

## Proposed PD Standards for Avilla Heritage

ZONING DISTRICT		SF-SIX	SF-ATTACHED	MULTI-FAMILY ONE	PROPOSED PD
DESIGNATION		SF-6	SF-A	MF-1	PD
MAXIMUM DENSITY (DWELLING UNITS PER ACRE) <sup>1</sup>		8.7	11.0	12.0	11.5
MINIMUM LIVING AREA (SQ. FT) <sup>2</sup>		1,400	1,200 PER UNIT	1 BEDROOM = 690 2 BEDROOM = 980 3 BEDROOM = 1,100	1 BEDROOM = 635 2 BEDROOM = 960 3 BEDROOM = 1,235
MINIMUM LOT SIZES & DIMENSIONS (FT)	AREA (SQ. FT)	5,000	4,000 PER UNIT	12,000	3,500 PER UNIT
	WIDTH	50 <sup>3</sup>	60 <sup>3</sup>	100	100
	DEPTH	100	100	120	120
MINIMUM YARD SETBACKS (FT)	FRONT	25	1-2 UNITS = 25 3-4 UNITS = 30	1 STORY = 40 2 STORY = 60 3 STORY = 100	20
	REAR	10	10	1 STORY GREATER OF 25 OR TWO TIMES THE ROOF HEIGHT <sup>4</sup> (TO RIDGELINE)	15
	SIDE ON STREET	15	15		20
	BETWEEN BUILDINGS	6	6	30 <sup>6</sup> ; 15 <sup>7</sup> ; 10 <sup>7</sup>	6
MAXIMUM HEIGHT		25	25	35 <sup>8</sup> OR SINGLE STORY <sup>9</sup>	25
MAXIMUM LOT COVERAGE (IN%)		50	50	40	50
MINIMUM MASONRY CONTENT (IN %)		80 <sup>10</sup>	80	90% W/ 25% ACCENT MASONRY OR STONE <sup>11</sup>	80
MINIMUM ROOF PITCH		6:12	6:12	MIXED 6:12 & 10:12	6:12
LANDSCAPE BUFFER FROM ROW (FT)		N/A	N/A	30	10
PARKING REQUIREMENTS	MINIMUM SPACES	2 GARAGE SPACES PER UNIT	2 GARAGE SPACES PER UNIT	1 BEDROOM = 1.25 PER UNIT 2 BEDROOM = 2 PER UNIT 3 BEDROOM = 2 PER UNIT	1 BEDROOM = 1.25 PER UNIT 2 BEDROOM = 2 PER UNIT 3 BEDROOM = 2 PER UNIT
	CARPORT	N/A	N/A	20% OF REQ. SPACES	30% OF REQ. SPACES
	GARAGE	1 PER UNIT	2 PER UNIT	30% OF REQ. SPACES	20% OF REQ. SPACES

**Notes:**

- <sup>1</sup>: Units per building determined at site plan review.
- <sup>2</sup>: Residential lots encroaching into a designated floodplain shall have a minimum lot size of one acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie. Multi Family must add an additional 250 square feet per additional bedroom.
- <sup>3</sup>: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).
- <sup>4</sup>: Roof height measured to highest peak of roof structure.
- <sup>5</sup>: This requirement refers to the setback for rear entry garage doors only
- <sup>6</sup>: Between walls having windows and doors in both walls.
- <sup>7</sup>: Between window walls and blank walls.
- <sup>8</sup>: Measured to top plate line of framing.
- <sup>9</sup>: Within 100 feet of one and two family residential zoning.
- <sup>10</sup>: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.

**Development Regulations and Provisions:**

- 1) Building placement shall be as shown on the concept plan, with minimum spacing between units of 6 feet per IRC.
- 2) All units shall be fire sprinkled in accordance with NFPA 13D standards.
- 3) Amenities for the site shall include a Pool, Spa, Arbor, Usable Open Space and Centralized Greenspace with walking paths as shown on the Concept Plan.
- 4) Perimeter fencing shall be 6 feet in height. Fencing materials shall conform with the attached Concept Plan.
- 5) Detached Garages are permitted and shall generally conform to the attached concept plan.
- 6) Carports shall be a pitched roof type. Carports columns to be clad with masonry materials consistent with residential units.
- 7) The building architecture shall generally conform to the character of the attached photos and shall be designed in accordance with the following:
  - a. Each unit shall provide a private, fenced rear yard. In order to minimize water usage, decomposed granite in private rear yards shall be utilize.
  - b. A minimum of two (2) distinct elevations shall be provided for each floor plan (6 total).
  - c. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
- 8) Landscape and signage shall generally conform to the attached landscape plan.
- 9) Entry monument signage shall be backlit.