

# LAKE RIDGE PHASE 4

## PD SUMMARY

Purpose Statement - To amend the zoning on approximately 37.128 acres from PD 05-06-18 to an Amended PD for the property described by metes and bounds on Exhibit "A" (the "Property") of this PD Ordinance. Development and use of the Property shall comply with the former PD 05-06-18 and this Amended PD Ordinance. In the event of a conflict between the original PD Zoning Ordinance and this PD Ordinance, this PD Ordinance shall control.

### RESIDENTIAL LAND USES

#### **I. Setbacks, etc. for Single Family Detached.**

##### A. Front Yard Setback.

The minimum front yard building setback shall be twenty feet (20').

##### B. Side Yard Setback.

The minimum side yard building setback shall be five feet (5') on each side. A side yard adjacent to a street on a corner lot shall always have a minimum fifteen-foot (15') side yard building setback.

##### C. Rear Yard Setback.

The minimum rear yard building setback shall be fifteen feet (15'). All rear yards are measured from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. Porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5').

##### D. Garages.

An enclosed parking area of at least four hundred square feet (20 feet by 20 feet) shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

##### E. Design Elements

All residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019, except as noted below:

- 1.3 Garages shall be a minimum of 400 square feet. Any garage facing a public street may not extend more than 10 feet beyond the house front or front porch, whichever is closer. On non-typical lots where site constraints are present, a variance to the maximum 10 feet garage extension beyond house front may be approved by the Director of Development Services or through an alternative façade permit application by the City Council.
- 1.4 All walls, except gabled roof areas, which are on the front façade and face a street other than an alley must contain at least 25% of the wall space in windows and doors. The garage door shall count as a “door” towards the 25% requirement.

In lieu of side yard walls on corner lots requiring windows and doors comprising of 25% of the wall space, a corner lot shall comply with the following:

1. A side yard wall on a corner lot facing a street shall consist of at least 2 windows or doors totaling 25 square feet in aggregate area.
2. On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
3. On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
4. On corner lots, front fencing or gates that face a primary street shall be set back from the front façade a minimum of 10 feet but no more than 15 feet.
5. If a window of any size is not installed on the side of a house on a corner lot between the front build line and side yard fence return, shrubs of a minimum of 3 gallons in size shall be planted between front build line and fence return at a spacing of 4 feet on center. In addition, one 3-inch caliper eastern red cedar (*Juniperus virginiana*), or other evergreen tree species approved by the Director of Development Services, shall be planted at the longitudinal midpoint between the front build line and fence return.

## **II. Utilities and Equipment**

- A. All public utility easements (PUE) shall be a minimum of 15 feet in width. All franchise utility easements (FUE) shall be a minimum of 10 feet in width.