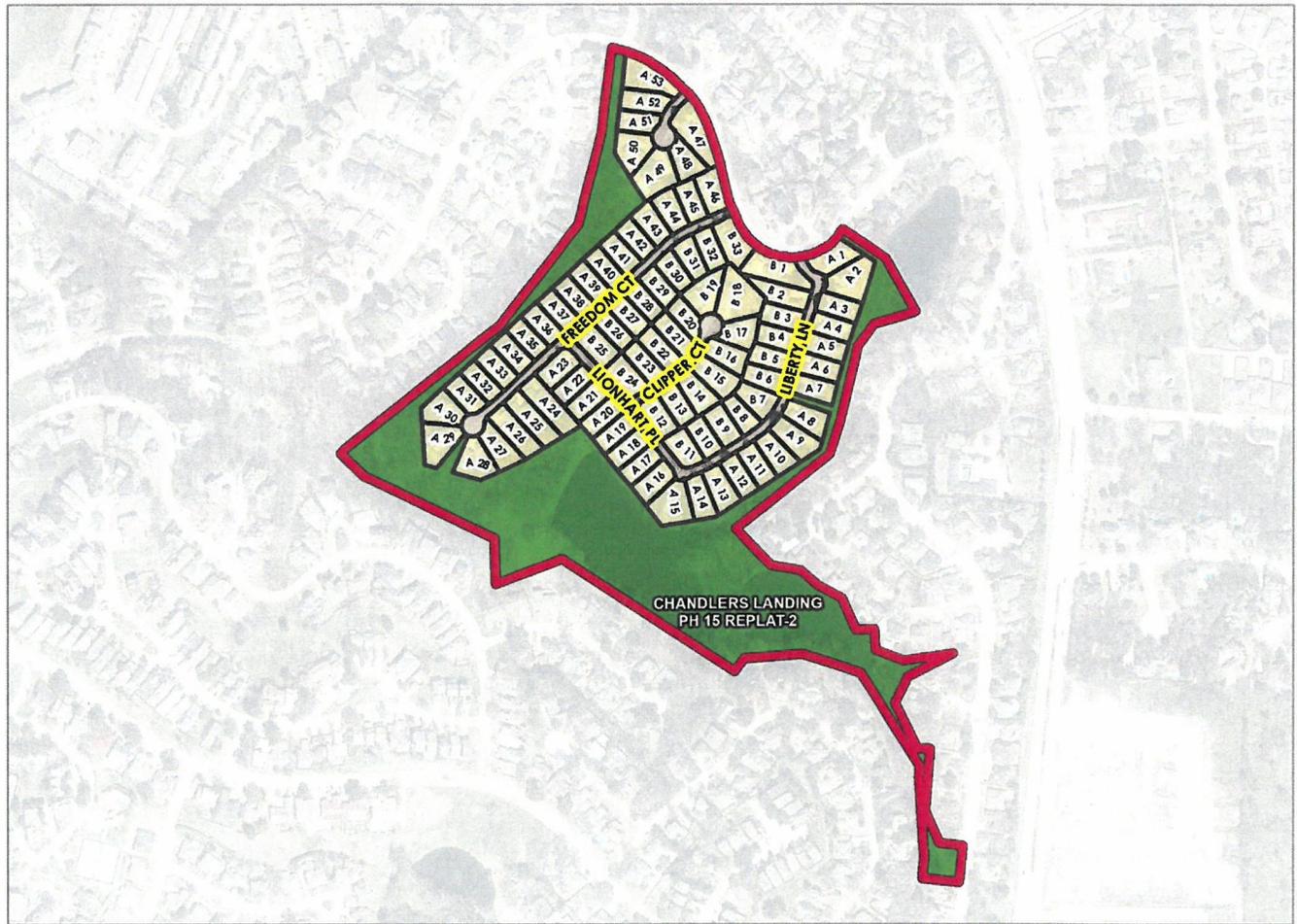
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1983-076-01. Preliminary Plat. Adopted on January 9, 1984.
- (5) PZ1983-076-02. Concept Plan. Adopted on January 9, 1984.
- (6) PZ1984-032-01. Final Plat. Adopted on April 2, 1984.
- (7) PZ1986-045-01. Zoning [Ordinance No. 86-64; Zero Lot Line and Single-Family Homes]. Adopted on July 28, 1986.
- (8) PZ1986-058-01. Final Plat. Adopted on December 15, 1986.
- (9) PZ1992-038-01. Zoning (Ordinance No. 92-41; Superseded 84-04 & 86-64) [Single-Family Homes]. Adopted on November 16, 1992.
- (10) PZ1992-043-01. Preliminary Plat. Adopted on November 16, 1992.
- (11) PZ1994-012-01. Final Plat. Adopted on November 16, 1992.

(C) Original Regulating Ordinance. Ordinance No. 92-41

(D) Concept Plan.

PHASE 15. SINGLE-FAMILY HOMES.



**Exhibit 'D':**  
*Density and Development Standards*

(E) Development Standards. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

<i>MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]</i>	1,500 SF
<i>MINIMUM INTERNAL SIDE YARD SETBACK</i>	5'



**Exhibit 'D':**  
*Density and Development Standards*

situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

<i>MINIMUM LOT WIDTH</i>	40'
<i>MINIMUM LOT DEPTH</i>	100'
<i>MINIMUM LOT AREA</i>	4,000 SF
<i>MINIMUM FRONT YARD SETBACK</i>	20'
<i>MINIMUM SIDE YARD SETBACK</i>	0'/10'
<i>MINIMUM REAR YARD SETBACK</i>	15'
<i>MINIMUM PARKING SPACES REQUIRED <sup>(1)</sup></i>	2
<i>MINIMUM NUMBER OF GARAGE PARKING SPACES</i>	2
<i>MAXIMUM HEIGHT</i>	30'
<i>MINIMUM DISTANCE BETWEEN BUILDINGS</i>	10'
<i>MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]</i>	1,500 SF
<i>MAXIMUM BUILDING COVERAGE</i>	60%

**NOTES:**

<sup>1</sup>: EXCLUDING GARAGE SPACES.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 17**

(A) Land Uses. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) Development Cases.

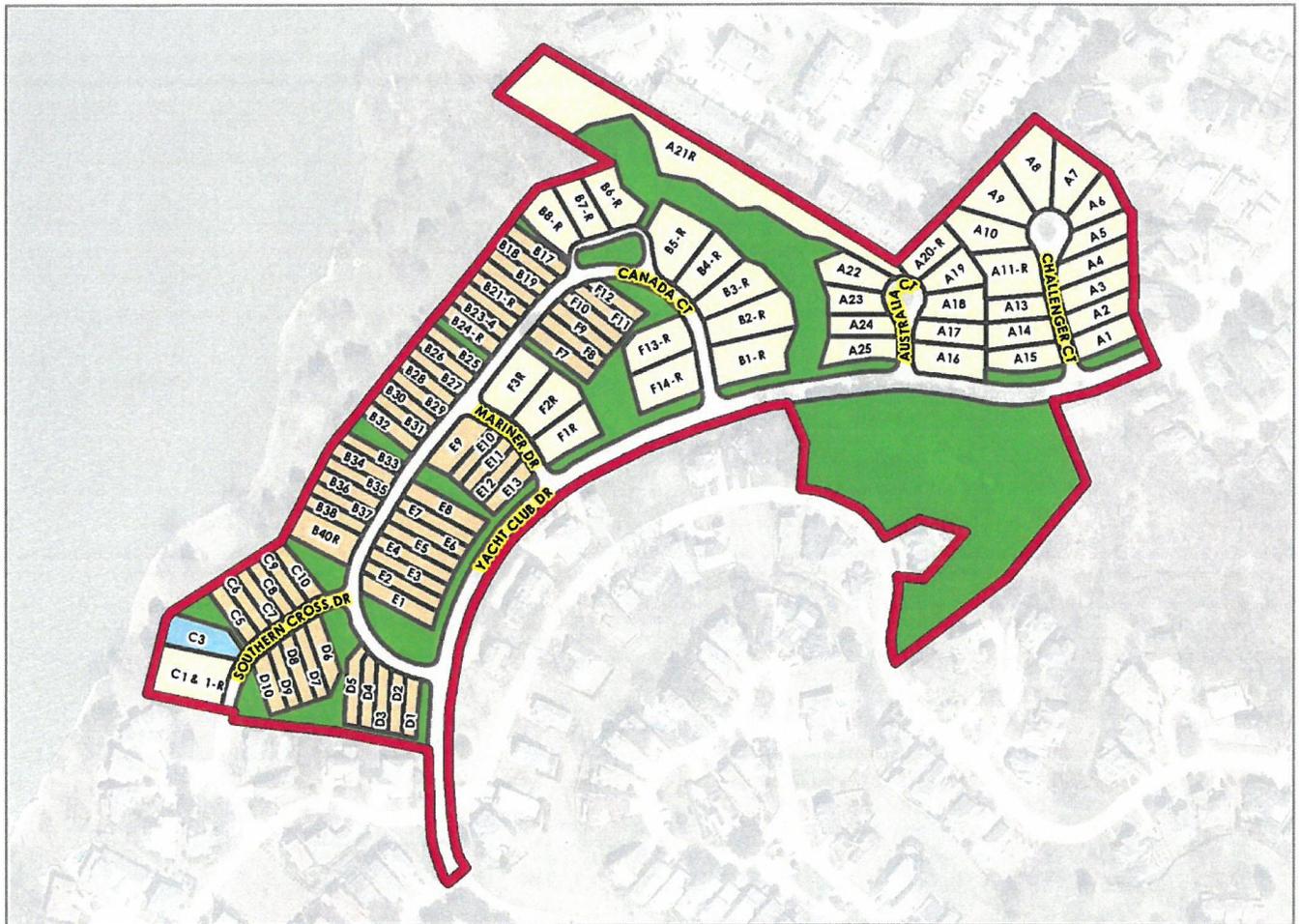
- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1984-010-01. Preliminary Plat. Adopted on February 6, 1984.
- (5) PZ1984-046-01. Final Plat. Adopted on June 11, 1984.
- (6) PZ1985-047-01. Replat. Adopted on July 2, 1985.
- (7) PZ1987-040-01: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
- (8) PZ1987-041-01. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
- (9) PZ1991-025-01. Replat. Adopted September on 16, 1991.
- (10) PZ1991-025-02. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
- (11) PZ1994-047-01. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
- (12) PZ1996-025-01. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
- (13) PZ1996-042-01. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
- (14) PZ2002-017-01. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) Original Regulating Ordinance. *Ordinance No. 's 87-45, 91-43 & 96-18*

**Exhibit 'D':**  
Density and Development Standards

(D) Concept Plan.

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) Dimensional Standards.

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH <sup>(1)</sup>	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED <sup>(2)</sup>	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

**NOTES:**

- <sup>1</sup>: AT FRONT YARD BUILDING SETBACK.
- <sup>2</sup>: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'
-------------------	-----

**Exhibit 'D':**  
*Density and Development Standards*

MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS <sup>(2)</sup>	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

**NOTES:**

- <sup>1</sup>: 15-FEET WITH A SIDE ENTRY GARAGE.
- <sup>2</sup>: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED <sup>(1)</sup>	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

**NOTES:**

- <sup>1</sup>: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED <sup>(1)</sup>	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

**NOTES:**

- <sup>1</sup>: EXCLUDING GARAGE SPACES.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 18/SECTION 1**

(A) Land Uses. Townhomes and Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1984-024-01. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
- (5) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning [*Ordinance No 85-43*]. Adopted on August 26, 1985.
- (6) PZ1985-048-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1991-025-01. Replat [*Lots 1-10, Block A to Lots 1-R – 5-R, Block A*]. Adopted on September 16, 1991.
- (8) PZ1991-025-02. Zoning [*Ordinance No. 91-43; Lots 1-R – 5-R, Block A*]. Adopted on October 7, 1991.
- (9) PZ1992-041-01. Replat [*Lots 11-15, Block A to Lots 6-R – 8-R, Block A*] and Zoning [*Ordinance No. 92-43; Lots 6-R – 8-R*]. Adopted on December 7, 1992.
- (10) PZ1994-006-01. Replat [*Lots 1-R & 2-R, Block A*]. Adopted on March 21, 1994.
- (11) PZ1999-002-01. Replat [*Lots 7 & 8, Block A to Lot 7RA, Block A*]. Adopted on February 9, 1999.

(C) Original Regulating Ordinance. Ordinance No.'s 85-43, 91-43 & 92-43

(F) Concept Plan.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.



**Exhibit 'D':**  
*Density and Development Standards*

(D) Dimensional Standards.

TOWNHOMES.

MINIMUM LOT WIDTH <sup>(1)</sup>	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] <sup>(2)</sup>	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS <sup>(3)</sup>	20'
MAXIMUM NUMBER OF ATTACHED UNITS <sup>(4)</sup>	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

**NOTES:**

- 1: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- 2: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
- 3: EVERY 250-FEET.
- 4: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED <sup>(1)</sup>	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

**NOTES:**

- 1: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.

Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
-------------------	-----

**Exhibit 'D':**  
*Density and Development Standards*

---

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED <sup>(1)</sup>	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

---

**NOTES:**

<sup>1</sup>: EXCLUDING GARAGE SPACES.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 18/SECTION 2**

(A) Land Uses. Zero Lot Line Homes and Single-Family Homes

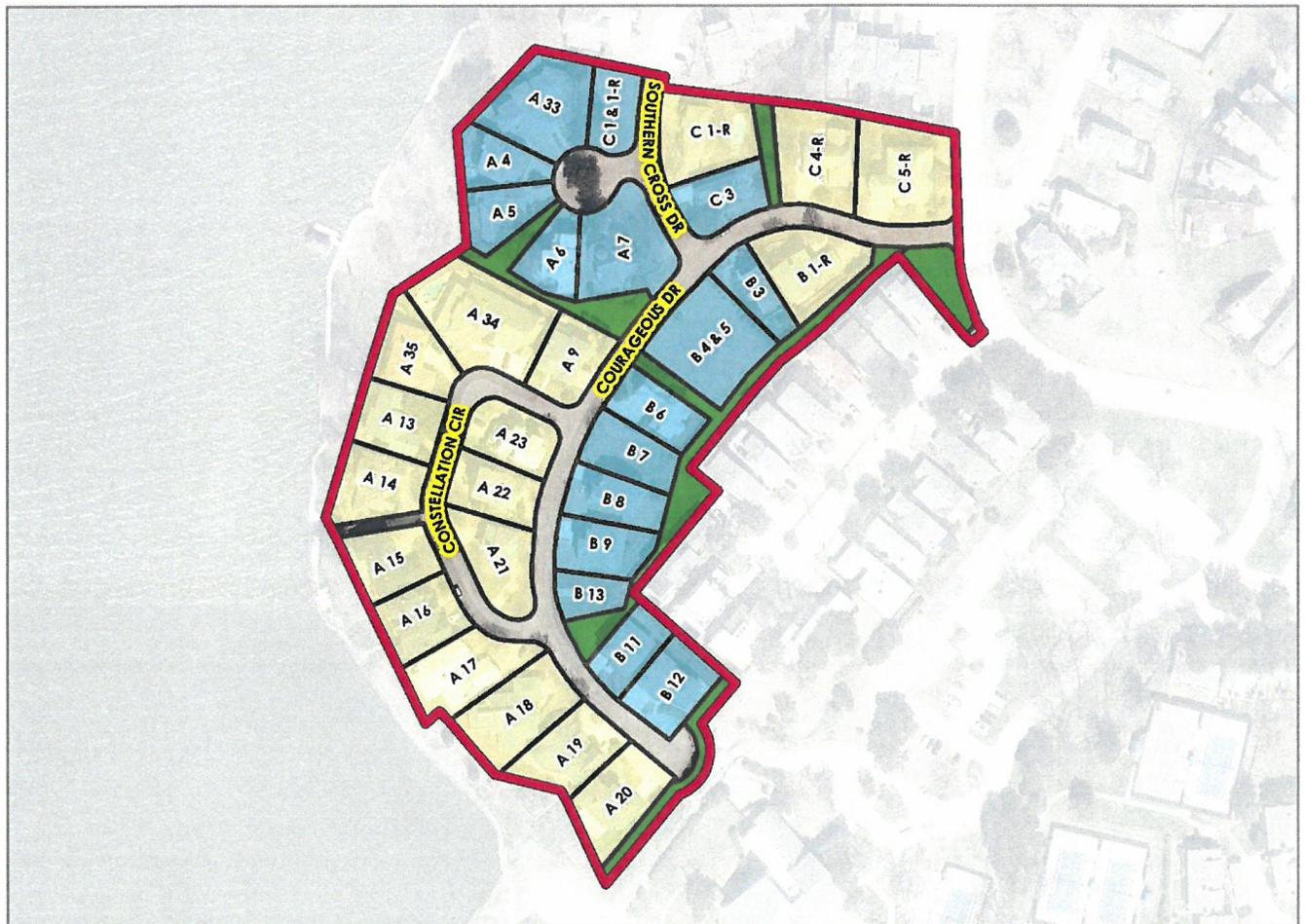
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-024-01. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
- (5) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning [Ordinance No 85-43]. Adopted on August 26, 1985.
- (6) PZ1985-048-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1988-008-01. Replat [Lots 1, 7 & 8, Block A and Lots 1-3, Block C]. Adopted on May 2, 1988.
- (8) PZ1988-032-01. Replat [Lots 1-32, Block A and Lots 4-16, Block B]. Adopted on August 1, 1988.
- (9) PZ1988-038-01. Zoning [Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A]. Adopted on October 3, 1988.
- (10) PZ1988-059-01. Replat [Lots 1, 7 & 8, Block A and Lots 1-3, Block C]. Adopted on March 20, 1989.
- (11) PZ1991-025-01. Replat [Lots 1-10, Block A to Lots 1-R – 5-R, Block A]. Adopted on September 16, 1991.
- (12) PZ1991-025-02. Zoning [Ordinance No. 91-43; Lots 1-R – 5-R, Block A]. Adopted on October 7, 1991.

(C) Original Regulating Ordinance. Ordinance No.'s 84-04, 88-51 & 91-43

(D) Concept Plan.

PHASE 18/SECTION 2, ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



**Exhibit 'D':**  
*Density and Development Standards*

(E) Dimensional Standards.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH <sup>(1)</sup>	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED <sup>(2)</sup>	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

**NOTES:**

- <sup>1</sup>: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- <sup>2</sup>: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH <sup>(1)</sup>	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS <sup>(2)</sup>	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

**NOTES:**

- <sup>1</sup>: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- <sup>2</sup>: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.

Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED <sup>(1)</sup>	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

**NOTES:**

- <sup>1</sup>: EXCLUDING GARAGE SPACES.

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 19**

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1985-025-01. Preliminary Plat. Adopted on April 2, 1984.
- (5) PZ1985-025-01. Concept Plan. Adopted on April 2, 1984.
- (6) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
- (7) PZ1985-045-01. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
- (8) PZ1985-056-01. Final Plat. Adopted on July 2, 1985.
- (9) PZ1996-015-01. Replat [*Lots 7 & 8, Block A to Lot 7R, Block A*]. Adopted on May 20, 1996.
- (10) PZ1998-040-01. Replat [*Lots 33 & 34, Block A*]. Adopted on September 21, 1998.
- (11) PZ1999-015-01. Replat. Adopted on March 15, 1999.
- (12) PZ2000-009-01. Replat [*Lot 1R, Block B*]. Adopted on March 20, 2000.

(C) Original Regulating Ordinance. *Ordinance No. 85-43*

(D) Concept Plan.

PHASE 19. SINGLE-FAMILY HOMES



**Exhibit 'D':**  
*Density and Development Standards*

(E) Dimensional Standards.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

**Exhibit 'D':**  
*Density and Development Standards*

**CHANDLER'S LANDING, PHASE 20**

(A) Land Uses. Single-Family Homes

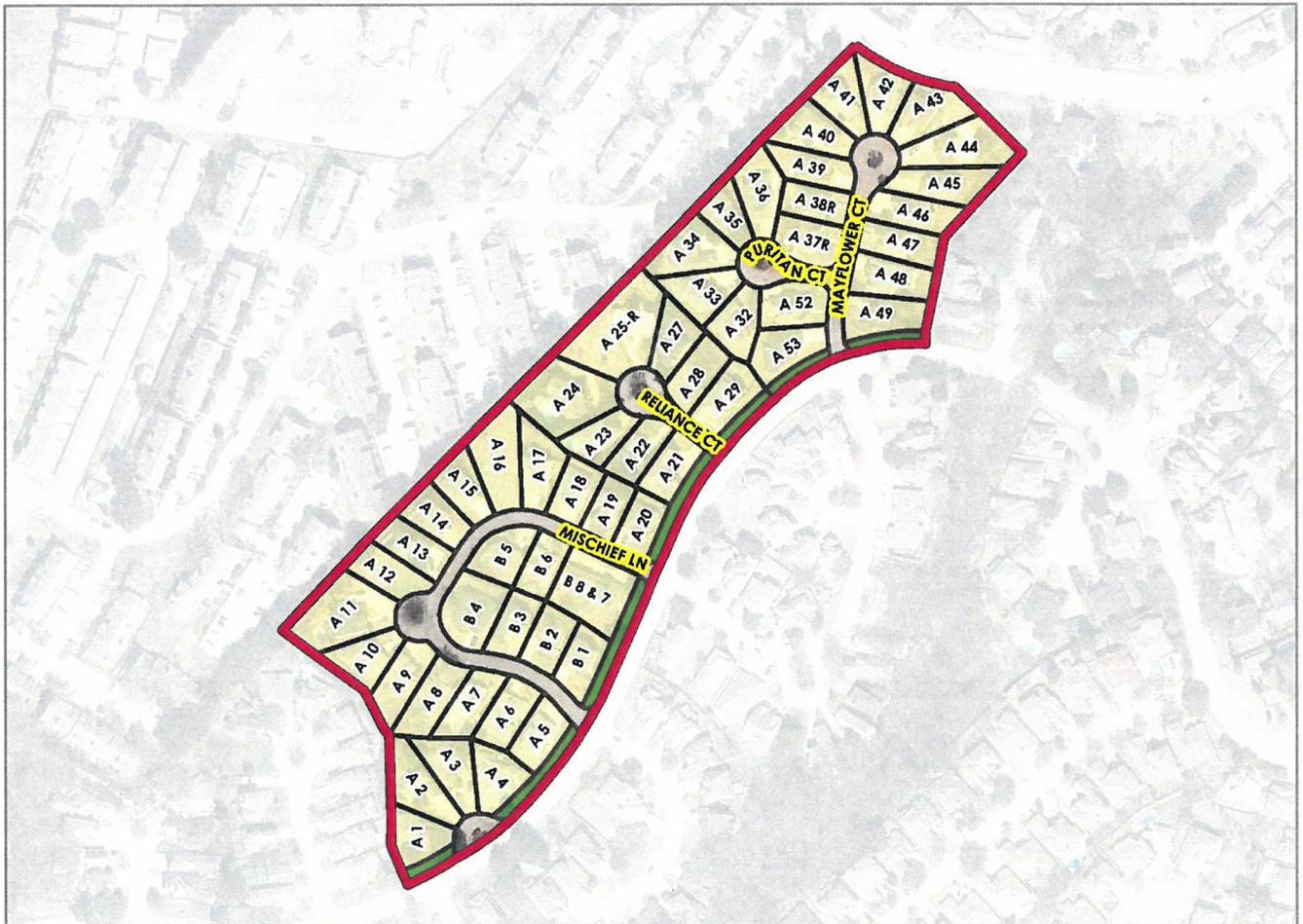
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [*Ordinance No. 85-43*]. Adopted on July 2, 1985.
- (5) PZ1985-049-01. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
- (6) PZ1985-051-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1994-029-01. Replat. Adopted on November 21, 1994.
- (8) PZ2002-034-01. Replat [*Lots 37 & 38, Block A to Lot 37A, Block A*]. Adopted on May 20, 2002.

(C) Original Regulating Ordinance. *Ordinance No. 85-43*

(D) Concept Plan.

PHASE 20. SINGLE-FAMILY HOMES



(E) Dimensional Standards.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH

50'

**Exhibit 'D':**  
*Density and Development Standards*

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

**Exhibit 'D':**  
*Density and Development Standards*

**THE CABANAS AT CHANDLER'S LANDING.**

(A) Land Uses. Townhomes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1984-081-01. Development Plan. Adopted on September 10, 1984.
- (3) PZ1985-072-01. Concept Plan. Adopted on September 10, 1984.
- (4) PZ1990-029-01. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
- (5) Z2014-006. Zoning [*Ordinance No. 14-15*]. Adopted on April 7, 2014.
- (6) P2014-007. Replat. Adopted on July 7, 2014.

(C) Original Regulating Ordinance. *Ordinance No. 14-15*

(D) Concept Plan.

THE CABANAS AT CHANDLER'S LANDING, TOWNHOMES



(E) Development Standards.

- (1) Purpose. It was the intent of *Ordinance No. 14-15* to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.

**Exhibit 'D':**  
*Density and Development Standards*

(2) Permitted Uses. The following are the only permitted land uses that shall be established on the *Subject Property*:

- (a) Permitted Uses. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.
- (b) Townhomes. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the *Subject Property* should conform to the *Concept Plan* depicted above.

(3) Maximum Number of Units. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) Density and Development Requirements.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK <sup>1</sup>	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:

<sup>1</sup>: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) Additional Restrictions. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

**Exhibit 'D':**  
*Density and Development Standards*

**THE CABANAS.**

(A) Land Uses. Townhomes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1990-029-01. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
- (3) PZ1990-029-02. Final Plat. Adopted on November 5, 1990.

(C) Original Regulating Ordinance. *Ordinance No. 90-38*

(D) Concept Plan.

THE CABANAS. TOWNHOMES



(E) Development Standards.

- (1) Permitted Uses. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.
- (2) Density. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

**Exhibit 'D':**  
*Density and Development Standards*

(3) Density and Development Requirements.

TOWNHOMES

---

MINIMUM LOT WIDTH <sup>1</sup>	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK <sup>2</sup>	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED <sup>3</sup>	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

---

NOTES:

<sup>1</sup>: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.

<sup>2</sup>: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

<sup>3</sup>: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

**Exhibit 'D':**  
*Density and Development Standards*

**MATCH POINT.**

(A) Land Uses. Townhomes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1981: Final Plat. Adopted on August 5, 1981.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plan.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) <sup>(1)</sup>
MINIMUM REAR YARD SETBACK	10'

**Exhibit 'D':**  
*Density and Development Standards*

---

<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	<i>1½</i>
<i>MAXIMUM BUILDING COVERAGE</i>	<i>40%</i>

---

**NOTES:**

<sup>1</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
  
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':**  
*Density and Development Standards*

**CUTTER HILL, PHASES 1, 2, & 3**

(A) Land Uses. Condominiums

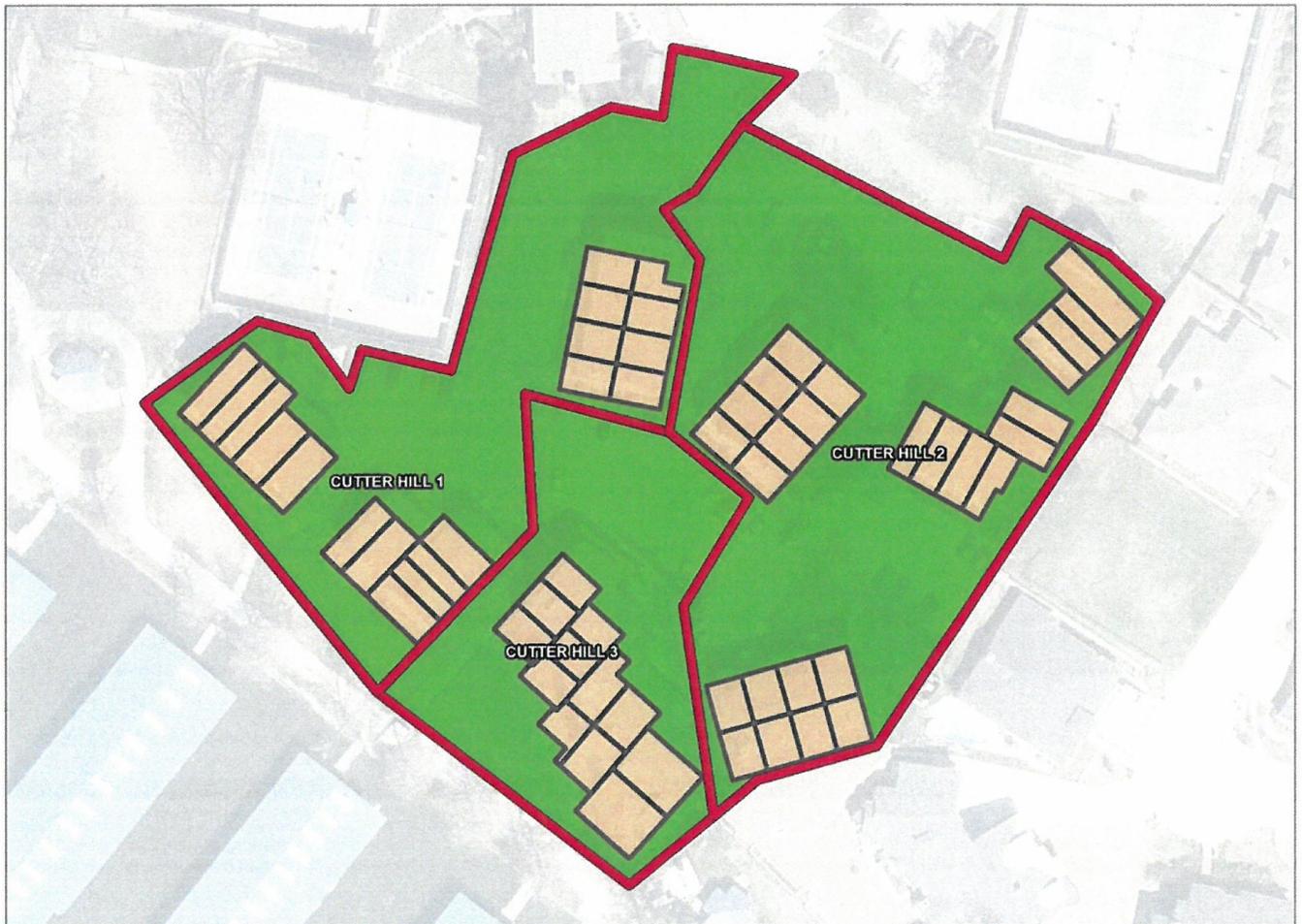
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1977: Final Plat for Phase 1. Adopted on January 4, 1977.
- (3) 1977: Final Plat for Phase 2. Adopted on November 17, 1977.
- (4) 1981: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plan.

**CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM**



(E) Density and Development Standards.

**MULTI-FAMILY STRUCTURE OR CONDOMINIUM**

<i>MINIMUM LOT WIDTH</i>	70'
<i>MINIMUM LOT DEPTH</i>	100'
<i>MINIMUM LOT AREA</i>	2,000 SF
<i>MINIMUM FRONT YARD SETBACK</i>	25'

**Exhibit 'D':**  
*Density and Development Standards*

---

MINIMUM SIDE YARD SETBACK	(2) & (3) <sup>(1)</sup>
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

---

**NOTES:**

<sup>1</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':**  
*Density and Development Standards*

**HARBOR LANDING, PHASES 1 & 2**

(A) Land Uses. Single-Family Homes

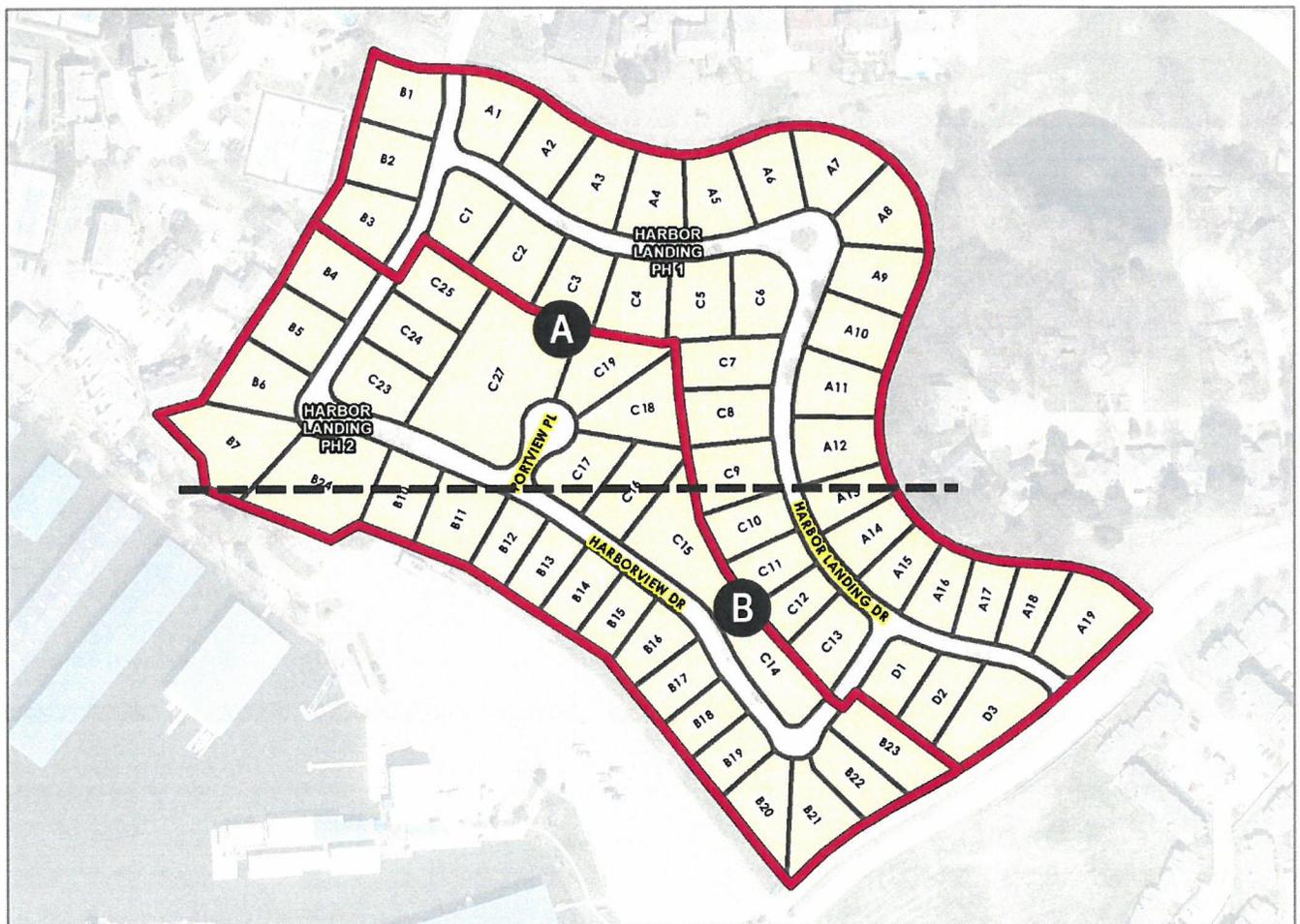
(B) Development Cases.

- (1) PZ1984-030-01: Zoning Change [Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses]. Adopted on April 2, 1984.
- (2) PZ1984-030-01: Resolution [Resolution No. 87-19; Settlement Agreement]. Adopted on June 15, 1987.
- (3) PZ1984-030-01: Resolution [Resolution No. 87-20; Settlement Agreement]. Adopted on June 15, 1987.
- (4) PZ1986-048-01: Final Plat for Phase 1. Adopted on December 15, 1986.
- (5) PZ1987-022-01: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
- (6) PZ1987-030-01: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) Original Regulating Ordinance. Ordinance No. 84-16

(D) Concept Plan.

PHASES 1 & 2, SINGLE-FAMILY HOMES



(E) Elevations Per Settlement Agreement.

**Exhibit 'D':  
Density and Development Standards**

BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) Dimensional Standards. That all development in Area 'A' (i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in Area 'B' (i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) Maximum Height. That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

**Exhibit 'D':**  
*Density and Development Standards*

**MARINA VILLAGE.**

(A) Land Uses. Townhomes

(B) Development Cases.

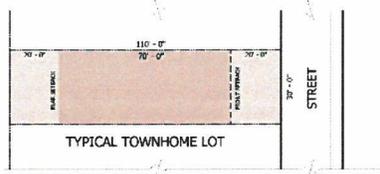
- (1) PZ1992-008-01. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
- (2) PZ1992-008-02. Preliminary Plat. Adopted on November 5, 1992.
- (3) Z2021-026. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

(C) Original Regulating Ordinance. *Ordinance No. 21-38*

(D) Concept Plan.

**Exhibit 'D':  
Density and Development Standards**

MARINA VILLAGE. TOWNHOMES HOMES



**Data Summary**

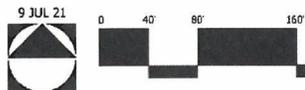
	Townhome Lots (30' x 100')	36 Lots	2.77 ac.
	Open Space	37.8%	2.60 ac.
	R.O.W		1.51 ac.
	<b>TOTAL</b>	<b>36 Lots</b>	<b>6.88 ac.</b>

**Applicant:**  
 NPWESTRAN CAPITAL PARTNERS, LLC  
 311 South Olive St. #250  
 Rockdale, Texas 75262  
 017-454-8193

**Planner:** **SAGE GROUP, INC.**  
 Master Planning  
 Urban Design  
 Architecture  
 Landscape Architecture  
 11915 Camel Run, Ste. 200  
 Dallas, Texas 75240  
 417-415-7676

TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR  
 BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR

VISITOR PARKING - 23 SPOTS



# Marina Village - Rockwall

Rockwall, Rockwall County, Texas

**Exhibit 'D':**  
*Density and Development Standards*

(E) Dimensional Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

Townhomes/Townhouses

(2) Density and Dimensional Standards. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be 5.23 dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	20'
MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT <sup>(3)</sup>	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

**NOTES:**

<sup>1</sup>: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.

<sup>2</sup>: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.

<sup>3</sup>: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) Garage Orientation. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) Building Standards. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

**Exhibit 'D':**  
*Density and Development Standards*

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

- (iii) Architectural Requirements. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.
- (5) Anti-Monotony Restrictions. All development shall adhere to the following anti-monotony restrictions:
- (i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
  - (ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
  - (iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
    - (a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
    - (b) Roof Type and Layout
    - (c) Articulation of the Front Façade
    - (d) Differing Primary Exterior Materials
- (6) Landscaping Standards.
- (i) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
  - (ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-foot of linear frontage.
  - (iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.
- (7) Trash Dumpster Enclosure. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.
- (8) Fence Standards. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (9) Open Space. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.
- (10) Private Right-of-Way. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.
- (11) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

**Exhibit 'D':**  
*Density and Development Standards*

open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) Variances. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

**Exhibit 'D':**  
*Density and Development Standards*

**SPYGLASS HILL, PHASES 1, 2, & 3**

(A) Land Uses. Condominiums

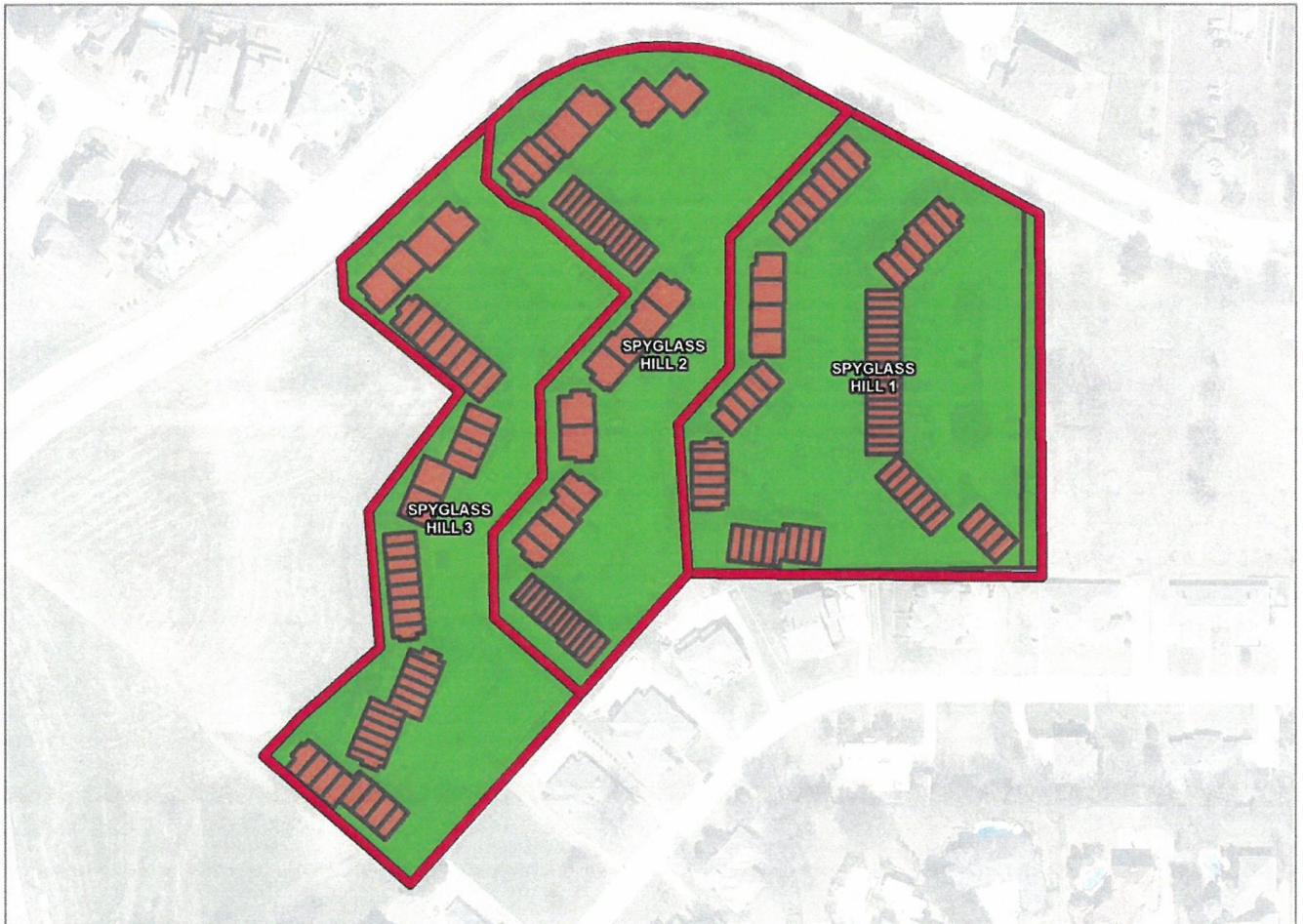
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1982: Final Plat for Phase 1. Adopted on April 5, 1982.
- (3) 1982: Final Plat for Phase 2. Adopted on August 2, 1982.
- (4) 1985: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plan.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

**Exhibit 'D':**  
*Density and Development Standards*

---

<i>MINIMUM SIDE YARD SETBACK</i>	(2) & (3) <sup>(1)</sup>
<i>MINIMUM REAR YARD SETBACK</i>	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%

---

**NOTES:**

<sup>1</sup>: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
  
- (5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.