

**Exhibit “B”**  
**Planned Development Conditions**  
**“Garden Homes”**

**I. PURPOSE:**

The purpose of this Planned Development (PD) is to allow for the continuation of development of single family detached homes along WA Allen.

**II. GENERAL CONDITIONS**

- A. This Planned Development District shall not affect any regulations within the City of Wylie Zoning Ordinance, current or as amended, except as specifically provided herein.
- B. All regulations of the underlying Single Family 10/24 set forth in Article 3, section 3.2 of the Comprehensive Zoning Ordinance (adopted as of April 2021) shall apply except for the following:

<b>Planned Development - Single Family (PD - SF)</b>	
<b>Lot size (<i>Minimum</i>)</b>	
Lot Area (sq.ft.)	10,000
Lot Width (feet)	50
Lot width of corner lots (feet)	55
<b>Dwelling Regulations</b>	
Minimum Square Footage	2,800
<b>Yard Requirements - Main Structure</b>	
Front Yard (feet)	25
Side Yard (feet)	5
Side Yard Adjacent to Street (feet)	20
Rear Yard (feet)	50
Lot Coverage	50%
<b>Height of Structure</b>	
Main Structure (feet)	40
Accessory Structure (feet)	15