

## **PUD DATA TABLES**

#### APPROVED LAND USES

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THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE; OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

	ORIGINAL PUD			TOTAL			
LAND USE	ACREAGE	AMENDMENT 1	AMENDMENT 2	ACREAGE	PERCENTAGE OF TOTAL ACREAGE		
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	234.0	0.0	57.0	291.0	53.05%		
PUD MEDIUM DENSITY	46.6	0.0	0.0	46.6	8.49%		
HIGHWAY COMMERCIAL (C-2)	19.8	9.4	0.0	29.2	5.32%		
NEIGHBORHOOD BUSINESS (NB)	3.9	0.0	0.0	3.9	0.72%		
HOA AMENITY	1.7	0.0	0.0	1.7	0.32%		
CITY PARKLAND	25.9	0.0	1.5	27.4	5.00%		
FLOODPLAIN OPEN SPACE	126.2	-9.4	9.4	126.2	23.01%		
MAJOR ROADWAYS	19.7	0.0	2.8	22.5	4.09%		
TOTAL	477.8	0.0	70.7	548.5	100%		

#### MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)		STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)		MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6,250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	* 20 OR 10	3,300	30	35
C-2 AND NB	25	7	15	15	7,500	50	60

\* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED ALONG WITH REQUIRED 20' REAR YARD SETBACK TO ACCOMMODATE FOR PARKING REQUIREMENTS. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE FOR PARKING REQUIREMENTS

#### LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
PUD SF-1	50%	60%
PUD MEDIUM DENSITY	55%	65%
C-2 AND NB	60%	70%
CITY PARKLAND	50%	60%

#### PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

## LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
PUD SF-1	SEE NOTE
PUD MEDIUM DENSITY	20%
C-2 AND NB	15%
DVBKIVND	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING, SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ABUTTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS.

LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC

# 6. LOT MIX FOR SF-1 PUD AREAS

RIGHT-OF-WAY.

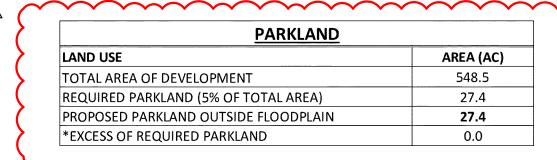
THE FOLLOWING PERCENTAGE OF THE MIX LOT SHALL BE MET WITHIN SF-1 PUD AREAS WITHIN +/- 5%

LOT WIDTH	PERCENTAGE MIX		
50' WIDE	70%		
55' WIDE	15%		
60' WIDE	15%		

# MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
PUD SF-1	1500 SF (LIVING AREA)	-
PUD MEDIUM DENSITY	1 UNIT/ACRE	9 UNITS PER ACRE
C-2 AND NB	0.2 FAR	1.8 FAR

# 8. PARKLAND



<u>^</u>

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	995-1,255	100%	-
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	1
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS

#### School, private or parochial P School, public P Smoke shop or tobacco store P Theatre P Utility Services, minor P Veterinary Services, large C Veterinary Services, small C Wireless Transmission Facility, attached C Wireless Transmission Facility, stealth C 64'-0" R.O.W.

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ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

SITE SUMMARY 548.5 ACRES

NO. LOTS

995-1,255

340-400

N/A

LUE'S

995-1,255

238-280\*

250 \*\*

5

6\*\*\*

1494-1796

ACRES

291.0

46.6

33.1

1.7

27.4

126.2

22.5

548.5

\*\*COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/ LUE)

\* PUD MEDIUM DENSITY (9 UNITS/ACRE) (.7 LUE/UNIT)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY

Amusement (indoor) C

**Business Support Services P** 

Consumer Repair Services P

General Retail (convenience) P

General Retail (General) P

Government Facilities P

Laundry Services (self) P

Offices, government P

Offices, professional P

Printing and Publishing C

Research services (general) P

School, business or trade P School, college or university P

School, private or parochial P

Veterinary Services, small C

Personal Improvement Services P

Product development services (general) P

Wireless transmission facilities, attached C Wireless transmission facilities, stealth C

Alcoholic Beverage Establishment P

Amusement (Indoor) C

Art Studio or Gallery P Automobile Repair (major) C

Automobile Washing C

Brewery, micro P

Child Care Center P

Club or Lodge P

Distillery, micro P

Financial Services C

Food Preparation C

Funeral Services C

Garden Center C

Food Sales C

Kennel C

Liquor Sales P

Event Center P

Florist C

Brewpub P

Antique Shop P

Amusement (Outdoor) C

Automobile Repair (minor) C

Business Support Services P

Commercial Off-Street Parking C

Consumer Repair Services P

Food Court Establishment C/S

Gasoline Station (full service) C/S

General Retail Sales (convenience) P

Mini-storage Warehouse C \*See note 25

Restaurant--Drive-in or Drive-through C

Personal Improvement Services P

Gasoline Station (limited) C/S

General Retail Sales (general) P

Governmental Facilities P

Offices, Government P

Offices, Showroom P Off-site Accessory Parking P

Personal Services P Pet Store C

Religious Assembly P

School, boarding P

Restaurant P

Printing and Publishing C

School, business or trade P

School, college or university P

Communication Services or Facilities P

Construction and Equipment Sales (minor) P

PERMITTED MEDIUM COMMERCIAL (C2)

Communication services or facilities P

Antique Shop P

Child Care Center P Club or Lounge P

Event Center C

Food Sales C

Florist C

Hotel C

Financial Services C

Food Preparation C

Funeral Services C

Hospital Services P

Liquor Sales C

Medical Clinic P

Offices, medical P

Personal Services P

Religious Assembly P

School, boarding P

School, public P

Pet Store P

Restaurant P

Community Garden C

Art Gallery P Art Workshop P

ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED

PERMITTED NEIGHBORHOOD BUSINESS (NB)

10. WET UTILITIES

**LAND USE** 

OPEN SPACE FLOODPLAIN

\*\*\* CITY PARKLAND (6 LUE's)

IN THE FINAL SITE DESIGN.

MAJOR ROADWAYS

PUD MEDIUM DENSITY

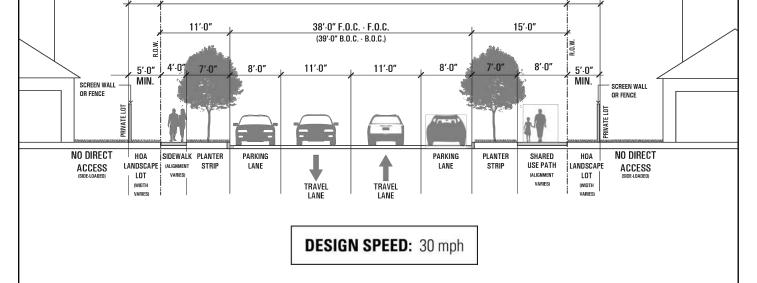
PUD SF-1

C-2 AND NB

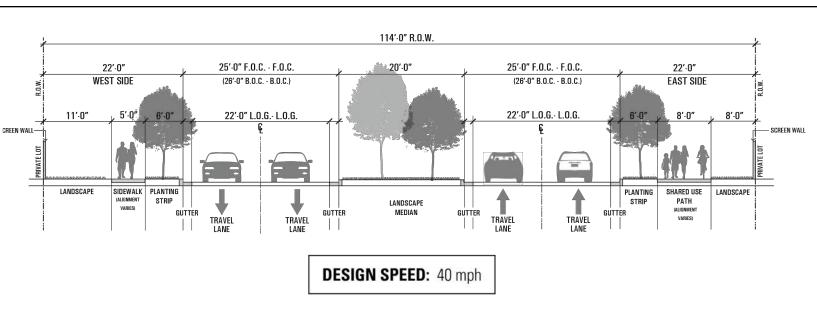
TOTALS

HOA AMENITY

<u> 2</u>



### PRIMARY COLLECTOR (WITH NO SF-1 FRONTAGE)



# MAD 4 DESIGN

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL

**DESCRIPTION** DATE | BY UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN 06/30/23 SFS SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES. UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT 10/15/24 SFS ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)

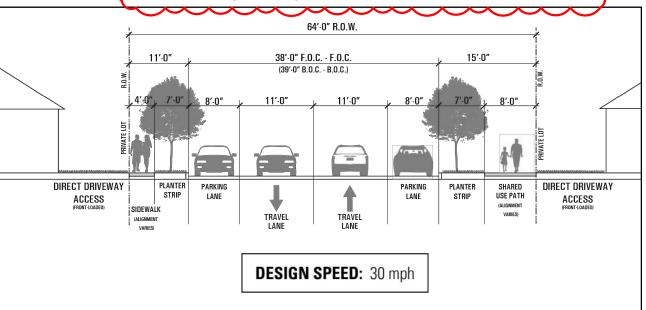
## **PUD NOTES**

- 1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- 2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- 3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- 4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- 5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- 6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- 7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- 8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- 9. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN
- 10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS: 10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO
- LESS THAN 50 FEET. 10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
- 11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- 12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS. 14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES

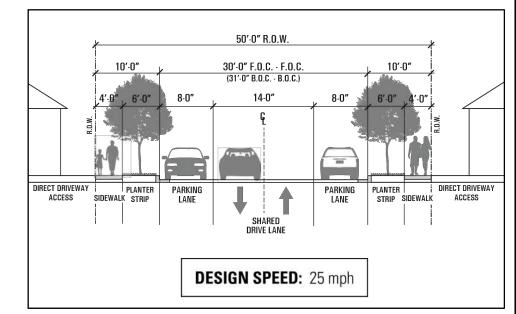
RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE

13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE

- SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS. 15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE
- FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR **ACTIVITIES FROM ADJACENT PROPERTIES.**
- 16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
- 17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- 18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- 19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- 20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- 21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- 22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- 23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- 24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10
- 25. THE MINI-STORAGE WAREHOUSE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-STORAGE WAREHOUSE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
- 26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.



### PRIMARY COLLECTOR (WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL

**ROADWAY SECTION** 

MANOR HEIGHTS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE

CITY OF MANOR, TEXAS.

HONORABLE MAYOR DR. CHRISTOPHER HARVEY

MAYOR OF THE CITY OF MANOR, TEXAS

FELIX PAIZ, CHAIRPERSON PUD GUIDELINES & NOTES



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TEXAS REGISTERED ENGINEERING FIRM F-928







Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the façade and park is not a front façade. Both street facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both

**Streetscape Variety.** The same elevation can be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 21 lots.

**Variety of facade articulation.** Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

• Horizontal offsets, recesses or projections, breezeways, porte-cocheres, canopies, ornamental cornices, ornamental and bay windows, vertical "elevation" off-sets, peaked roof forms, arches, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.

**Front Facades** 

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Garage doors flush with the streetfacing façade require design features on the façade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead eave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.

**Front-loaded Garage - Flush with Facade** 

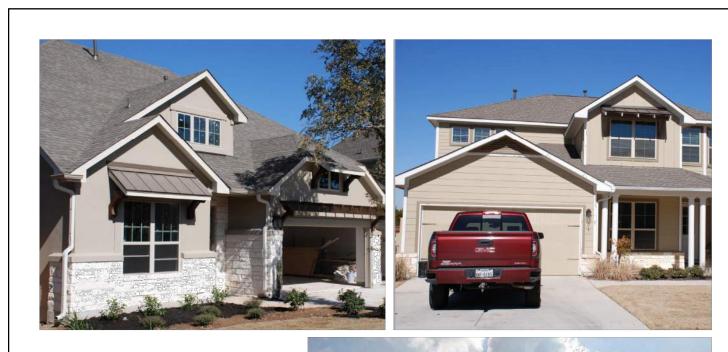




On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.

**Front Entries** 



Garages projecting in front of the street facing building façade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required

- Extend and integrate the building siding materials on the garage façades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows

on a projecting garage:

- Single garage doors
- An architectural roof above the garage, such as a gabled roof

**Front-loaded Garage - Projecting** 

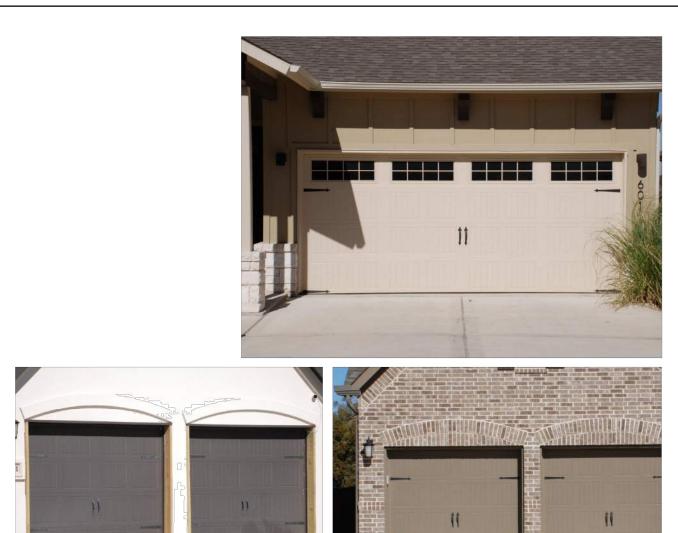


Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementious-fiber planking and board and batten (not panels), painted or tinted stucco and brick. Solid wood planking, decorative cementious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%, masonry must be stone, brick or stucco.

**Detailing.** Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from façade to façade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.

**Exteriors of Residential Buildings** 



shall be compatible with the color palette of the building façade siding or trim of the home to deemphasize the garage door and emphasize the architectural building façade. Detailing and articulation of the garage doors is required.

Stain or paint colors for garage doors

**General.** Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.

**Garage Door Articulation** 





A garage door recessed from the face of the front façade that emphasizes the living area of the home from the street is a permitted garage type.

Front-loaded Garage - Living Area Forward





Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead eave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead eave or the porte-cochere may extend five feet into the building setback line.

**Roofs and Overhead Structures** 

DATE BY UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN 06/30/23 SFS SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES. UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT 10/15/24 SFS ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1,

OPEN SPACE, PARKLAND, MAJOR ROADWAY)

MANOR HEIGHTS

EXHIBIT B PUD DESIGN STANDARDS



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## MEDIUM DENSITY RESIDENTIAL

All guidelines set forth in in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

#### **Architectural style**

A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

### Form and mass

A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

## Long walls and facades

Up to six attached dwellings may be attached in a single row as a

Windows and transparency
All walls and elevations on all floors of attached residential buildings
must include windows or doors with glass, except as appropriate to
assure privacy for adjacent residents.

**Medium Density Residential** 

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The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community

Each new residential unit in Manor Heights will be subject to design criteria that will be

detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved

the house plans as complying with the PUD Design Requirements for City Review.

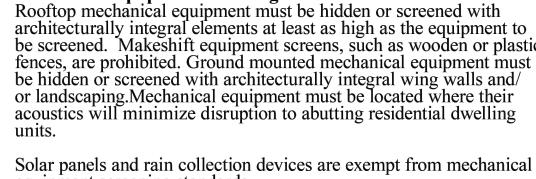
environment that is consistent with these architectural design guidelines.

Review Committee (ARC) which will be created pursuant to the CCRs.

**Common Open Space** 









**Building roofs**On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

Mechanical equipment screening
Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units

equipment screening standards.

**Design Review and Enforcement** 

**Medium Density Residential** 



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)

	DESCRIPTION	DATE	BY
Â	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
<u> </u>	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS

