

EXHIBIT “C”

Grandeur Townhomes

Planned Development Standards

(PD 2025-XX)

I. Purpose:

The intent of this planned development district is to allow for a townhome development to serve as infill housing for the surrounding residential area.

II. GENERAL CONDITIONS:

- a. This Planned Development shall not affect any regulations within the City of Wylie Zoning Ordinance (adopted as of June, 2023) except as provided herein.
- b. The following regulations of the Townhome District (TH) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of June, 2023) are hereby replaced with the following:

Figure C.1 – Townhome (TH)

Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	3,500
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	75
Dwelling Regulations	
Minimum Square Footage	1,600
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	10
Minimum Side Yard Setback (ft.)	0 for interior, 5 for Exterior
Minimum Rear Yard Setback (ft.)	25

Maximum Lot Coverage	60%
Maximum Height (ft.)	35

II. SPECIAL CONDITIONS

- a. Maximum number of Townhome residential lots not to exceed 3 units
- b. Garages shall be a minimum of 450 square feet