

PROPOSED ORDINANCE LANGUAGE

Changes since the meeting of the Planning & Zoning Commission
highlighted in yellow, and *italicized*.

Section 1.

That Planned Development ___ is hereby established for a certain approximately 40-acre site located on the east side of Old Denton Road, just north of Raiford Road and north of Furneaux Creek, being more specifically depicted on the attached Exhibit A, providing for the following uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single Family Residential and the (SF-TH) Townhouse Residential Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single Family Residential and the (SF-TH) Townhouse Residential Districts and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in this ordinance.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single Family Residential and the (SF-TH) Townhouse Residential Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Section 2.

That development shall be in accordance with the following special conditions, restrictions and regulations:

General

1. A homeowner's association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to platting the tract. The property owner's association will be responsible for the improvement and maintenance of all private common areas and/or common facilities contained within the area of the Concept Plan.
2. Lot layout shall be as shown on the *Concept Plan* attached as Exhibit B.
3. Street layout, design and cross-sections shall be as shown on the *Conceptual Thoroughfare Plan* and *Street Cross Sections* exhibits attached as Exhibits C & D.

Lots & Homes

Single-Family Detached Lots:

4. Maximum building coverage for single-family detached lots shall be 75%.
5. Minimum lot width for single-family detached lots shall be 40 feet.
6. Minimum lot depth for single-family detached lots shall be 100 feet.
7. Minimum lot area for single-family detached lots shall be 4,000 square feet.
8. Minimum front yard setback for single-family lots shall be 10 feet provided however that unenclosed porches, chimneys, eaves and similar architectural features, bay or bow windows may encroach into this setback up to 8 feet.
9. Minimum side yard setback, not abutting a street, for single family lots shall be 3 feet, provided however that no dwelling may be closer to an adjacent building than 10 feet.
10. Minimum side yard setback, abutting a street not designated as an arterial or collector on the Carrollton Transportation Plan shall be 10 feet, provided however that unenclosed porches, chimneys, eaves and similar architectural features, bay or bow windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50% of each encroaching face) may encroach into this setback up to 5 feet.
11. Minimum rear yard setback shall be 3 feet *provided however that garage doors facing the alley shall be placed between 7 and 9 feet, or more than 17 feet from said alley right-of-way.*
12. Minimum exterior façade masonry content shall be 90%. For the purposes of this ordinance, "masonry" shall include brick, natural stone, cast stone, stucco (but not EIFS) and cementitious fiberboard in a horizontal "lap board" siding or with a decorative pattern (see examples as Exhibit E).

13. Maximum height of a structure shall be 25 feet, as measured to the eave or top plate (whichever is higher).
14. Fences, if any, along any alley right-of-way shall be placed no closer to said right-of-way than three feet.

Townhouse Lots:

15. Maximum building coverage for townhouse lots shall be 80%.
16. Minimum lot width for townhouse lots shall be 25 feet.
17. Minimum lot depth for townhouse lots shall be 80 feet.
18. Minimum lot area for townhouse lots shall be 2,000 square feet.
19. Minimum side yard setback, abutting a street shall be 10 feet, provided however that unenclosed porches, chimneys, eaves and similar architectural features, bay or bow windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50% of each encroaching face) may encroach into this setback up to 5 feet.
20. Minimum rear yard setback shall be 3 feet *provided however that garage doors facing the alley shall be placed between 7 and 9 feet, or more than 17 feet from said alley right-of-way.*
21. *Minimum exterior façade masonry content shall be 90%. For the purposes of this ordinance, "masonry" shall include brick, natural stone, cast stone, stucco (but not EIFS) and cementitious fiberboard in a horizontal "lap board" siding or with a decorative pattern (see examples as Exhibit E).*
22. Maximum height of a structure shall be 30 feet, as measured to the eave or top plate (whichever is higher).
23. Minimum required off-street parking spaces for townhouse lots shall be 1 per dwelling. See also Exhibit D Conceptual Site Plan for Individual Lots.
24. Fences, if any, placed along alley rights-of-way shall be no closer to said alley right-of-way than three feet.

Accessory Buildings

25. Accessory buildings containing bathrooms and/or kitchens are allowed, provided that no more than one water or electric meter is allowed per lot and no accessory building shall exceed 800 square feet in area.
26. Accessory building shall be architecturally consistent with the main building.
27. Detached "rear-loaded" garages shall have a minimum side yard setback of zero feet, provided however that all building and fire code requirements are met. See also Exhibit D Conceptual Site Plans For Individual Lots.
28. Detached "rear-loaded" garages shall have a minimum rear yard setback of three feet,

provided however that garage doors facing the alley shall be placed between 7 and 9 feet, or more than 17 feet from said alley right-of-way.

Streets

29. An “entry ribbon” consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each street intersecting with Old Denton Road. Said entry ribbon shall be no less than ten feet (10’) in depth, shall extend across the width of the street and shall generally align with the abutting sidewalk.
30. Landscaping and screening fences along Old Denton Road shall be as shown on Exhibit F *Landscaping & Screening Fences Along Old Denton Road*.

Exhibit A
Legal Description

(metes and bounds description included in the draft ordinance,
but not repeated here in order to save space)

Exhibit B
Concept Plan

Blue = 25' Townhouse Lots, Orange = 40' x 110' Lots, Pink = 55' x 110' Lots

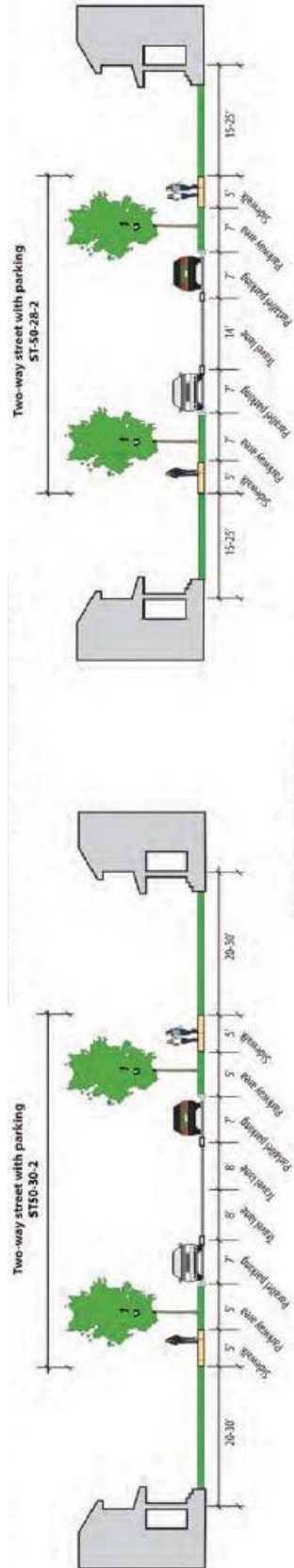


Exhibit C
Conceptual Thoroughfare Plan



PROPOSED THOROUGHFARE TYPES	
	ST50-30-2
	ST50-28-2
	ST40-20-1
	ST34-24-2
	ST31-20-1
	A15-12-1
	A20-20-2

Exhibit D Street Cross Sections



Street Cross Sections:

1. The first letter indicates the category of street type: Avenue, street, residential alley, or commercial alley.
2. The first number in the type name establishes the right-of-way width; the second number establishes the paved section width. The paved section width dimensions are set curb face to face, and the parkway includes the top of curb. To calculate the back-of-curb dimension, add one foot to the roadway width.
3. All streets shall have 15' curb return radius except at intersections with Old Denton Road. Alley intersection radii shall be 5'. Intersections may be bulb-out to the width of fine parking lanes. Non-ninety degree intersections will be allowed per AASHTO standards.

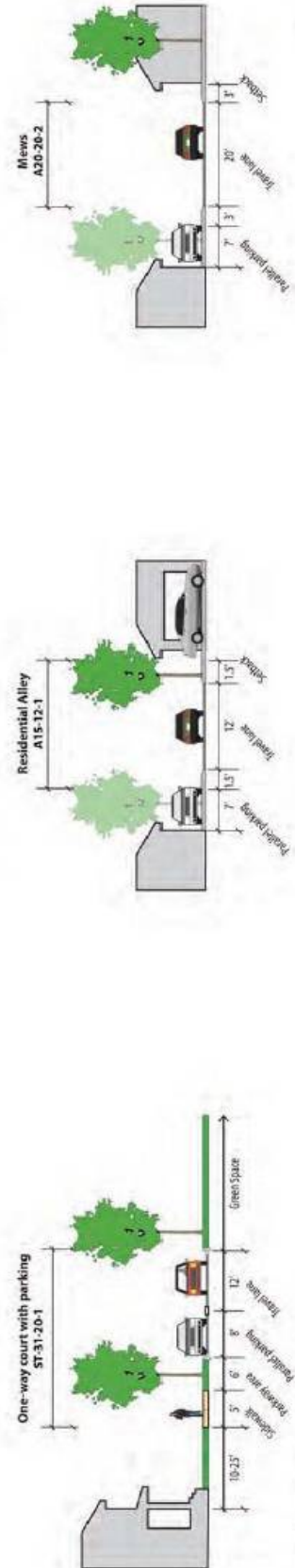
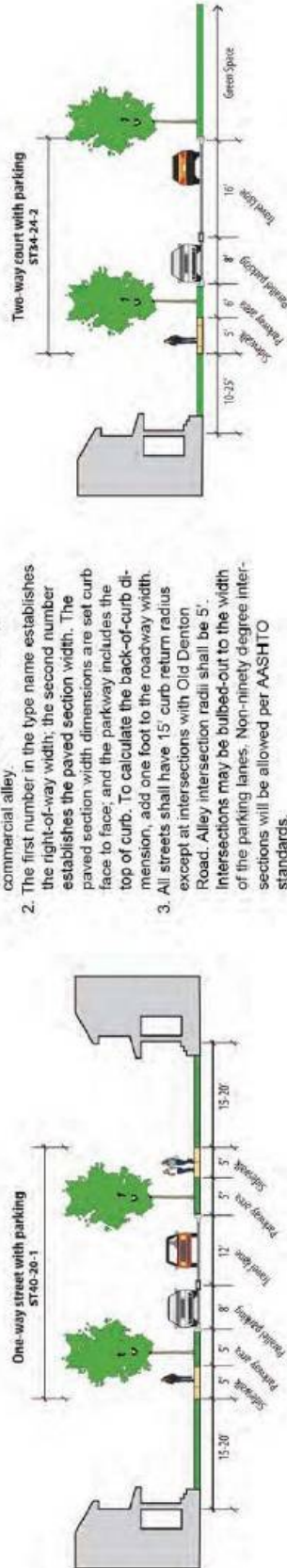
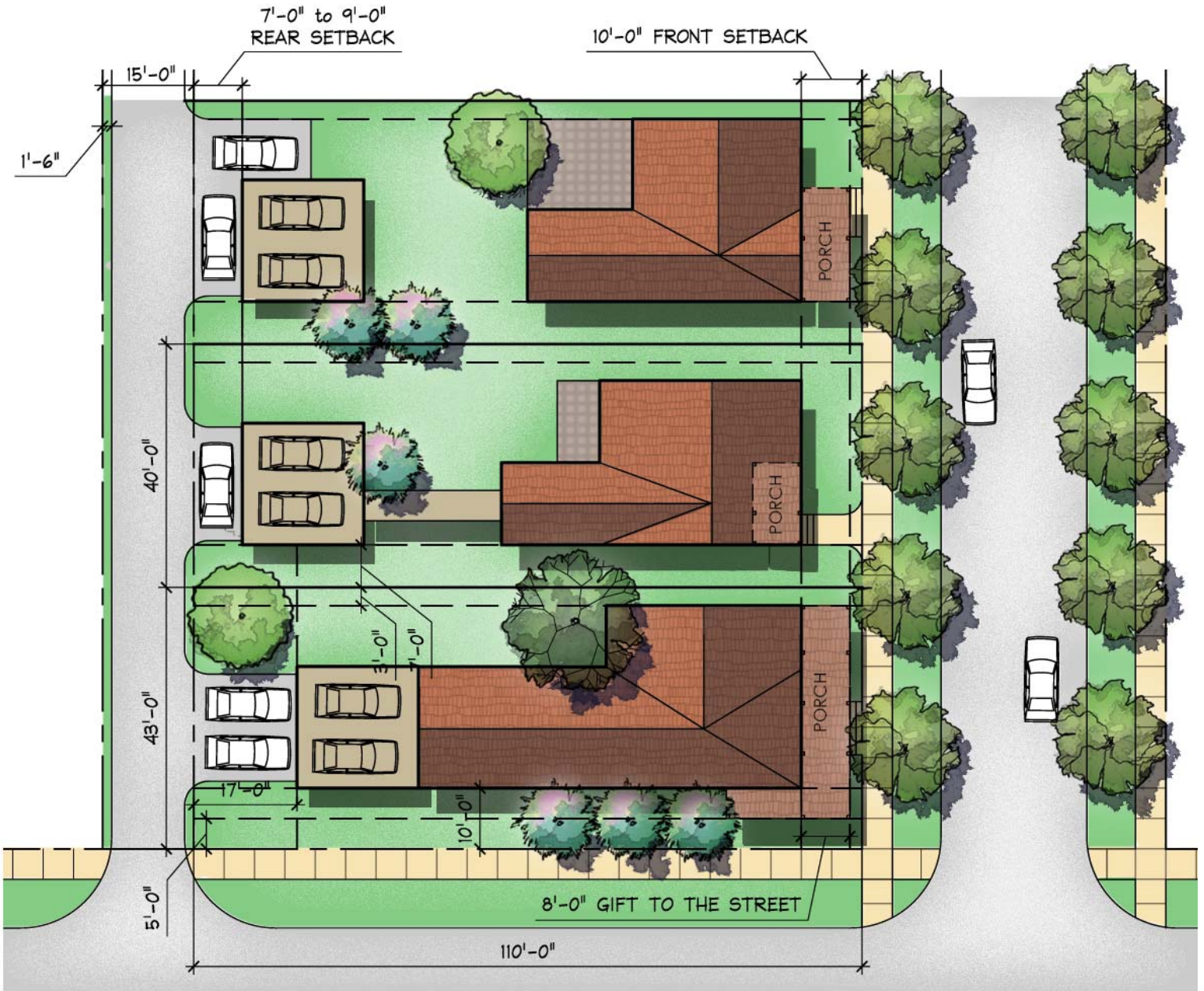


Exhibit E
Conceptual Site Plans
For Individual Lots



For Individual Lots

Exhibit F
Cementitious Fiberboard
Examples of Decorative Patterns



Exhibit G
Landscaping & Screening Fence Along Old Denton Road
(conceptual section view)

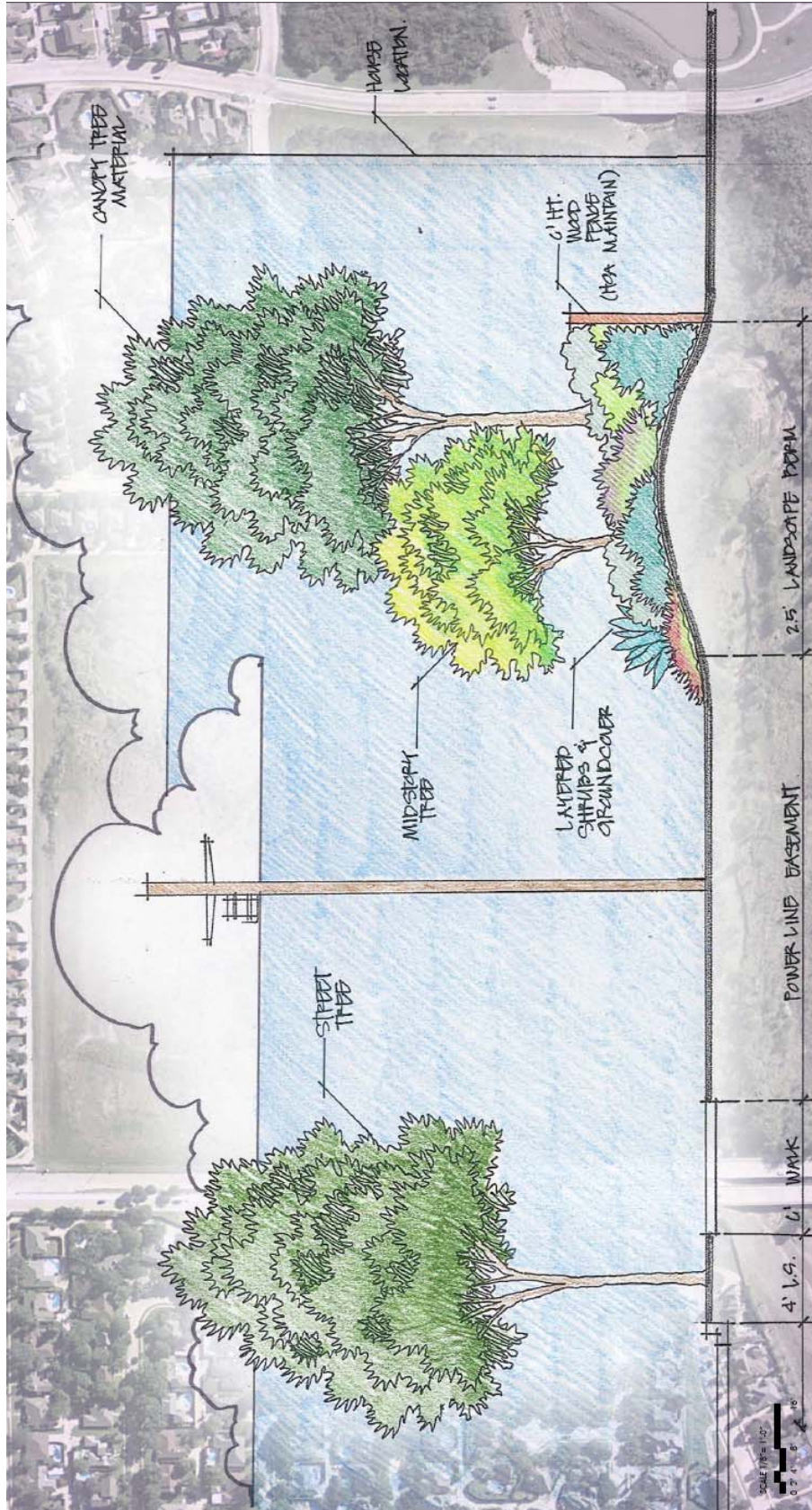


Exhibit G
Landscaping & Screening Fence Along Old Denton Road
(conceptual plan view)

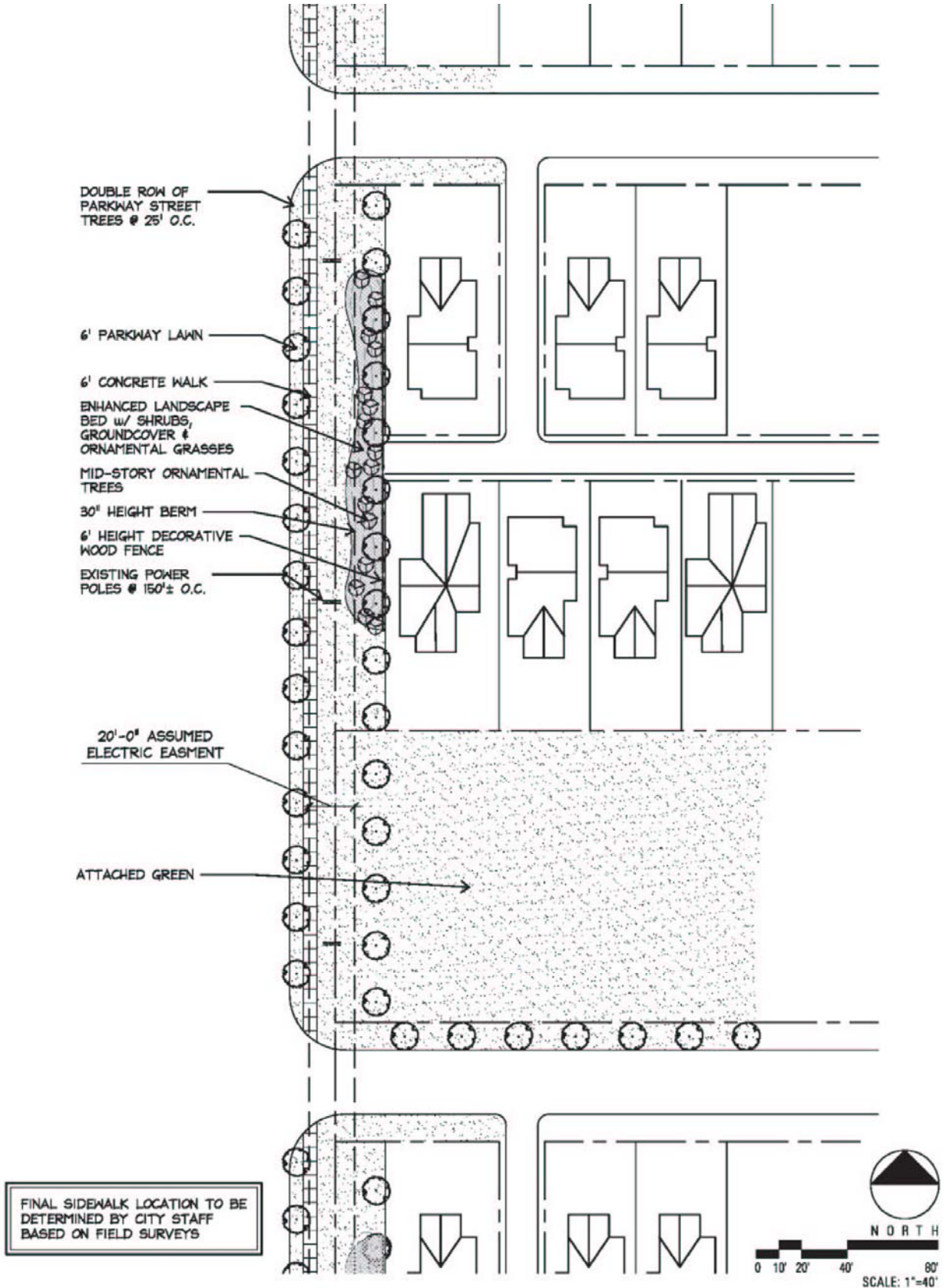


Exhibit H
Townhouse Conceptual Site Plan
(showing possible detached garage locations)

THIS EXHIBIT UPDATED

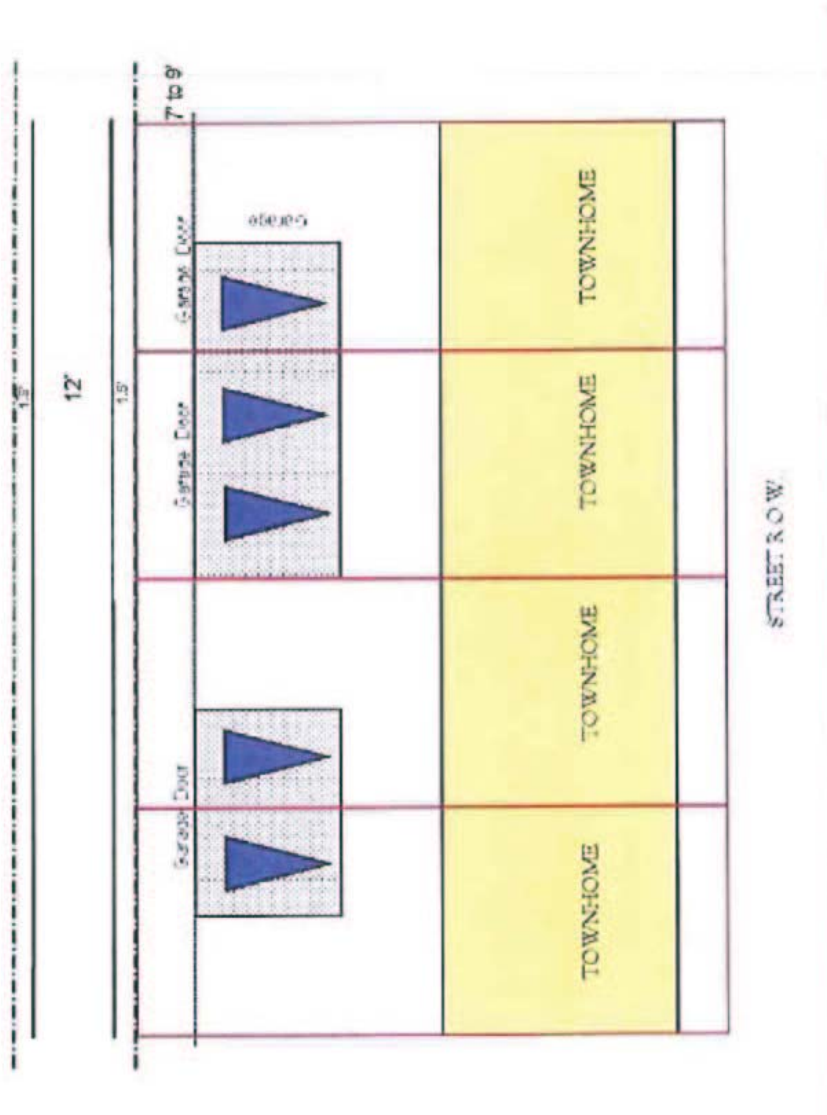
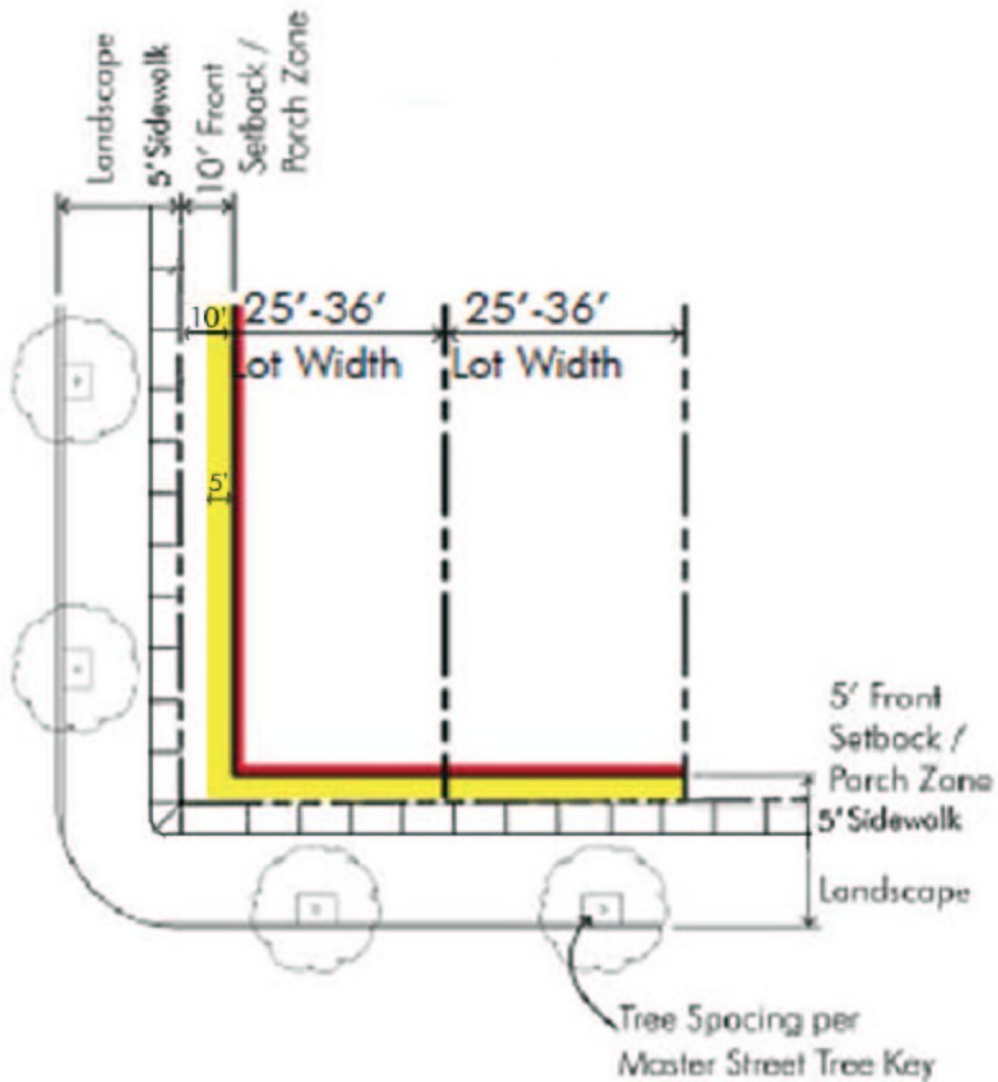


Exhibit I
Townhouse Conceptual Site Plan
(showing setback zones)

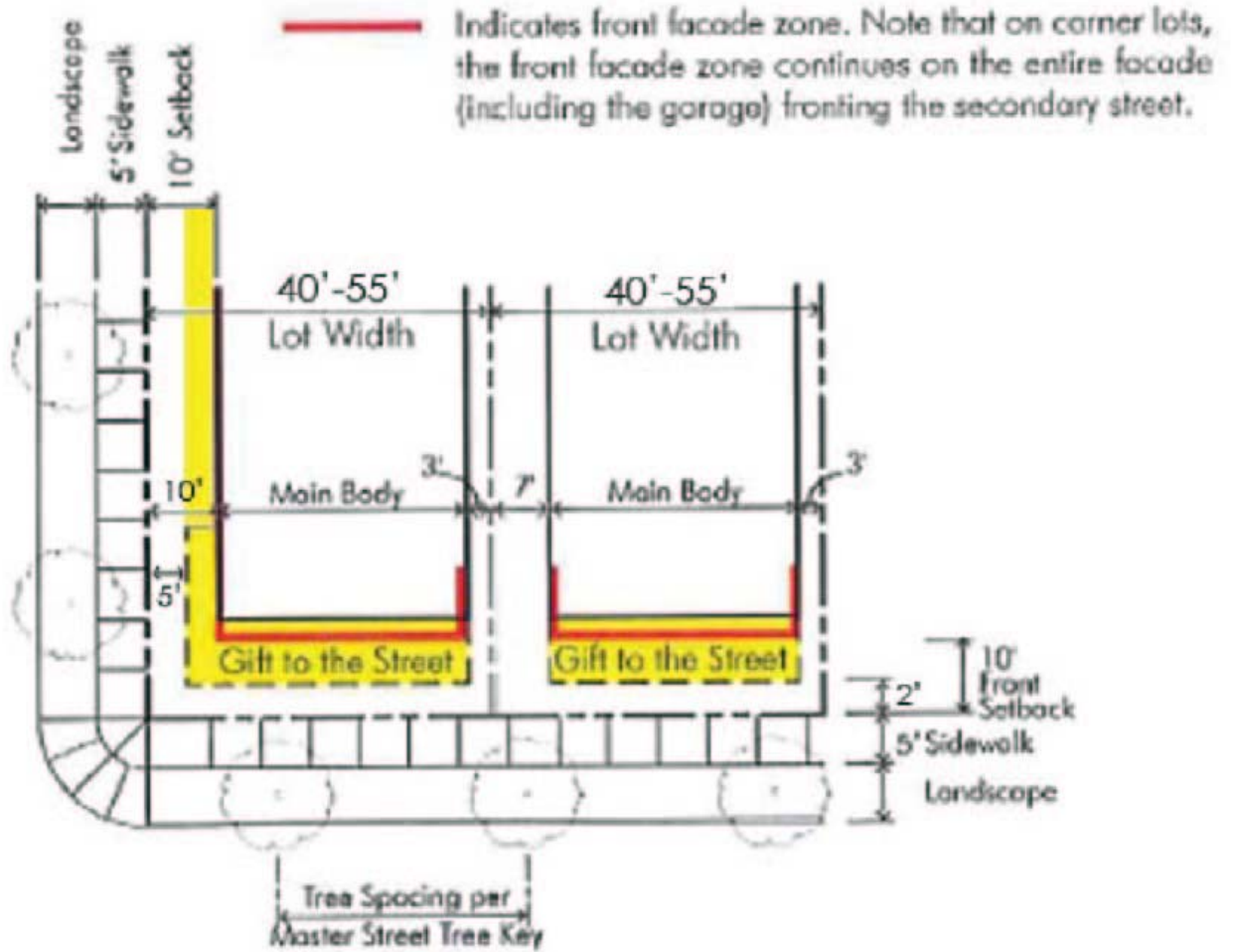
THIS EXHIBIT TO BE DELETED,
Now a part of Exhibit H



Source: Arcadia Realty

Exhibit J
Detached Home Conceptual Site Plan
(showing setback zones)

THIS EXHIBIT TO BE DELETED
Now a part of Exhibit E



Source: Arcadia Realty