

**ORDINANCE NO. 3516**  
**EXHIBIT “B”**  
**Development Standards for**  
**Planned Development District Number 102 (PD-102)**

All property located within Planned Development District Number 102 (PD-102) shall be used and developed only in accordance with the applicable provisions of the City of Farmers Branch Comprehensive Zoning Ordinance, as amended (“CZO”) except to the extent modified by the development regulations set forth in the Development Standards. A Detailed Site Plan must be approved for the development as provided for in the CZO. Special exceptions to the development and use standards set forth in the Development Standards may be requested and approved by the City Council as part of the approved Detailed Site Plan; provided, however, no special exception may be approved that results in permitting property located within PD-102 to be developed and used for a purpose not otherwise permitted by the Development Standards.

This Planned Development District No. 102 (PD-102) is specifically designed to allow and provide for detached, zero lot line or standard conventional, single-family residences, developed in a clustered lot pattern with a common usable open space system that is integral part of the development; however municipal owned facilities are also allowed.

**I. LAND USES**

**A. Principal Uses**

The following Principal Uses shall be permitted within the District:

- Detached Single-Family Residences, may be allowed as zero lot line residences.
- Municipal Owned Facilities as allowed in accordance with the One-Family Residence District-6 (R-6) as provided for within the Comprehensive Zoning Ordinance.

**B. Secondary Uses**

The following Secondary Uses shall be permitted only in association with the above listed Principal Uses. Secondary uses shall be designed to serve the principal uses allowed within this PD.

- Common Areas, Amenity Centers or similar Facilities located on the southern portion of the zoning district, as shown on the Detailed Site Plan as Tract B, attached hereto as Exhibit C.
- Parking lot or structure.

**C. Prohibited Uses**

- Accessory Buildings.
- Any use not specifically allowed in the above-mentioned sections shall be expressly prohibited.

**II. DEVELOPMENT REGULATIONS**

Property located within PD-102 shall be developed in accordance with the development regulations provided for in this Ordinance. For standards not specifically stated in this Ordinance, the development standards included in the Comprehensive Zoning Ordinance for One-Family Residence District-6 (R-6) shall be used.

**A. Building Area and Lot Area Dimensions**

Minimum lot area: 4,000 sf  
Minimum lot width: 40 feet  
Minimum lot depth: 100 feet  
Minimum dwelling unit area: 1,300 square feet  
Maximum lot coverage: 85%

**B. Height**

Maximum two (2) stories in height, and shall not exceed 35 feet.

**C. Siting**

*1. Lot Setbacks:*

a) Front Yard Setback:

The minimum front yard setback shall be fifteen (15) feet as measured from the property line. However, garages shall be setback a minimum of twenty-two (22) feet from the property line, and the face of the garage shall be setback a minimum of five (5) feet or greater than that of the main structure.

For lots along Golfing Green Drive, front entry garages shall be prohibited from Golfing Green Drive.

b) Side Yard Setbacks:

The side yard setback for lots adjacent to Webb Chapel Road or Golfing Green shall be minimum fifteen (15) feet as measured from the property line / street right-of-way line. Otherwise, the minimum side yard setback shall be five (5) feet as measured from the side property line.

A zero lot line development may be allowed provided that the setback for the zero side of the lot shall be zero (0) feet, and the non-zero side of the lot shall have a minimum setback of ten (10) feet, except where the side yard is measured from Webb Chapel Road or Golfing Green Drive right-of-way in which the setback shall be a minimum of fifteen (15) feet. Additionally, the first single-family residence constructed within the zoning district shall determine the lot development type (i.e. zero lot line or standard conventional lot).

No portion of a structure, including roof eaves, may encroach into a utility easement.

c) Rear Yard Setbacks:

The minimum rear yard setback shall be five (5) feet as measured from the rear property line. However, for lots adjacent to Golfing Green Drive, the minimum rear setback shall be fifteen (15) feet as measured from the property line / street right-of-way line. No portion of the structure, including roof eaves, may encroach into any utility easement.

## *2. Buildable Area:*

An open area equivalent to a minimum of ten percent (10%) of total buildable area shall be preserved on each single-family residential lot. Buildable area is the area of the lot that the building may occupy exclusive of any required building setbacks.

## *3. Garage and Parking:*

Each single-family dwelling unit shall contain a minimum of one enclosed parking space within a garage. In addition, a 0.5 parking space per single-family lot shall be provided within the development for visitor parking. Carports are prohibited.

## **D. Design Elements**

Building elevations facing Webb Chapel Road and Golfing Green Drive shall have an architectural treatment similar to the front elevation. No blank walls shall face Webb Chapel Road and Golfing Green Drive in lengths greater than twenty (20) linear feet. Design treatments to eliminate blank façades may include items such as transparent windows and doors, awnings and other architectural elements.

## **E. Building Materials**

All building elevations shall be constructed of a minimum of 75% masonry material as provided for in the City's Code of Ordinances.

## **F. Screening Walls and Fences**

Screening walls shall be provided in accordance with the following types: masonry walls, wood or ornamental tubular steel. A minimum six (6) feet and maximum eight (8) feet screening wall or fence shall be provided as follows:

1. West property line of the zoning district;
2. South property line of Tract B;
3. East property line of Tract B; and
4. North property line of the Fire Station site.

Fences along Webb Chapel Road and Golfing Green Drive may be provided; however if provided then the fence shall be only ornamental tubular steel and a maximum of six (6) feet in height from the lot elevation. Pedestrian access/gates for the lots adjacent to Golfing Green Drive is highly encouraged.

## **G. Landscape**

For lots adjacent to Webb Chapel Road and Golfing Green Drive, one three (3) inch caliper shade tree for each forty (40) feet of street frontage shall be planted. A Landscape Plan shall be submitted for review and approval by the Planning Director or appointed designee for the trees to be installed along Webb Chapel Road and Golfing Green Drive.

One three (3) inch caliper shade tree shall be planted within the front yard of each single-family lot. All mechanical equipment shall be screened from public view. Evergreen hedges may be used for screening provided that a solid screening hedge is achieved within two years of planting installation.

Plant material species shall be selected from the Recommended Plant Material list included in the Comprehensive Zoning Ordinance. All landscaped areas shall be fully irrigated with an automatic irrigation system. All landscaping shall be maintained in a living growing condition. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed.

#### **H. Private Streets**

The property within PD-102 may be developed with private street easements instead of public alleys and streets. For purpose of emergency access the street easement shall function as a public street. Private street easements shall conform to the construction standards for public streets and shall be constructed of concrete.

#### **I. Sidewalks**

Sidewalks shall be constructed along Webb Chapel Road and Golfing Green Drive per City of Farmers Branch Standards. The location, width, and design of the sidewalk shall be according to the approved Detailed Site Plan.

#### **J. HOA Required**

A Home Owners Association (HOA) shall be established providing for the maintenance of all common areas, including landscaping, screening walls, streets and parking areas. Establishment of the HOA shall be completed before recordation of the final plat. The city shall review and approve the organization of the HOA and associated documents providing for the HOA prior to the recordation of the HOA and final plat.

If Tract A is developed as zero lot line single-family residences, then the HOA may provide for reciprocal easements between structures.

### **III. SITE PLAN AMENDMENTS**

The Planning Director or appointed designee may authorize minor modifications to the approved Detailed Site Plan and waive the requirements of a Detailed Site Plan for minor construction or site improvements (i. e. limited parking modifications, small building additions, fences, etc.).