

MAXIMUM DENSITY	15 DWELLING UNITS PER ACRE
MINIMUM LIVING AREA	635 SQ FT (1 BEDROOM) 960 SQ FT (2 BEDROOM) 1,235 SQ FT (3 BEDROOM)
MINIMUM YARD SETBACKS	
FRONT YARD	45 FEET BUILDING SETBACK
REAR YARD	60 FEET BUILDING SETBACK
SIDE YARD	15 FEET
BETWEEN BUILDINGS	20 FEET
MAXIMUM HEIGHT TO RIDGE	50 FEET
MAXIMUM LOT COVERAGE	50 PERCENT
MINIMUM MASONRY CONTENT	100 PERCENT SINGLE STORY, 80% TWO STORIES
MINIMUM ROOF PITCH	4:12
LANDSCAPE BUFFER FROM ROW	10 FEET
PARKING REQUIREMENTS	
1 BEDROOM UNIT	1.25 SPACES PER UNIT
2 BEDROOM UNIT	2 SPACES PER UNIT
3 BEDROOM UNIT	2 SPACES PER UNIT
PERCENTAGE OF SPACES IN CARPORTS	MINIMUM 30 PERCENT OF TOTAL PARKING REQUIRED.
PERCENTAGE OF SPACES IN GARAGES	MINIMUM 30 PERCENT OF TOTAL PARKING REQUIRED.

DEVELOPMENT REGULATIONS AND PROVISIONS

1. Building placement shall be as shown on the concept plan.
2. Amenities for the sites shall include a Pool, Arbor, Game Pavilion, Dog Park, and Centralized Green Space with concrete walking paths as shown on the Concept Plan.
3. Perimeter fencing shall be 6 feet in height. Fencing materials shall be metal, wood or masonry.
4. Detached garages are permitted and shall generally conform to the attached Concept Plan.
5. Carports shall be a pitched roof type.
6. Amenities shall be provided to the detention facility area including benches, sidewalks, and landscaping.
7. The building architecture shall generally conform to the character of the attached schematic elevation and shall be designed in accordance with the following:
 - a. 40% of ground floor units shall provide a private rear yard fenced with a wood fence. In order minimize water usage, decomposed granite in private rear yards shall be utilized.
 - b. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials will include brick, stone, synthetic stone, stucco, and fiber cement siding, as defined in the Unified Development Code of the City of Grand Prairie.
8. All other development regulations of the Multi-Family-Two zoning district shall apply.
9. Landscaping and signage shall generally conform to the attached Concept Plan.
10. Entry Monument sign may be backlit with halo lighting or reverse channel style letters. Facelit signs, raceway letters, and signs with other internal lighting are prohibited. The sign may be externally illuminated.