

ELAND RANCH
DEVELOPMENT REGULATIONS

This **Exhibit D** shall apply only to the ETJ Property.

1. General Provisions

- 1.1 Zoning Ordinance.** Terms used in these Development Regulations shall have the same definition as given in Chapter 14 of the City's Code, the Comprehensive Zoning Ordinance (the "Zoning Ordinance") unless otherwise defined herein. In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control
- 1.2 Concept Plan.** The portion of the Concept Plan on **Exhibit C** covering the ETJ Property (the "Concept Plan") shall serve as the concept plan for the ETJ Property.
- 1.3 Base Zoning Districts Established.** The ETJ Property may be developed in accordance with the standards of the Single Family Residential (SF-R) zoning district, as modified by this **Exhibit D**.
- 1.4 Maintenance and Improvements.** Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association, or other legal entity shall be formed.
- 1.5 Drainage Analysis.** Per the City's subdivision regulations and in compliance with Section 3 of the City's Engineering Standards, the developer will conduct a drainage analysis to determine the impact the development will have on the immediate downstream receiving stream(s).

2. Land Use Areas & Lot Types Defined

- 2.1 Land Use.** Permitted uses are set forth in this Section 2.1. If a use is not listed in this Section 2.1, it is prohibited.

2.1.1 Permitted Uses. Unless otherwise noted, the following uses are permitted by right:

- a. Agriculture, including the raising of field crops and horticulture, and farming, including horse and cattle operations, but excluding feedlots, poultry farms, and kennels. Barns and other facilities utilized for the general practice/operation of agricultural activities are permitted by right.
- b. Amenity centers, private.
- c. Buildings and installations geographically necessary to operate a public utility, but not including general office, material yards or repair shops. Such facilities shall observe yard space rules, but shall not be required to provide the full lot size and lot width requirement.

- d. Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature.
- e. Country clubs.
- f. Greenhouses.
- g. Open space and associated amenities and improvements.
- h. Parks, Open Space and recreation areas including swimming pool facilities, water parks, clubhouses, sport courts and other similar facilities operated by public or private entities.
- i. Private streets/gated community. Permitted by CUP.
- j. Public or private golf course and related facilities.
- k. Public and quasi-public buildings for cultural use.
- l. Ranch and farm dwellings pertaining to agricultural operations.
- m. Recreational camps operated by public, charitable or religious organizations.
- n. Riding academies.
- o. Single Family Detached-Type A ("SFD-A").
- p. Single Family Detached-Type B ("SFD-B").
- q. Single Family Detached-Type C ("SFD-C").
- r. Single Family Detached-Type D ("SFD-D").
- s. Single Family Detached-Type E ("SFD-E").
- t. Single Family Detached-Type F ("SFD-F").
- u. Temporary construction offices and storage yards associated with development of the Property.

2.1.2 Permitted accessory uses. The following accessory uses are permitted in connection with a main use/principal use on the same property:

- a. Living quarters for persons regularly employed on the premises; but not including labor camps or dwellings for transient labor.
- b. Guest houses.
- c. Home occupations per the Zoning ordinance.
- d. Offices incidental to and necessary for conducting a permitted use.
- e. Parking areas.
- f. Private garages, stables, and barns.
- g. Roadside stands not exceeding 400 square feet in floor area, for the sale of agricultural products grown on the premises.
- h. Nameplates and non-illuminated signs not to exceed 20 square feet in area identifying the premises, but not containing over 20 percent brand

advertising.

- i. Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.

2.1.3 Additional Permitted Uses for Existing Kirk House and Existing Covered Arena*

- a. Bed and breakfast
- b. Restaurant
- c. Office space
- d. Meeting space or retreat
- e. Event center
- f. Sporting events/sports facilities

*To the extent required by the applicable City building and fire codes, the portions of the existing Kirk House and covered arena being modified must comply with such codes.

2.2 Major Thoroughfares. The Concept Plan also identifies certain thoroughfares located or to be located on or off the ETJ Property (the "Major Thoroughfares"). The area, boundaries and location of the Major Thoroughfares on the Concept Plan are approximations.

2.3 Open Area / Recreational Facilities.

2.3.1 Open Space Definition. "Open Space" means land that does not have a slope greater than 4:1 and that is used for passive or active recreation. Open Space shall generally be undeveloped, but may include recreational facilities and improvements, such as trails, lakes, ponds, fountains, pavilions, seating areas, lighting, and signage. At the time of site plan approval, the Commission may recommend, and the City Council may allow, full or partial credit for open areas that exceed a 4:1 maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.

2.3.2 Open Space Requirement. A minimum of 8% of the ETJ Property shall be committed to Open Space at the time of full build out. Required Open Space may include areas set aside for detention and retention purposes, as long as those areas are amenitized. Open Space areas, other than amenity centers and gated areas maintained by a homeowners association, shall be open to the public. Open Space shall be maintained by a homeowners association or the District. No physical improvements are permitted within the floodplain (as defined in the City's Engineering Standards), but construction is allowed in those areas that have been reclaimed from the floodplain per Section 3.15 of

the City's Engineering Standards. Amenities within the required Open Space will include a minimum of one community meeting room and/or amenity center, a pond, a swimming pool (can be part of the amenity center), and 1,000 feet of six foot wide hike/bike trails. The amenities required by the SF-R zoning district regulations shall be substituted for the amenities required by this paragraph.

2.4 Signage. All signage provided on the ETJ Property shall be in conformance with the standards defined below. The overall design, style and color of the signage shall be included in a future Master Sign Plan to be submitted to the City. The Master Sign Plan shall be subject to approval by the City Administrator or his or her designee. No signage shall be erected, installed or otherwise placed prior to the submittal and approval of the Master Sign Plan, unless permitted separately through the City's standard sign permitting process. The maximum restrictions defined herein shall be permitted to be exceeded if contained in a Master Sign Plan application subject to approval by the City Administrator or his or her designee. In lieu of the Master Sign Plan permit process, the owner/developer (at his/her option) may follow the City's standard sign permitting process (per individual signs and/or the overall development).

2.4.1 Development Main Identification. Development Main Identification signs shall be constructed as a permanent monument sign and serve the purpose of identification of both residential and commercial land uses within the overall development.

- a. **Number and Location.** A maximum of one sign shall be permitted at each main entry to the development and only located adjacent to an arterial or collector thoroughfare. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. **Sign Faces.** A maximum of two sign faces shall be permitted.
- c. **Maximum Surface Area.** A maximum surface area of 50 square feet shall be permitted for each sign face. If a decorative background element such as tile, stucco, masonry or other building material is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
- d. **Maximum Height.** The sign shall not exceed 10 feet from average finished grade.
- e. **Time Period.** Development Main Identification signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.4.2 Neighborhood Identification. Neighborhood Identification signs shall be constructed as a permanent monument sign and serve the purpose of identification of each neighborhood within an overall development.

- a. Number and Location. A maximum of one sign shall be permitted at the main entry to each neighborhood. Signs shall be generally located internal to the overall development. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 50 square feet shall be permitted for each sign face. If a decorative background element such as tile, stucco, masonry or other building material is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Neighborhood Identification signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.4.3 *On-Site Directional.* On-Site Directional signage within developments and subdivisions shall be for communicating directions and facility information including on-site services. On-Site Directional signage shall contain no advertising copy other than the project logos, and shall be of a similar type and style throughout the development. On-Site Directional signage shall be constructed as permanent signage.

- a. Number and Location. There shall be no maximum number of on-site directional signs, provided the signs are located a minimum of 200 feet from the perimeter of the overall development. If On-Site Directional signage is proposed within 200 feet of the perimeter of the development, then the total number of signs within 200 feet of the perimeter of the development shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held. The specific locations of all proposed On-Site Directional signs shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of six square feet shall be permitted for each sign face. In such case where the sign is proposed to be mounted on a columnar structure, the maximum surface area of the overall structure shall be 140 square feet for rectangular structures and 110 square feet for cylindrical structures.
- d. Maximum Height. The maximum height of the overall sign structure shall not exceed seven feet from average finished grade.
- e. Time Period. On-Site Directional signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.4.4 *Off-Site Directional.* Off-Site Directional signs shall be a temporary sign

permitted in order to communicate directional information for parcels without frontage on a thoroughfare.

- a. Number and Location. A maximum of two signs shall be permitted for the overall development and one sign for each additional internal individually platted parcel. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held. Off-Site Directional signs shall only be permitted in the following locations:
 1. On a parcel abutting the parcel identified on the directional sign.
 2. On a parcel subject to a recorded document insuring ingress and egress to the parcel identified on the off-site directional sign.
 3. On a parcel adjacent to an arterial or collector street.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 50 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 12 feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.5 *Model Home/Community Center.* A Model Home / Community Center sign shall be a temporary sign with the purpose of identifying a model home or community center as being the builder or contractor's model open to the public for inspection.

- a. Number and Location. A maximum of one sign shall be permitted for each model home and/or community center. Signs shall be located on the lot being advertised and shall not be located in any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 16 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.6 *Neighborhood Builder.* A Neighborhood Builder sign shall be a temporary sign with the purpose of identifying individual builders and pricing information within a neighborhood.

- a. Number and Location. A maximum of two signs shall be permitted for each neighborhood. Signs shall be located on the applicable

neighborhood tract and shall not be located in any public right-of-way.

- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 16 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.7 *Builder Lot.* A Builder Lot sign shall be a temporary sign with the purpose of identifying an individual lot or parcel for sale within the development.

- a. Number and Location. A maximum of one sign shall be permitted for each lot. Signs shall be located on the lot being advertised and shall not be located in any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of six square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed four feet from average finished grade.
- e. Time Period. Signs shall be removed upon sale, lease or rental of all of the affected property.

2.4.8 *Construction.* A construction sign shall be a temporary sign with the purpose of identifying the property owner, architect, contractor, subcontractor, engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the premises on which the sign is located.

- a. Number and Location. A maximum of one sign shall be permitted for each project under construction. Signs shall be located adjacent to a construction trailer or washout area.
- b. Sign Faces. A maximum of one sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 32 square feet shall be permitted for the sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall be removed upon completion of the construction project.

2.4.9 *Realtor Open House and Directional.* Realtor Open House and Directional signs shall be temporary signs utilized during the weekend with the purpose of identifying a house for sale and providing route information to the

advertised house. Realtor Open House signs shall be separate from and not include typical For Sale signs for the subject property.

- a. Number and Location. A maximum of one sign (for the purposes of a Realtor Open House) shall be permitted for each lot where a house is for sale. In addition, a maximum of three off-site directional sign shall be permitted to provide route information. The Realtor Open House sign shall only be permitted on the lot where the house is for sale. Off-Site Directional signage shall not be placed closer than three feet from the curb or edge of pavement of any street.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of six square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed four feet from average finished grade.
- e. Time Period. Signs shall only be permitted within the hours of noon Friday through noon Monday.

2.4.10 Neighborhood Promotional. A Neighborhood Promotional sign shall be a temporary sign with the purpose of identifying a newly opened model home, neighborhood closeout or similar advertisement.

- a. Number and Location. A maximum of two signs per individually platted neighborhood shall be permitted. Signs shall be located within the neighborhood being advertised and shall not be located within any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 96 square feet shall be permitted for each sign face.
- d. Maximum Height. The sign shall not exceed 10 feet from average finished grade.
- e. Time Period. Signs shall only be permitted for a maximum of two weeks and no more than two times annually for each neighborhood.

2.4.11 Banner. A Banner sign shall be a temporary sign with the purpose of identifying special promotions or events within a neighborhood.

- a. Number and Location. A maximum of one sign per neighborhood shall be permitted. Signs shall be located within the neighborhood being advertised and shall not be located within any public right-of-way.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 36 square feet shall be permitted for each sign face.

- d. Time Period. A Banner sign shall only be permitted for a maximum of four weeks and no more than six times annually for each neighborhood.

2.4.12 *Banner, Seasonal.* A Seasonal Banner sign shall be a temporary sign with the purpose of identifying special promotions or events within a neighborhood.

- a. Number and Location. Signs shall be located within the neighborhood being advertised. Signs shall be permitted within the public right-of-way if affixed to illumination poles along internal collector thoroughfares provided banners are installed on behalf of and maintained by HOA/POA.
- b. Sign Faces. A maximum of two sign faces shall be permitted.
- c. Maximum Surface Area. A maximum surface area of 36 square feet shall be permitted for each sign face.
- d. Time Period. A Banner sign shall only be permitted for a maximum of four weeks and no more than six times annually for each neighborhood.

2.4.13 *Other Signage.* Other signage not specifically described above shall be permitted subject to approval of a Master Sign Plan by the City Manager or his or her designee.

2.5 ***Specific Lot Type Regulations.*** All land, buildings and structures located within the ETJ Property, which are occupied, used, erected, altered, removed, placed, demolished, or converted shall be done so in conformance with the regulations for the applicable lot type. The following sections describe land use regulations applicable to the each corresponding lot type.

2.5.1 *Lot Access.* Residential lot types SFD-B, SFD-C, SFD-D, SFD-E, and SFD-F shall be permitted access either from the rear of the lot via an alley or from the front of the lot via a residential street. SFD-A lot types will require access from the rear of the lot via an alley. Side yard garages will be allowed on all residential lots. Where access is provided from the front property line, garages shall be recessed a minimum of three feet from the main building.

2.5.2 *Flag Lots.*

- a. Flag lots shall be allowed per the standards in this section. A Flag Lot shall be defined as a lot with two distinct parts: (a) The "Flag", which is the only building site; and is located behind another lot. (b) The "Pole", which connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.
- b. Flag lots shall be allowed only in Single-Family

Residential Lot Types SFD-D, SFD-E, and SFD-F. Frontage. Each flag lot shall have at least 15 feet of street frontage and at least 15 feet of width for the entire length of the "Pole." The area of the "Pole" portion of the lot shall not be included in the calculation of the minimum lot area.

- c. Driveways shall be designed to allow vehicles to drive out forward. The "Pole" must be part of the flag lot, connect to a street and be under the same ownership as the "Flag" portion of the lot. Access easements to allow for use of the "Pole" by another lot are allowed.
- d. A maximum of only 1% of the residential lots in each Tract shall be permitted to be developed as Flag Lots
- e. In the case of flag lots, a front setback extends across the entire "Flag" portion of the lot and does not include the "Pole" portion of the lot.

2.5.3 On-Street Parking. On-street parking spaces shall be permitted, but cannot be used to satisfy off-street parking requirements for single family homes. Parking spaces may be provided in the right-of-way and shall conform to City standards for vehicle parking areas. Where provided, on-street parking spaces shall be counted to satisfy the minimum off-street parking requirements for amenity centers and other such amenity related uses.

2.5.4 Property Development Regulations. Development of the ETJ Property shall comply with the following development standards, which shall be the exclusive lot area, lot width, lot depth, maximum lot coverage, impervious coverage, and setback requirements applicable to the ETJ Property:

Lot Type ⁽⁶⁾	Min Lot	Min Lot	Min Lot	Max Lot	Minimum Setbacks			
	Area ⁽¹⁾	Width ⁽⁵⁾	Depth	Coverage ⁽²⁾	Front ⁽³⁾	Rear	Interior Side	Corner Side
SFD-A	4,000 sf	40 ft	100 ft	65%	15 ft	10 ft	5 ft ⁽⁴⁾	15 ft
SFD-B	5,500 sf	50 ft	110 ft	60%	20 ft	15 ft	5 ft ⁽⁴⁾	15 ft
SFD-C	7,000 sf	60 ft	100 ft	60%	25 ft	20 ft	5 ft	15 ft
SFD-D	8,000 sf	70 ft	110 ft	60%	25 ft	20 ft	7 ft	15 ft
SFD-E	9,000 sf	75 ft	120 ft	50%	25 ft	20 ft	8 ft	15 ft
SFD-F	43,560 sf	80 ft	120 ft	50%	30 ft	25 ft	15 ft	15 ft

Notes

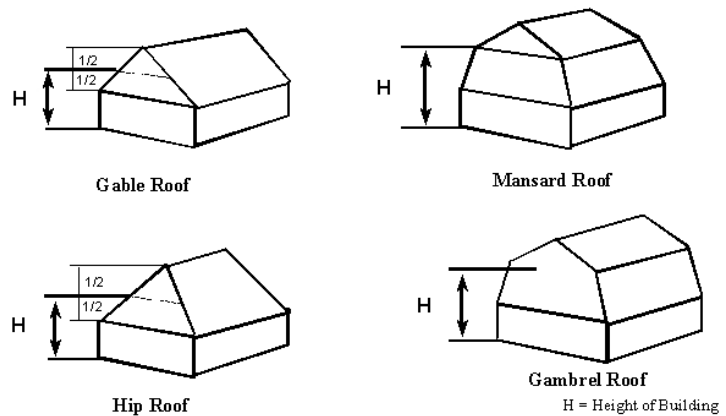
1. The SF-R density regulations do not apply.
2. Lot coverage is defined as the footprint of the primary residential structure, excluding (without limitation) patios, pools, accessory structures, driveways, and sidewalks.
3. Where front porches are provided, they shall be permitted to encroach a maximum of 5' into the front setback line.
4. A 10'/0' or an 8'/3' minimum side yard setback is allowed for SFD-A and SFD-B lot types. A roof overhang may extend a maximum of eighteen (18) inches into the neighboring property. The "zero" side shall be designated on the final plat along with a minimum five (5) foot wide access, maintenance, and use easement for all lots adjacent to lots with a "zero" side.
5. Lot width shall be measured along the arc at the platted front building line. Lot width may be reduced by 20% on lots fronting on cul-de-sacs, eyebrows, and inside curves. On all lots, a minimum of 30 feet of frontage along the right-of-way is required.
6. For all lot types, j-swing garages may overhang the front building line by five feet.

2.5.5 *Open Space.* This section shall apply to all open space areas.

- a. Permitted Uses. The following uses shall be allowed only within portions of the ETJ Property designated on a plat as common area or open space.
 1. Buildings and installations necessary to operate a public utility excluding, however, general office use, material yards or repair shops. Such facilities shall observe yard space requirements, but shall not be required to satisfy lot size or lot width requirements.
 2. Parks and recreation areas operated by the City, any utility district, or any homeowner association.
 3. Private garages and barns to house maintenance equipment of any utility district or any homeowner association.
 4. Private amenity areas and facilities, including but not limited to the pools, cabanas, clubhouses, playgrounds, etc.
- b. Accessory Buildings.

1. Definition. "Accessory Buildings" mean a subordinate building or structure, detached or attached by a breezeway and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, greenhouse, home workshop, guest/caretaker quarters or office for a home business, so long as such business is not adverse to the use and enjoyment of adjacent residential property and does not include the employment of additional persons, and does not increase parking and does not involve customers or clients visiting the premises.
2. Property Development Regulations. Accessory Buildings shall be subject to the following regulations.
 - *Front Yard Setback.* Attached Accessory Buildings shall have a front yard not less than that required for the main building. Detached Accessory Buildings shall be located in the area defined as the rear yard.
 - *Side Yard Setback.* There shall be a side yard for any detached Accessory Building of not less than three feet from any side lot line or alley line, except that adjacent to a side street the side yard requirement shall be the same as that required for the main building. A detached Accessory Building on a corner lot with garage doors which open directly to and is entered from the side street shall provide a side yard of not less than twenty feet. Maximum overhang of roof an Accessory Building into the required side yard is eighteen inches.
 - *Rear Yard Setback.* There shall be a rear yard for any Accessory Building of not less than three feet from the rear property lot line. Garages or other detached Accessory Buildings located within the rear portion of the lot as heretofore described shall not be located closer than ten feet to the main except that a breezeway not exceeding fifteen feet in height shall be permitted connecting the dwelling structure to an Accessory Building, provided it is open on all sides from the eaves of the roof to the ground. Garages that open directly to and are entered from an alley shall not be located nearer than ten feet to the rear lot line. Maximum overhang for roofs of Accessory Buildings into the required rear yard is eighteen inches.
 - *Height.* No accessory structure may be of a height that exceeds the main building.

2.6 Building Height. The maximum building height for SFD-A, SFD-B, SFD-C, SFD-D, SFD-E and SFD-F lot types shall be limited to 2½ stories or 40 feet. Building height shall be measured to the highest point of a roof surface of a flat roof or the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof.



2.7 Garage Doors. Garages with 'L' or 'J' hook driveway entrances shall be permitted in Residential Lot Types SFD-A, SFD-B, SFD-C, SFD-D, SFD-E and SFD-F. In order to allow for the utilization of 'L' or 'J' hook driveway entrances on smaller residential lot types, Residential Lot Types SFD-A, SFD-B, and SFD-C shall be permitted a ten foot mutual access easement, with a five foot easement on each adjacent property. The mutual access easement shall be provided for common ingress/egress purposes and shall be maintained by the abutting property owners. The portion of the access easement located on the adjacent property shall not be utilized in calculating minimum lot width. Side yard garages will be allowed on all residential lots.



2.8 Maximum Mean Gross Residential Density. The maximum mean gross residential density within the overall ETJ Property shall be 4.2 dwelling units per gross acre. At full build out of the ETJ Property, a maximum of 50 percent of the lots shall be SFD-A and SFD-B type lots with SFD-A type lots not exceeding 20 percent of the total lots on the ETJ Property, and a minimum of 15 percent of the lots shall be SFD-D, SFD-E, and/or SFD-F type lots.

2.9 Local Residential Street Grades. In order to preserve the existing topography and terrain, local residential street grades shall be permitted a maximum of 6%, unless otherwise approved by the City Engineer or his or her designee.

2.10 Restricted Access/Gated Entrances. Restricted access or gated entrances shall be permitted as means of establishing a gated community. Entrances shall provide adequate queuing spaces for vehicles waiting to access the community. In addition,

adequate turnaround space shall be provided prior to entry into the community. The entrance shall have a minimum width of 20 feet to allow access for fire trucks. The gate shall be equipped with a Knox-Box or similar device to allow for access of emergency vehicles in the instance where the gated access is not manned. In the instance a gated entrance is provided, streets interior to the subdivision shall be private streets, and therefore, privately owned and maintained by a Homeowners Association. Private streets shall have a minimum right-of-way width of 40 feet, plus a 5-foot utility easement provided adjacent and parallel to each side of the right-of-way line.

2.11 Plat Submittals. All plat submittals required by the City's subdivision regulations shall be considered to conform to the City's comprehensive plan and development regulations if the submittal complies with this Agreement. Development shall comply with the City's subdivision regulations and engineering design standards, except as follows:

2.11.1 Block Length. The maximum block length shall be 1,200 feet (the length of the block face between two intersections). Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property. Exceptions shall be requested as a subdivision ordinance variance and presented to the Planning and Zoning Commission and the City Council at the time of Construction/Preliminary Plat consideration. Pecuniary interests standing alone shall not be justification for the granting of a variance.

2.11.2 Cul-de-Sac Length and Diameter. The maximum cul-de-sac length is 600 feet. The bulb right-of-way radius shall be fifty (50) feet.

2.11.3 Jog. The minimum street jog shall be 125 feet.

2.11.4 Tree Surveys. Tree surveys are required as part of the General Development Plan (GDP) and shall only apply to the area of the proposed development. Trees being preserved in such areas as creeks, open space, etc. do not have to be tied. It is understood that only trees that are marked with ties will be eligible for preservation credits and illustrated on a tree survey. Except as otherwise provided in this section, compliance with Section 14.05.090 of the City's Code of Ordinances is required.

2.11.5 Development shall meet or exceed the design criteria outlined below:

a. Residential Lot Grading:

1. The front and/or rear yard slopes shall not be less than one (1) percent nor greater than 12% without requiring a wall.
2. The driveway slope shall not exceed 10%.
3. The building pad shall not be less than six (6) inches above the flow line of the rear swale.
4. The horizontal side yard slope shall not exceed 3:1. The minimum longitudinal side yard slope shall not be less than one (1) percent, unless

structurally supported.

b. Paving:

1. Residential streets shall be 31 feet wide from face-to-face. Roll over curbs are permitted in all neighborhoods. Residential streets for alley load lots may be reduced to 27 feet wide.
2. The street grade shall not be less than 0.6% or six (6) inches every 100 feet.
3. The street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Residential sidewalks shall be five (5) feet wide, and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement. Sidewalks along a four-lane or a six-lane divided thoroughfare shall be six (6) feet in width.
5. Trails shall be six (6) feet wide and shall be serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence.

c. Miscellaneous

1. Street lights shall be located a maximum of 500 feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development.
2. All roadway intersections shall be within five (5) degrees of 90 at the intersection of the two right-of-ways unless otherwise approved by the City Engineer.