

**ORDINANCE 2020-19**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE DEVELOPMENT STANDARDS FOR THE BASTROP GROVE RESIDENTIAL PLANNED DEVELOPMENT DISTRICT WITH A RESIDENTIAL BASE USE FOR 67.111 ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, LOCATED SOUTH OF AGNES STREET AND EAST OF STATE HIGHWAY 304, WITHIN THE CITY LIMITS OF BASTROP, TEXAS; AS SHOWN IN EXHIBITS A & B; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, WayMaker Ventures (hereinafter referred to as "Applicant") submitted a request to amending the Bastrop Grove Residential Planned Development District development standards for 67.111 acres out of the Nancy Blakey Survey, Abstract 98, within the City limits of Bastrop, Texas, hereinafter referred to as "the Property"; and

**WHEREAS**, a location map is attached hereto as Exhibit "A" (the "Property"); and

**WHEREAS**, the Property is currently zoned as PDD, Planned Development District; and

**WHEREAS**, the Applicant is seeking to amend the development standards for a Planned Development District with a base residential use for 377 residential and multi-family units, which includes three different single-family detached lot sizes and one multi-family lot size; and

**WHEREAS**, the Bastrop Grove Residential Planned Development District attached as Exhibit B establishes the development standards, which include street connections, lot sizes, uses and open space provisions; and

**WHEREAS**, the Future Land Use Designation for this Property is Transitional Residential, which allows residential uses of varying sizes and product types as well as associated amenities that are related to and support neighborhood residential land uses; and

**WHEREAS**, pursuant to Section 10.4 of the City's Zoning Ordinance and Texas Local Government Code Section 211, notice of the rezoning was given to all property owners located within two hundred (200) feet of the Property, and the Planning and Zoning Commission of the City of Bastrop held a public hearing on the rezoning request on June 25, 2020; and

**WHEREAS**, after notice and hearing, the Planning and Zoning Commission has recommended approval of the proposed request by a vote of 6-1; and

**WHEREAS**, the City Council of the City of Bastrop held a public hearing on July 14, 2020 to consider the Applicant's request; and

**WHEREAS**, after consideration of public input received at the hearing, the information provided by the Applicants, and all other information presented, City Council finds that it is in the public interest to approve the rezoning to amend the development standards.

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

**Section 1:** The Planned Development District, situated on 67.111 acres of the Nancy Blakey Survey, Abstract 98, located south of Agnes Street and east of State Highway 304, city limits of Bastrop, Texas as more particularly shown and described on attachments Exhibit A, shall be amended to update the development standards for the Bastrop Grove Residential Planned Development District, as attached in Exhibit B.

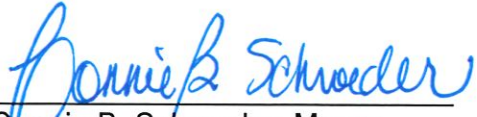
**Section 2:** If any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

**Section 3:** This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

**READ and ACKNOWLEDGED** on First Reading on the 14<sup>th</sup> day of July 2020.

**READ and APPROVED** on the Second Reading on the 28<sup>th</sup> day of July 2020.


**APPROVED:**

  
\_\_\_\_\_  
Connie B. Schroeder, Mayor

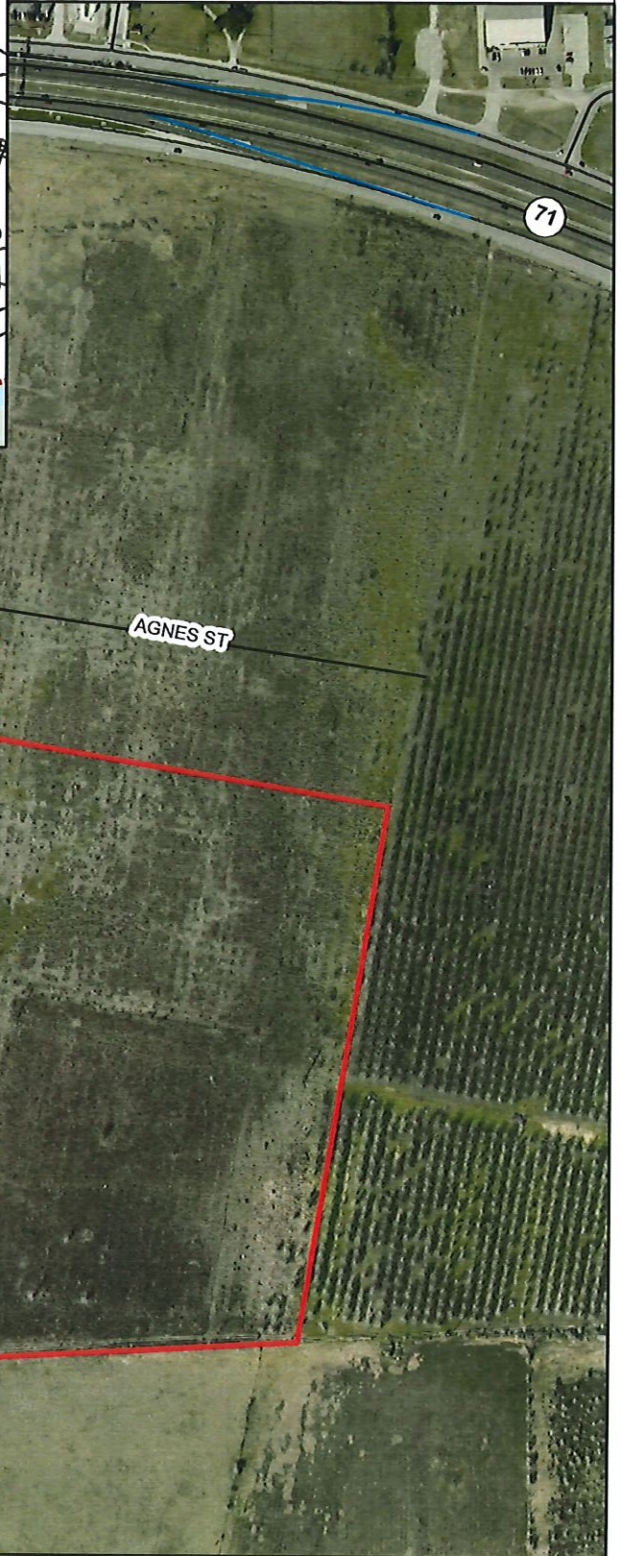
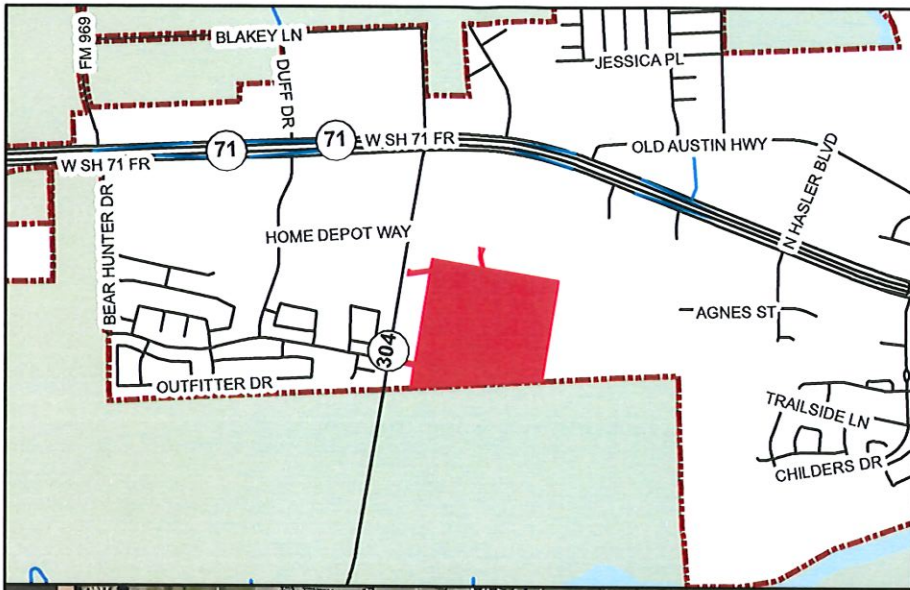
**ATTEST:**

  
\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Alan Bojorquez, City Attorney

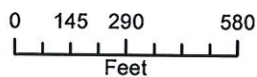
# Exhibit A Location Map



## The Grove Planned Development District

Date: 7/10/2019

The accuracy and precision of this cartographic data is limited and should be used for information/planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



1 inch = 500 feet

# Bastrop Grove Residential Planned Development District

Revised on June 26, 2020

by

WMV Bastrop 71, LLC

and

BGE, Inc.

# Bastrop Grove Planned Development District

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# Chapter 1 – Zoning

## Section 1 – SF-7 – Single Family Residential 7 District Base Zoning

### 1.1 General Purpose and Description

The Bastrop Grove Residential Planned Development District is a master planned neighborhood to be comprised of a mix of lots smaller than the minimum standards currently offered in the Bastrop Code of Ordinances. The Single-Family 7 (SF-7) district will act as the base-zoning district for any standard not listed in this document.

### 1.2 Administrative Adjustment to the Development Plan

The Director of Planning & Development shall have the authority to administratively approve a minor adjustment to the standards and requirements of the Planned Development. A minor adjustment is one which:

- A Does not increase the overall density and/or traffic impacts of the development;
- B Allows a deviation of up to 5% in a numerical standard in the Development Plan; or
- C Has no significant adverse impact upon neighboring properties, the public or persons who will occupy or sue the proposed development

Changes in allowable uses will not be approved administratively.

### 1.3 Permitted Uses

- A Single-family detached dwellings
- B Two-family residence (duplex)
- C Multiple-family dwelling greater than two (2) units per building

### 1.4 Height Regulations

- A Maximum Height: Two and one-half (2 ½) stories for the main building. Overall height must be less than thirty-five (35') feet
- B One story for accessory buildings without garages

### 1.5 Area Regulations

- A Size of Lots
  - i) Minimum Lot Area – three thousand eight hundred fifty (3,850) square feet
  - ii) Minimum Lot Width – Thirty-five feet (35') as measured at the building setback line
  - iii) Minimum Lot Depth – One hundred ten feet (110'), with fifteen percent (15%) of lots at ninety-five (95') minimum
  - iv) A minimum of five percent (5%) of the total number of residential lots will have a lot width of fifty feet (50') as measured at the building setback line
- B Size of Yards (See Figure #2)
  - i) Minimum Front Yard – Fifteen feet (15')
  - ii) Minimum Interior Side Yard – Five feet (5')
  - iii) Minimum Exterior (Corner) Side Yard – Fifteen feet (15')
  - iv) Minimum Rear Yard – Fifteen feet (15'); twenty feet (20') on residential properties abutting nonresidential uses; five feet (5') on lots with alley-loaded garages rear parking
- C Front yard setbacks on single-family lots wider than forty feet (40') will be required to be staggered by an additional five feet (5') every third adjoining lot on the same block
- D Building Separation (Multiple-family dwelling units) – ~~One story, fifteen feet (15'); two stories, twenty feet (20')~~ Separation distance between buildings shall meet all fire code requirements

- E Maximum Lot Coverage – Sixty percent (60%) by main buildings and accessory buildings
- F Maximum Impervious Cover – Sixty percent (60%)
- G Parking Regulations
  - i) Single-Family Dwelling Units
    - ~~1. A minimum of two (2) uncovered spaces between the front building line and right-of-way on the same lot as the main structure.~~
    - 1. Each front loaded single-family home will have a minimum of two parking spaces, covered or uncovered, behind the front building setback. Additional uncovered parking spaces will be allowed between the building setback line and right-of-way
    - 2. On-site parking is not allowed to be located within the right-of-way and back of curb.
  - ii) Alley-Loaded Dwelling Units
    - 1. A minimum of two (2) covered parking spaces behind the rear building line on the same lot as the main structure. main structure up to the 5-foot rear setback
  - iii) Multiple-Family Dwelling Units
    - ~~1. A minimum of two (2) covered spaces for each unit behind the front building line on the same lot as each dwelling unit~~
    - 1. A minimum of two (2) parking spaces for each dwelling unit
- H Dwelling Unit Ranges
  - i) Single-Family Dwelling Units
    - 1. Thirty-five (35) foot lot – One thousand eight hundred ~~(1,000)~~ (800) to three thousand five hundred (3,500) square feet
    - 2. Forty (40) foot lot – One thousand eight hundred ~~(1,000)~~ (800) to four thousand (4,000) square feet
    - 3. Fifty (50) foot lot – One thousand four hundred ~~(1,400)~~ (1,000) to four thousand three hundred (4,300) square feet
  - ii) Multiple-Family Dwelling Units – Six Five hundred ~~(600)~~ (500) to three thousand (3,000) square feet

#### 1.6 Parks and Open Space Requirements

Parks and open spaces within the subdivision will intend to provide walkable and bike-able routes, space for active and passive recreation, playscape items, and shade trees in accordance with the City of Bastrop's approved plant list.

- A Park areas – Development to include a minimum of 1 acre of park per 100 lots
  - i) Parks within the Planned Development to be maintained by the Homeowner's Association
  - ii) Acreage within easements will be counted at 50% credit, while unencumbered acreage will be counted at 100%
  - iii) Open space lots to include minimum one three-quarters (0.75) acre open space lot and one-three (3) acre contiguous open space lot
  - iv) Improvement within the park acreage (such as trails or dog parks) will be detailed in the preliminary plat.
  - v) Open space lots should not exceed a maximum of 60% on-site impervious cover
- B One (1) tree will be required every forty (40) linear feet of street frontage

#### 1.7 Street Widths

~~Collector streets shall have a minimum dedicated right-of-way of sixty (60') feet and a minimum paving width curb to curb of thirty eight (38') feet. Local streets shall have a minimum dedicated right-of-way of fifty (50') feet and a minimum paving width curb to curb of thirty (30') feet. See Figure #1.~~



~~A — Streets abutting the parkway shall have a minimum dedicated right-of-way of fifty (50') feet and a minimum paving width curb to curb of twenty-four (24') feet.~~

~~i) — Parking will not be permitted on both sides of the roadway, except for the following provision;~~

~~1. — A bump-out can be provided to allow sections of eight (8') feet parallel parking spaces.~~

~~2. — Streets abutting the parkway shall have a minimum dedicated right-of-way of fifty (50') feet and a minimum paving width curb to curb of twenty-four (24') feet.~~

Streets shall follow the adopted Street Type cross-sections from the B<sup>3</sup> Code (Figure #1) with the modifications listed below:

i) Primary Multimodal Streets

1. Right-of-way width shall be a minimum of sixty (60) feet

2. Sidewalk shall have a minimum width of five (5) feet

3. The remaining area between the right-of-way and curb shall be dedicated to landscape and streetscape elements as required by the B<sup>3</sup> Code

ii) Local Connector Streets

1. Right-of-way width shall be a minimum of fifty (50) feet

2. Sidewalk shall have a minimum width of four (4) feet

3. The remaining area between the right-of-way and curb shall be dedicated to landscape and streetscape elements as required by the B<sup>3</sup> Code

## 1.2 Special Requirements

A Recreational Vehicles, travel trailers or mobile homes, may not be used for on-site dwelling purposes.

B Electrical fencing and barbed wire are prohibited as perimeter fencing

C Open storage is prohibited.

D Swimming pools shall be enclosed by a security fence not less than six feet (6') in height. All swimming pools security fences shall be constructed so as not to have openings, holes or gaps larger than two inches (2") in dimension, except for doors and gates. All doors and gates shall be equipped with self-closing, self-latching devices.

E All residential structures shall have roof slopes with a minimum 4:12 pitch.

F Sidewalks are required on both sides of the street.

~~G At least 50% of the driveways will be paired on alternate lot lines to allow for additional street parking. Each lot will include a total four (4) parking spaces, two spaces in the garage and two spaces in the driveway.~~

H Residential lots with 5-foot setbacks will need to comply with regulations listed in the currently adopted City of Bastrop fire code.

I All drainage easements within the subdivision will be maintained by the Property Owner's Association.

J All drainage designs and calculations shall comply with all standards and processes outlined in the City of Bastrop Drainage Manual at the time of preliminary plat submittal.

K Utility design will comply with the City of Bastrop design standards at the time of preliminary plat submittal.

L A minimum of five percent (5%) of the total number of dwelling units will consist of multiple-family dwelling units.

M The northern entrance into the property along TX-304 will be a right-in-right-out access driveway.

N For alley-loaded lots, a maximum of a one foot (1') protrusion will be allowed in the street side building setback.

O Other regulations – as established in the Development Standards, Sections 1 and 2, except as stated here.

## Chapter 2 – Development Standards

### Section 1 – Exterior Construction Requirements

#### 1.1 Exterior Construction Standards:

- A. *Definitions:* For the purpose of this section the following definitions shall apply:
1. *Masonry exterior construction* shall include all construction of stone material (including artificial stone), brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered-wall construction.

The types of allowable masonry construction are listed below:

- a. *Stone Material:* Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable.
  - b. *Brick Material:* Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material that meets the latest standard contained within the building code. Unfired or underfired clay, sand, or shale brick are not allowed.
  - c. *Concrete Masonry Units:* Concrete masonry units used for masonry construction shall meet the latest standard contained within the building code. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish, and be integrally colored. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.
  - d. *Concrete Panel Construction:* Concrete finish, pre-cast panel or tilt wall construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable unless painted.
  - e. *Plaster Finishes:* Plaster (stucco) shall have a minimum overall thickness of 7/8".
2. *Siding* shall include fiber cement (e.g. Hardiplank) or wood products excluding vertical panels.
- B. Masonry exteriors and siding like hardiplank are acceptable exterior construction materials.

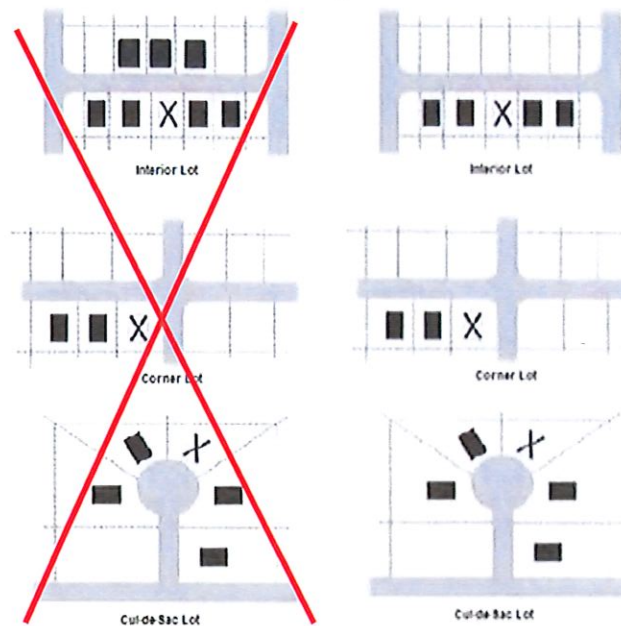
#### 1.2 Construction Standards:

- A. *Construction standards:* The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new, altered or repaired construction occurring within the City.
1. *Residential Zoning Districts:*
    - a. Concrete, excluding 'siding' as defined above, or metal exterior construction is not permitted on any structural exterior wall in any residential use zoning district
    - b. Exemptions:
      - (1) An accessory building two hundred and forty (240) square feet or less are excluded from this prohibition.
      - (2) On temporary construction buildings with a permit issued by the City Building Official.
    - c. *Residential Design Standards:*
      - (1) *Similarity Restrictions.* Except as provided in subsection (i) below, no new dwelling that is similar in appearance to a neighboring dwelling is permitted. The standards to

determine such similarity are set forth below and shown by example in the figure contained in this section.

(i) *Differences in Appearance.*

- (a) Differences in bulk and massing shall be reviewed for the lots on either side of the proposed dwelling on the same side of the street, as shown in the following figure.
- (b) Where lots are interrupted by an intervening street, public parkland, or similar feature of at least 50 feet in width, no review shall be necessary.
- (c) The proposed building shall be considered different from any vacant lot for which no Building Permit has been issued without requiring further documentation.
- (d) X-Home under Construction, should be different than the ■homes.



(ii) *Differentiation.* The proposed dwelling shall differ from other applicable dwellings by providing different variations in the front façade. This can be met through the use of different floor plans, mirrored building façades, or changes in plane on the front façade. All structures must have at least one articulation or change in plane, but no more than three, on the front façade of the house, or at least one architectural projection, (front porch, stoop, bay window, dormer, etc.) included on the front façade that may encroach into the front setback up to five feet. The proposed dwelling shall differ from other applicable dwellings in at least two of the four criteria listed below (see Figures 9-12).

~~(a) The dwelling differs in the number of full, stories.~~

- ~~◆ Single-story; or~~
- ~~◆ Two-story~~

~~(b) The dwelling has a different type of garage.~~

- ~~◆ Front-loaded garage (one or two-car);~~

- ~~Side-loaded garage; or~~
- ~~Detached garage.~~

~~(c) The dwelling has a different roof type~~

- ~~Gable;~~
- ~~Hip;~~
- ~~Gambrel;~~
- ~~Mansard; or~~
- ~~All of the above roof types are rotated 90 degrees.~~

~~(d) The dwelling has different variations in the front facade.~~

- ~~The garage is set back a minimum of 4 feet from the front facades.~~
- ~~A covered, open-walled porch at least 6 feet in depth extends a minimum of 33% of the width of the front facade; or~~
- ~~Other articulation of the front facade at least 4 feet in depth extends at least 33% of the width of the front facade.~~

(iii) *Application Review.*

- (a) Acceptable documentation may include photographs of the other structures in question (no building elevations are required).
- (b) A subdivision or phase thereof may be reviewed as a whole for conformity with this requirement, provided that adequate documentation to ensure conformity is submitted with the plat. Such documentation is not required to be recorded as part of the plat.
- (c) The Building Official shall review the submitted documentation and any previously approved Building Permits and make a determination. Where the Building Official finds that a dwelling for which a Building Permit is being requested is similar in appearance based on the standards above, the Building Permit shall be denied.

## Section 2 – Supplemental Regulations

### 2.1 Setbacks

All setback measurements shall be made in accordance with Figures 4, 5, and 6.

### 2.2 Front Yard

- A On all corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless approved specifically otherwise on a final plat. Where single-family lots have: double frontage, extending from one street to another, or are on a corner, a required front yard shall be provided on both streets unless a side or rear yard building line has been established along one frontage on the plat, in which event only one required front yard need be observed. The side and/or rear yards in the case of single-family uses shall be identified and the front of the structure shall not face the side or rear yard (see Figure 7). For lots on a corner, the property line having the narrowest dimension shall be considered the front.
- B The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet (4'), and subsurface structures, platforms or slabs may not project into the front yard to a height greater than thirty inches (30") above the average grade of the yard (see Figure 3).
- C Minimum lot widths for lots with predominate frontage on the curved radius of a dedicated cul-de-sac street shall be forty feet (40'), measured at the front building line.
- D Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.
- E Roof overhangs up to four feet (4') and A/C units are specifically allowed within the interior side yard.

### 2.3 Side Yards

- A. Every part of a required side yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, and other architectural features not to exceed twelve inches (12") into the required side yard, and roof eaves projecting not to exceed thirty-six inches (36") into the required side yard. Air conditioning compressors and similar equipment are permitted in the side yard.
- B. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.

### 2.4 Rear Yards

- A. Minor building elements – including decks, patios, and terraces – may encroach into the required rear yard setback.

### 2.5 Sight Visibility

Visual clearance shall be provided in all zoning districts so that no fence, wall, architectural screen, earth mounding or landscaping three feet (3') or higher above the street center line obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection as follows:

- A: At a street intersection, clear vision must be maintained for a minimum of twenty-five feet (25') across any lot measured from the corner of the property line in both directions (see Figure 8).
- B. At an intersection with an alley, this clearance must be maintained for ten feet (10') (see Figure 8).

- C. Shrubs and hedges three feet (3') or less in height, as measured from the centerline of the street, may be located in the visual clearance areas of all districts.

#### 2.6 Fencing and Screening

- A. Fences that abut open space must have open, metal decorative fencing.
- B. Fences for rear property lines along the right-of-way must have open, metal decorative fencing.
- C. Chain link, woven wire mesh or similar materials are not considered decorative fencing.
- D. If a screening wall has been constructed between nonresidential and residential uses, a fence will not be required on the residential property.
  - 1. If a fence is constructed for the residential use prior to the development of the nonresidential use, the fence is encouraged to be removed once the screening wall for the nonresidential use is constructed.
- E. One (1) two-inch caliper tree will be required to be planted in the rear lot of any residential property abutting a nonresidential use.

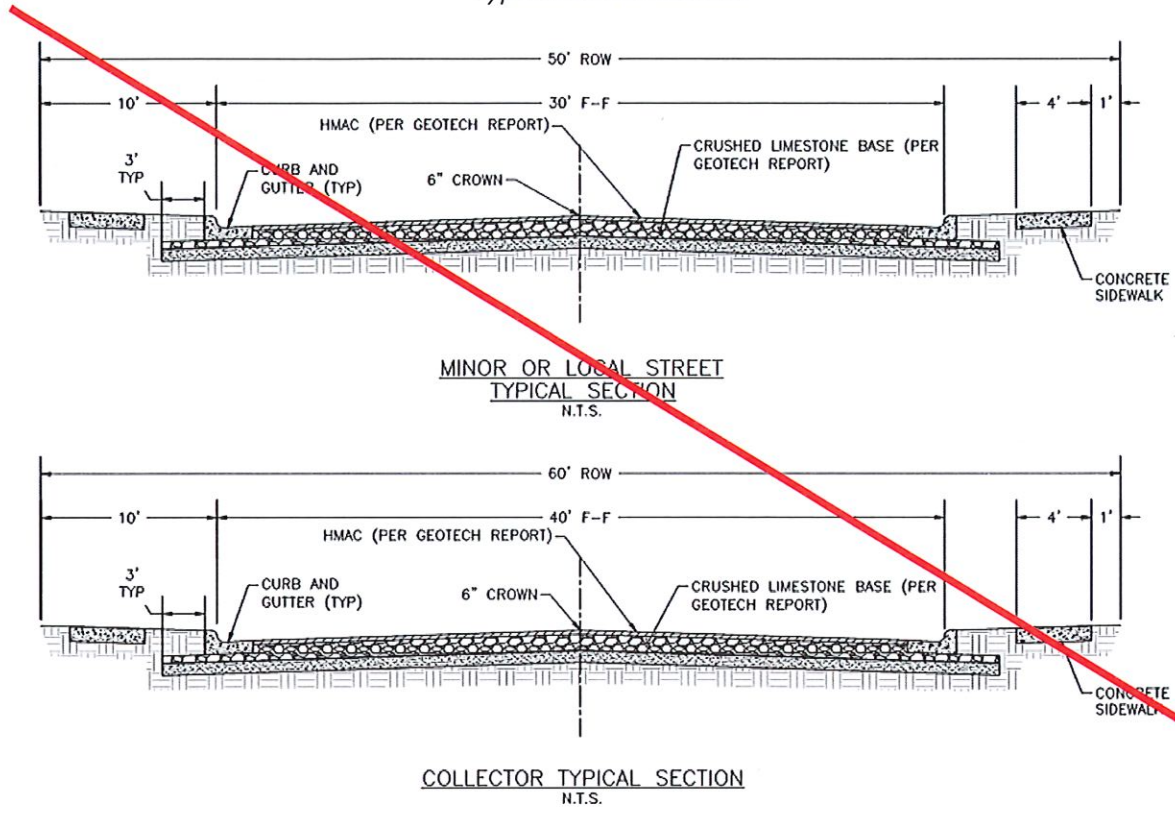
#### 2.7 Street Lighting

The installation of street lights and associated facilities shall be coordinated with Bluebonnet Electric Cooperative. Lighting design shall comply with the City of Bastrop lighting standards at the time of preliminary plat submittal.

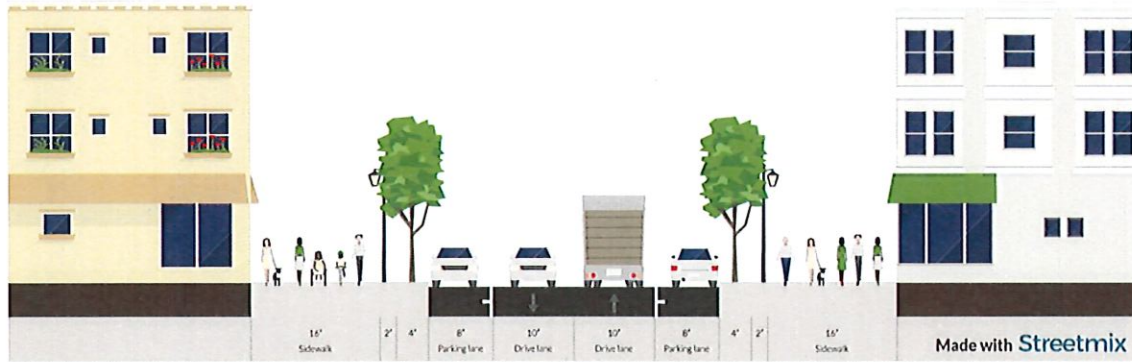
Appendix A – Figures

FIGURE #1

Typical Street Sections

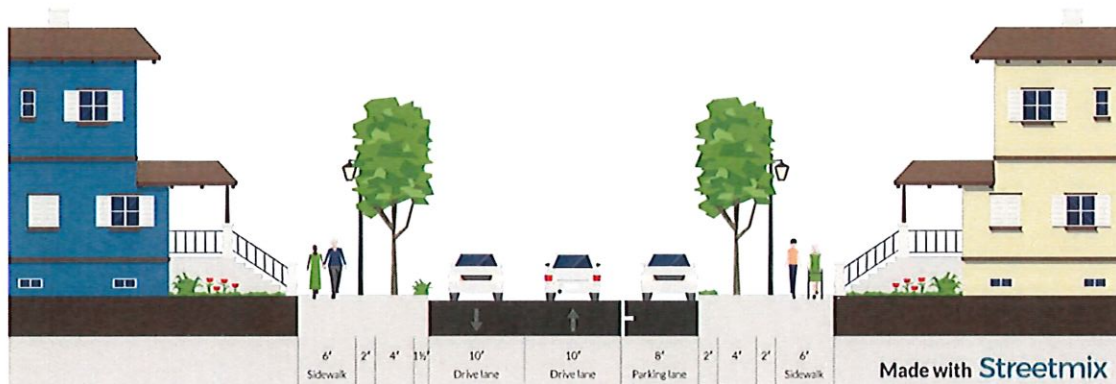


SEC. 7.3.003 PRIMARY MULTIMODAL STREET: REGIONAL COMMERCIAL



<b>Street Type:</b>	Two-way Street with parking	<b>Planter Type:</b>	Tree Well
<b>Right-of-Way Width:</b>	80 feet	<b>Curb Type:</b>	Standard 6-inch Curb
<b>Pavement Width:</b>	36 feet	<b>Landscape Type:</b>	Trees at 30 feet O.C. average
<b>Design Speed:</b>	25 MPH	<b>Building Types Allowed:</b>	See B <sup>3</sup> Code Article 6.5
<b>Traffic Lanes:</b>	Two lanes at 10 feet each	<b>Frontage Line Setback:</b>	See B <sup>3</sup> Code Sec. 6.5.003
<b>Parking Lanes:</b>	Both sides parallel at 8 feet, marked	<b>Private Frontage Allowed:</b>	See B <sup>3</sup> Code Sec. 6.5.002
<b>Curb Radius:</b>	15 feet	<b>Street Lights:</b>	Shielded Post and Column type
<b>Walkway Type:</b>	16-foot Sidewalk	<b>Place Types:</b>	P5

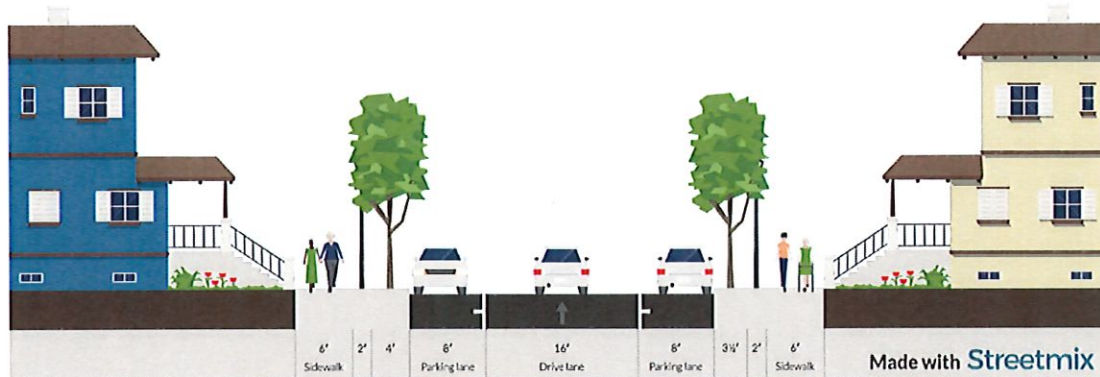
SEC. 7.3.005 LOCAL CONNECTOR STREET: NEIGHBORHOOD STREET A



<b>Street Type:</b>	Two-way Street with parking	<b>Planter Type:</b>	Continuous planter
<b>Right-of-Way Width:</b>	55.5 feet	<b>Curb Type:</b>	Standard 6-inch Curb
<b>Pavement Width:</b>	28 feet	<b>Landscape Type:</b>	Trees at 30 feet O.C. average
<b>Design Speed:</b>	20 MPH	<b>Building Types Allowed:</b>	See B <sup>3</sup> Code Article 6.5
<b>Traffic Lanes:</b>	Two lanes	<b>Frontage Line Setback:</b>	See B <sup>3</sup> Code Sec. 6.5.003
<b>Parking Lanes:</b>	One side at 8 feet, marked	<b>Private Frontage Allowed:</b>	See B <sup>3</sup> Code Sec. 6.5.002
<b>Curb Radius:</b>	15 feet	<b>Street Lights:</b>	Shielded Post and Column type
<b>Walkway Type:</b>	6-foot Sidewalk	<b>Place Types:</b>	P3, P4

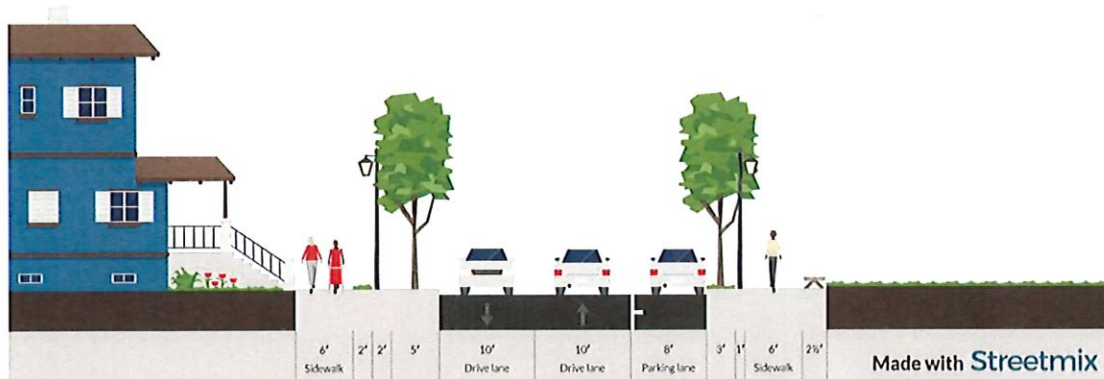


SEC. 7.3.006 LOCAL CONNECTOR STREET: NEIGHBORHOOD STREET B



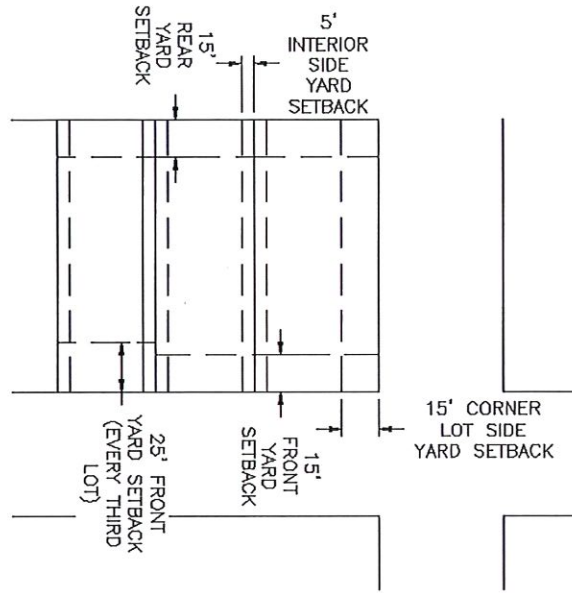
<b>Street Type:</b>	Two-way Street with parking	<b>Planter Type:</b>	Continuous planter
<b>Right-of-Way Width:</b>	55.5 feet	<b>Curb Type:</b>	Standard 6-inch Curb
<b>Pavement Width:</b>	28 feet	<b>Landscape Type:</b>	Trees at 30 feet O.C. average
<b>Design Speed:</b>	20 MPH	<b>Building Types Allowed:</b>	See B <sup>3</sup> Code Article 6.5
<b>Traffic Lanes:</b>	Two-way Yield Street	<b>Frontage Line Setback:</b>	See B <sup>3</sup> Code Sec. 6.5.003
<b>Parking Lanes:</b>	Both sides parallel at 8 feet, marked	<b>Private Frontage Allowed:</b>	See B <sup>3</sup> Code Sec. 6.5.002
<b>Curb Radius:</b>	15 feet	<b>Street Lights:</b>	Shielded Post and Column type
<b>Walkway Type:</b>	6-foot Sidewalk	<b>Place Types:</b>	P3, P4

SEC. 7.3.010 LOCAL CONNECTOR STREET: PARK DRIVE

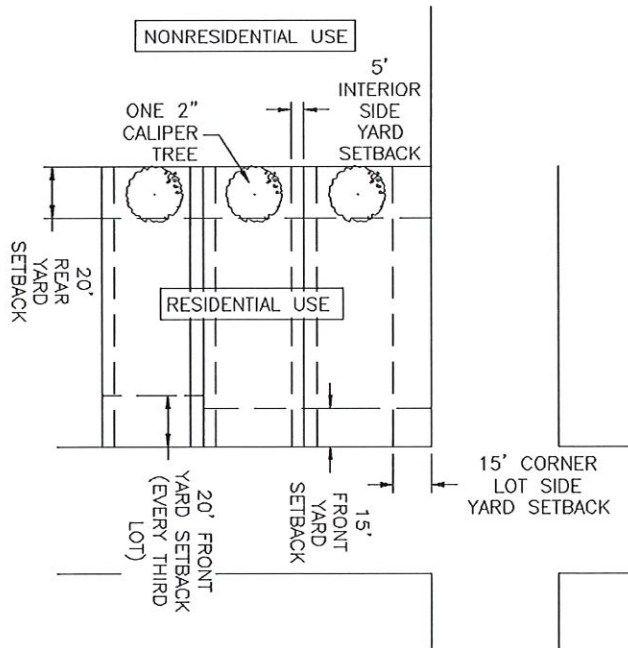


<b>Street Type:</b>	Two-way with parking on Park side	<b>Planter Type:</b>	Continuous planter
<b>Right-of-Way Width:</b>	55.5 feet	<b>Curb Type:</b>	Standard 6-inch Curb
<b>Pavement Width:</b>	28 feet	<b>Landscape Type:</b>	Trees at 30 feet O.C. average
<b>Design Speed:</b>	25 MPH	<b>Building Types Allowed:</b>	See B <sup>3</sup> Code Article 6.5
<b>Traffic Lanes:</b>	Two Lanes - 10 feet wide	<b>Frontage Line Setback:</b>	See B <sup>3</sup> Code Sec. 6.5.003
<b>Parking Lanes:</b>	8 feet, park side only	<b>Private Frontage Allowed:</b>	See B <sup>3</sup> Code Sec. 6.5.002
<b>Curb Radius:</b>	10 feet	<b>Street Lights:</b>	Post and Column type
<b>Walkway Type:</b>	6 feet sidewalk	<b>Place Types:</b>	P3, P4

**FIGURE #2**  
*Lot Setback Exhibits*



TYPICAL YARD SETBACK EXHIBIT  
 (1:50 SCALE)



TYPICAL YARD SETBACK EXHIBIT  
 (RESIDENTIAL USE ABUTTING NONRESIDENTIAL USE)  
 (1:50 SCALE)

FIGURE #3  
Front Yard Measurement Exhibit

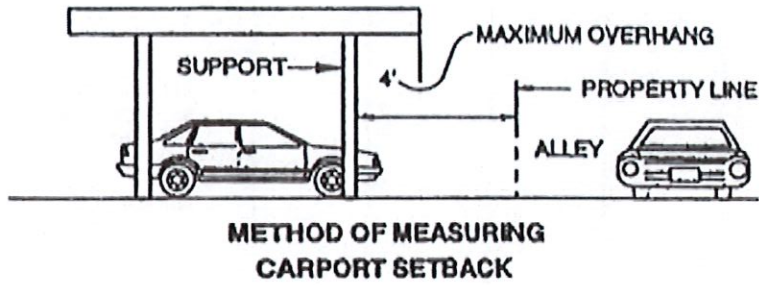
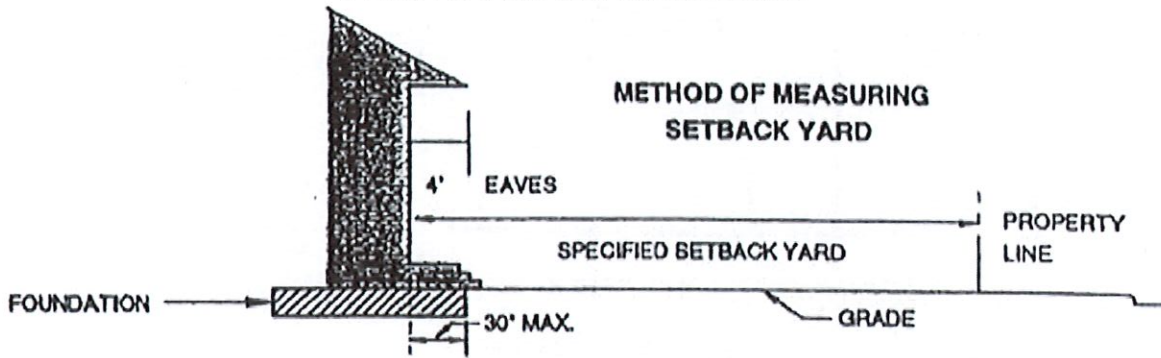


FIGURE #4  
Lot Width Exhibit

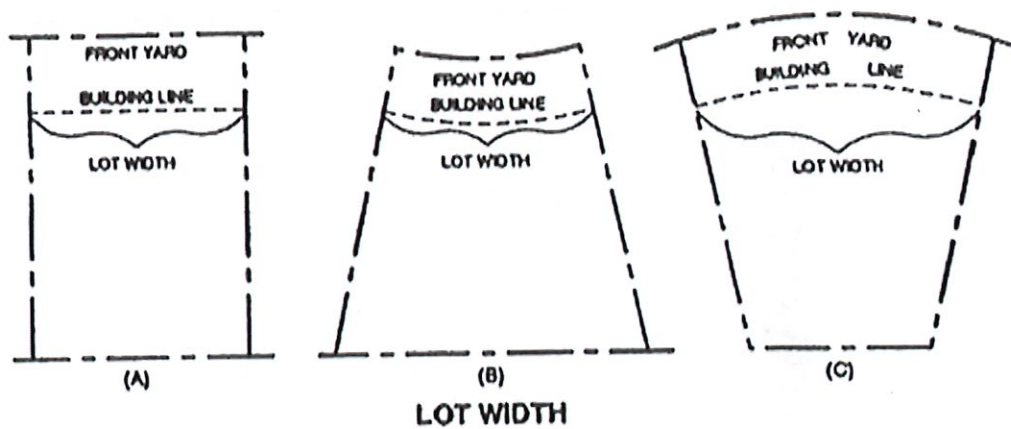


FIGURE #5  
*Lot Area & Depth Exhibit*

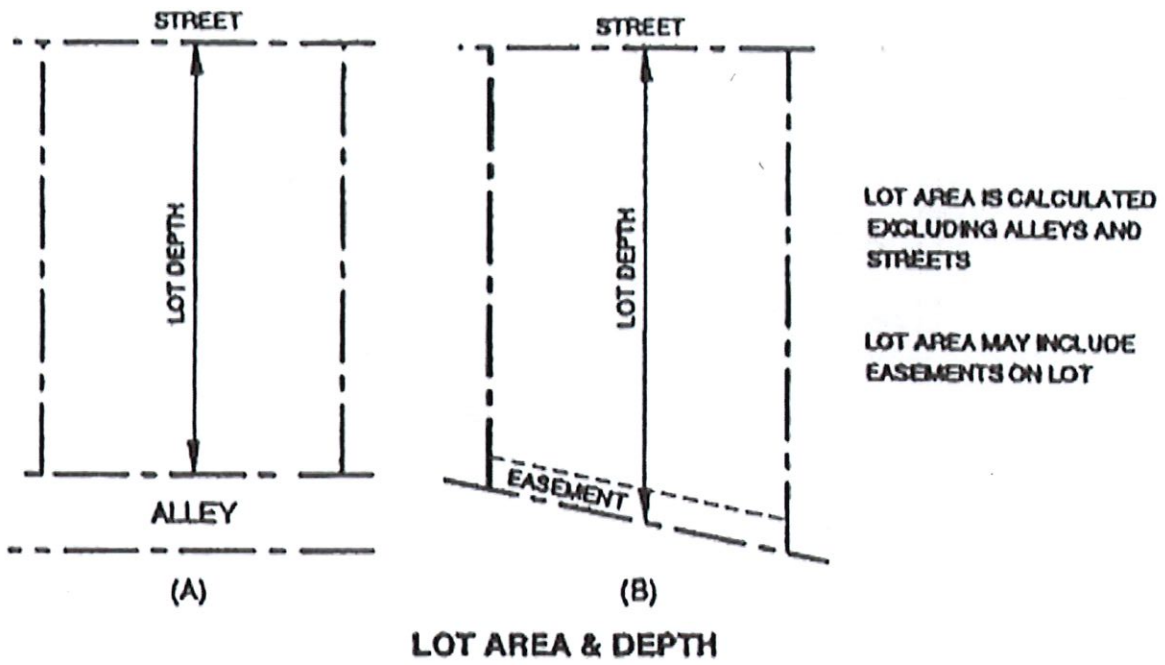


FIGURE #6  
*Lot Yard Exhibit*

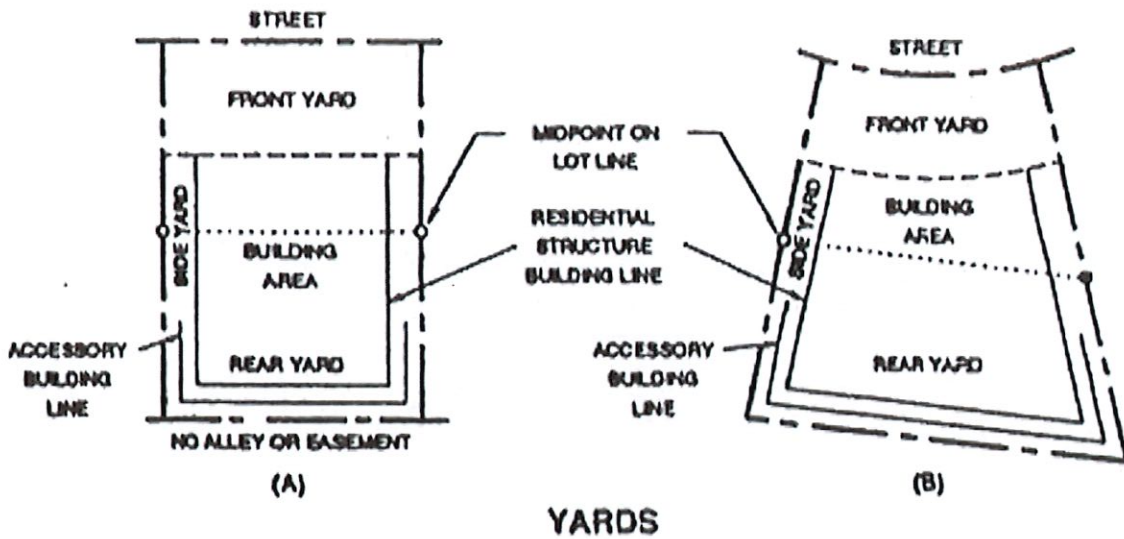


FIGURE #7

Corner Lot Exhibit  
**CORNER LOT**

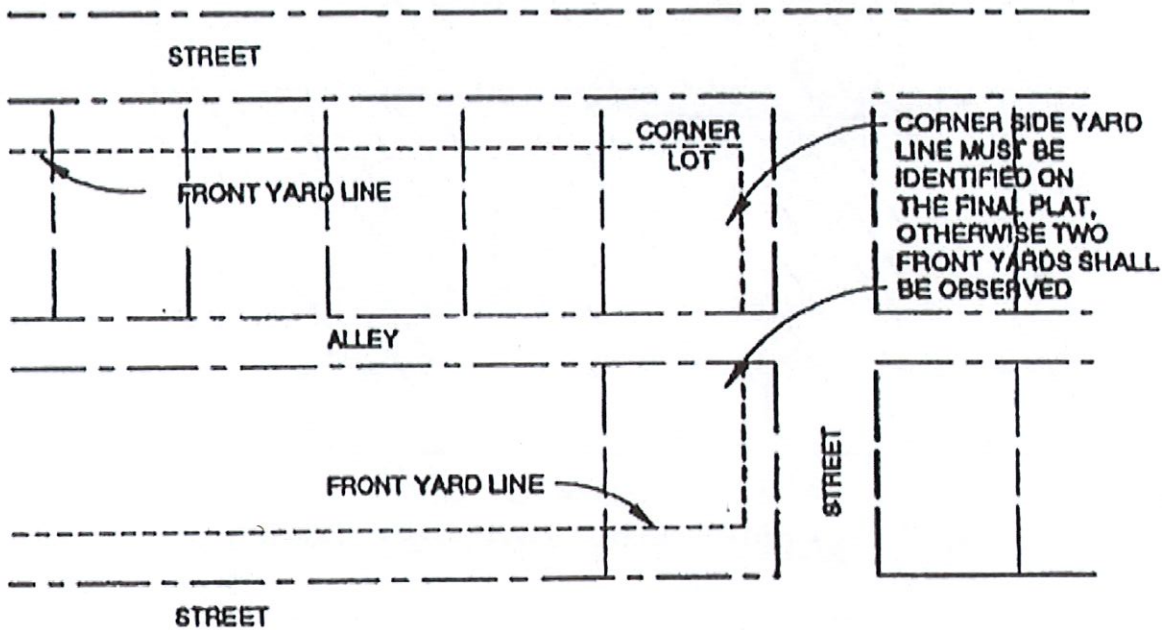
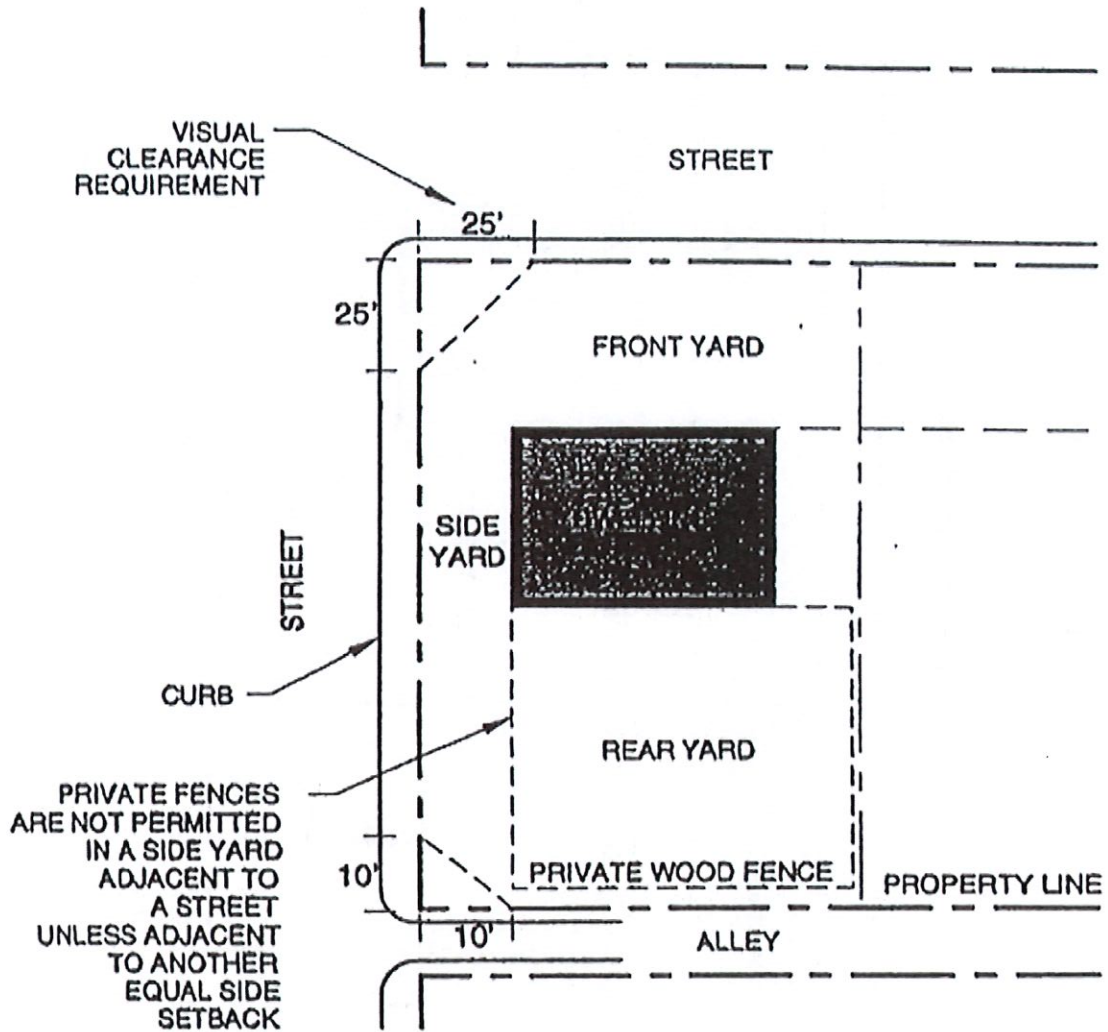


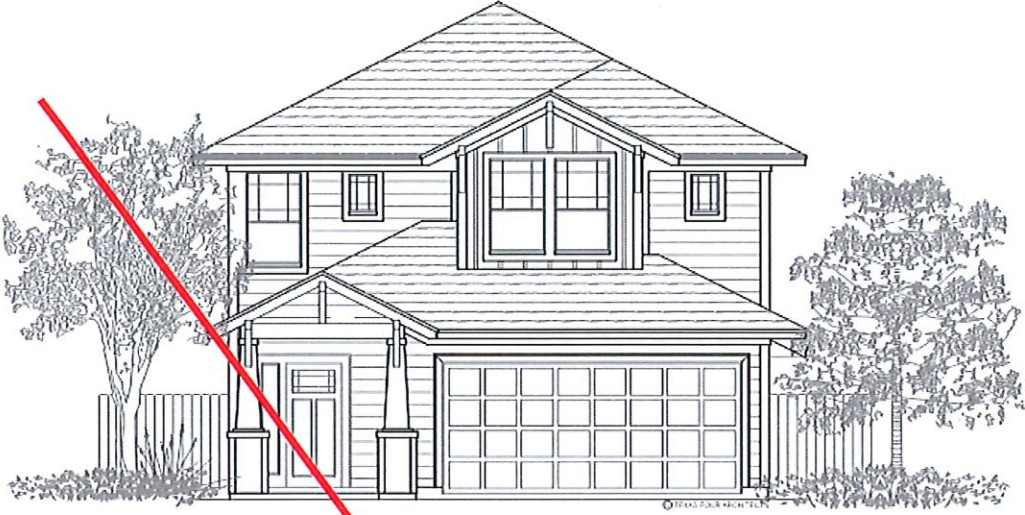
FIGURE #8

Fence & Sight Requirements for Corner Lots



FENCE & SIGHT REQUIREMENTS FOR CORNER LOTS

**FIGURE #9**  
*Example 40' Lot Elevation*

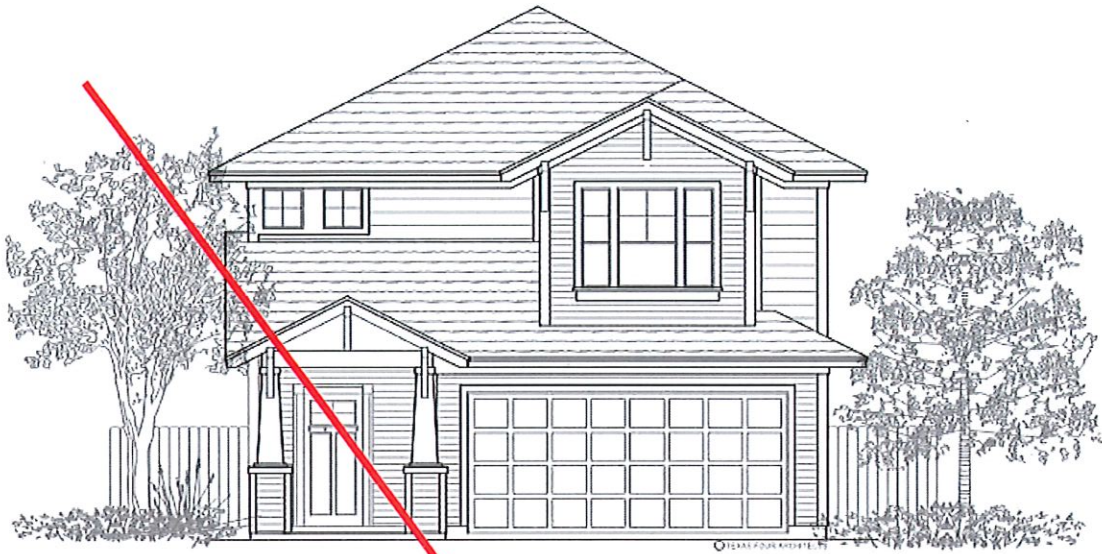


**FRONT ELEVATION - A**

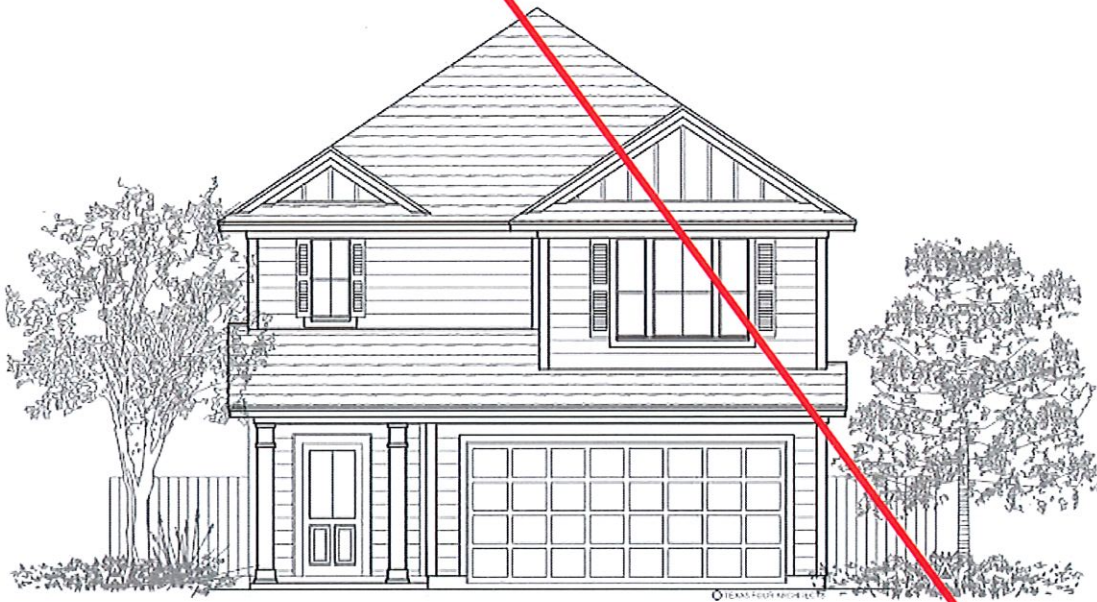


**FRONT ELEVATION - B**

**FIGURE #10**  
*Example 40' Lot Elevation*



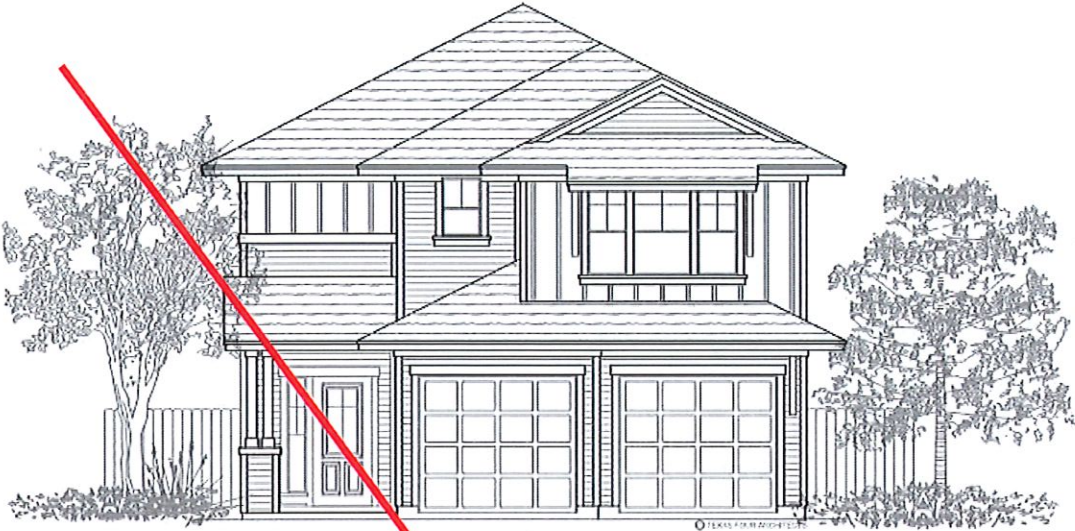
**FRONT ELEVATION - A**



**FRONT ELEVATION - B**



**FIGURE #11**  
*Example 40' Lot Elevation*



**FRONT ELEVATION - A**



**FRONT ELEVATION - B**

**FIGURE #12**  
*Example 40' Lot Elevation*



**FRONT ELEVATION - A**



**FRONT ELEVATION - B**