

Land Area:

TOTAL LAND: 25.0 AC.



605 Country Club Rd. Wylie, Tx 75098

SINGLE FAMILY HOMES AREA: 15.0 AC.

TOWNHOMES AREA: 3.8 AC.

COMMERCIAL LAND AREA: 4.0 AC.

PLAY AREA: 0.8 AC.

OPEN SPACE AREA: 0.8 AC.

DETENTION POND AREA: 0.6 AC.

Site Plan:



Birds Eye View:



Zone **SF-10/24**:



ZONING ORDINANCE

Lot Arm (sq. ft.)	Figure 3-4 - Single Family 10 District (SF-10/24)		
25	Lot Size	The state of the s	
Description	Lot Arm (sq. ft.)	10,000	
Lot Depth (feet) 100 Lot Depth of Double Front Lots (feet) 120 Design Regulations 2 Minimum Square Footage 2,400 Design Standards Level of Achievement See Section 3.4 Residential Design Standards Level of Achievement See Section 3.4 Residential Design Standards (feet) 10 Side Vard (feet) 25 Side Vard of Corner Lots (feet) 29 Side Vard of allowable nonresidential use (feet) 30 Roar Vard (feet) 25 Roar Vard (feet) 45 Lot Covering 45 Height of Structures Main Sinusture (feet 40	Lot Width (feet)	75	
120 120	Lot width of corner Lots (feet)	90	
Deciling Regulations 2,400	Lat Depth (feet)	100	
April	Let Depth of Double Front Lots (feet)	120	
Design Standards Level of Achievement See Section 3.4 Residential Design Standards	Dwelling Regulations		
Sandards Sandards	Minimum Square Frotagy	2,400	
Variet Nequirements - Mails Structures	Design Standards Level of Achievement	See Section 3.4 Residential Design Standards	
Side Vard (feet) 10	Yard Requirements - Main Structures		
Side Vard of Corner Lots (feet) 28 Side Vard of allowable nonesislential use (feet) 30 Moar Yard (feet) 25 Hour Yard (Double Front Lots (feet) 45 Lot Covering 45% Height of Structures 40	Front Yard (feet)	25	
Side Yand of allowable nomewakential use (feet) 30 Mater Yand (feet) 29 Hear Yand Double Front Lots (feet) 45 Lot Coverage 45% Height of Structures 40	Side Yard (fext)	10	
Rear Yand (feet) 25	Side Yard of Corner Lots (feet)	29	
	Side Yard of allowable nonnesidential use (feet)	30	
Lot Coverage 45% Beight of Structures Main Structure (Res. 40	Rear Yard (feet)	26	
	Rear Yard Double Front Lots (feet)	45	
Main Structure (Res. 40	Lot Coverage	4594	
	Height of Structures		
Accessory Structure (fort) 14	Main Structure (feet.	40	
	Accessory Structure (feet)	- (4	

4. Additional Provisions:

- a. Refer to additional requirements in Article 7, General Development Regulations.
- b. Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

SECTION 3.3 HIGH-DENSITY RESIDENTIAL DISTRICTS

High-density residential uses provide smaller-sized housing for entry-and exit-sized families as well as support business.

A. Townhouse District (TH)

- Purpose: The TH district is a single family residential district allowing between 2 and 7
 attached houses on individual lots and requiring a minimum lot size of 3,000 square feet.
 The Townbouse District is intended to provide flexibility for development of properties
 that are providing open space, preserving natural areas of value, or avoiding areas with
 environmental hazards.
- 2. Permitted Uses: See Use Chart in Article 5, Section 5.1.
- Development Standards: Following are the yard, lot and space requirements for the Townhouse District, including density, height, lot and unit size.

Zone TH:



ZONING ORDINANCE

Figure 3-5 - Townbouse District (TH)		
Lot Size		
Los Area (sq. ft.)	3,500 - exterior w/side yards	
	3,000 - interior w/no side yards	
Lot Width (feet)	30	
Lot width of comer Lots (feet)	45	
Lot Depth (fees)	100	
Lot Depth of Double Front Lots (Feet)	120	
Dwelling Regulations		
Minimum Square Footage	1,000 - Duplex (2 dwellings) 1,200 - others (3+ dwellings)	
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards	
Yard Requirements - Main Structures	di d	
Front Yard (feet)	20	
Side Yard (feet)	O für interior 0 or 5 für exterior	
Side Yard of Corner Lots (feet)	15	
Side Yard of allowable nonresidential use (feet)	NA NA	
Rear Yard (feet)	25	
Rear Yard Double Front Lots (feet)	45	
Lot Coverage	60%	
Height of Structures		
Main Structure (feet	40	
Accessory Structure (feet)	14	

4. Additional Provisions:

- a. Refer to additional requirements in Article 7, General Development Regulations.
- b. Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

B. Multifamily District (MF)

- 1. Purpose: The MF district allows for high density residential development immediately adjacent to shopping and activity centers. The Multifamily District provides for the development of smaller, attached dwelling units on the same lot. Dwellings may be placed in one or more buildings and multiple buildings may be developed on the same lot.
- 2. Permitted Uses: See Use Chart in Article 5, Section 5.1.
- Development Standards: Following are the yard, lot and space requirements for the Multifamily District, including density, height, lot and unit size.

Building Elevations:



Building Elevations:



FRONT & BACK ACCESS:





Building Front:

