

PLANNED DEVELOPMENT DESIGN STANDARDS  
CREEKSIDE ESTATES  
CITY OF WYLIE

SF-A – Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-3 zoning classification except as noted below:

11.3 Area regulations.

(1) *Size of yards*

- (1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than 6 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
- (3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot*

- (1) Lot area. No building shall be constructed on any lot less than 7,200 square
  - (2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
  - (3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.
- (3) Minimum dwelling size. The minimum floor area of any dwelling shall be 1,600 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

- A.1 Exterior Wall Materials – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.
- A.2 Roofs – Roofs must be covered with composition material of at least 180 lb weight shingle and have a minimum pitch of 8:12.
- A.3 Fences and Walls- Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
- A.4 Screening -The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exists on the lot:

1. Clotheslines

2. Drying Racks
3. Hanging clothes, lines, rugs and textiles of any kind
4. Yard maintenance equipment
5. Wood piles and compost piles
6. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
7. Garbage can and refuse containers

Plant material such as trees and bushes may be used for screening.

A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other

A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:

1. Trees – a minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
2. Shrubs – eighteen (18) 3 gallon shrubs across the front of the house
3. Grass – solid sod from the fence to the front curb

#### SF-B Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-2 zoning classification except as noted below:

#### 10.3 *Area regulations.*

##### (1) *Size of yards*

- (1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than 7 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
- (3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

##### (2) *Size of lot*

- (1) Lot area. No building shall be constructed on any lot of less than 8,500 square feet.
- (2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
- (3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.

- (3) *Minimum dwelling size.* The minimum floor area of any dwelling shall be 1,800 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

- A.1 *Exterior Wall Materials* – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.
- A.2 *Roofs* – Roofs must be covered with composition material of at least 180 lb. weight shingle and have a minimum pitch of 8:12.
- A.3 *Fences and Walls* – Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
- A.4 *Screening* – The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:
1. Clotheslines
  2. Drying racks
  3. Hanging clothes, linens, rugs and textiles of any kind
  4. Yard maintenance equipment
  5. Wood piles and compost piles
  6. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
  7. Garbage can and refuse containers

Plant material such as trees and bushes may be used for screening.

- A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other
- A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:
1. Trees – A minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
  2. Shrubs – eighteen (18) 2 gallon shrubs across the front of the house
  3. Grass – solid sod from the fence to the front curb

SF-C – Single Family Residential Regulations

This classification shall conform to the City of Wylie SF-1 zoning classification except as noted below:

9.2 *Area regulations.*

(1) *Size of yards*

- (1) Front yard. There shall be a front yard having a depth of not less than 25 feet as measured from the front property line.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than 8 feet in width. A side yard adjacent to a side street shall not be less than 20 feet.
- (3) Rear yard. There shall be a rear yard, a depth of not less than 25 feet.

(2) *Size of lot.*

- (1) Lot area. No building shall be constructed on any lot of less than 10,000 square feet.
  - (2) Lot width. The minimum width as measured as the front property line of the lot shall not be less than 60 feet.
  - (3) Lot depth. The minimum depth of the lot shall be not less than 100 feet.
- (3) Minimum dwelling size. The minimum floor area of any dwelling shall be 2,000 square feet exclusive of garages, breezeways and porches.

Additional Guidelines

- A.1 Exterior Wall Materials – A minimum of 75% of the dwelling's total exterior area, minus windows and doors, must be masonry veneer, such as brick, stone or stucco.
- A.2 Roofs- Roofs must be covered with composition material of at least 180 lb. weight shingle and have a minimum pitch of 8:12.
- A.3 Fences and Walls – Fences may not exceed 8 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. Railroad ties may not be used for a retaining wall visible from the street.
- A.4 Screening – The owner of a lot must screen the following items from the view of the public and neighboring lots and dwellings, if any of these items exist on the lot:
  1. Clotheslines
  2. Drying racks
  3. Hanging clothes, linens, rugs and textiles of any kind
  4. Yard maintenance equipment
  5. Wood piles and compost piles
  6. Accessory structures such as dog houses, gazebos, metal storage sheds and greenhouses
  7. Garbage can and refuse containers

Plant material such as trees and bushes may be used for screening.

- A.5 *House Elevation* – No like house elevation shall be constructed adjacent to each other

A.6 *Landscaping* – The following minimum landscape features shall be installed prior to the initial occupancy:

1. Trees – A minimum of 6 inches in total diameter shall be installed. This may be accomplished by one 6 inch tree or multiple trees whose diameters add up to at least 6 inches.
2. Shrubs – eighteen (18) 2 gallon shrubs across the front of the house
3. Grass – solid sod from the fence to the front curb