

**PECAN PARK - PROPOSED DEVELOPMENT STANDARDS**

<b>ITEM</b>	<b>THREE- AND FOUR- UNIT SINGLE-FAMILY ATTACHED</b>	<b>SINGLE-FAMILY DETACHED</b>
MINIMUM NUMBER OF DWELLING UNITS/BUILDING	3	1
MINIMUM LOT AREA	1,900	4,000
MINIMUM LOT WIDTH	24	50
MINIMUM LOT DEPTH	80	80
FRONT YARD BUILD-TO-LINE	PER REC	
SETBACK FROM CORNER CLIP	0	0
SIDE YARD SETBACK - INTERIOR	0	5
SIDE YARD SETBACK - END UNIT	5	N/A
SIDE YARD SETBACK - CORNER LOT	7.5	15
SIDE YARD SETBACK - ADJACENT TO ALLEY	7.5	7.5
REAR YARD SETBACK (SEE NOTE #2)	20	10
GARAGE SETBACK	20	20
MAXIMUM BUILDING HEIGHT (FT)	3-STORY	2-STORY
MASONRY PERCENTAGE - FRONT/SIDE ELEVATION	95%	95%
MASONRY PERCENTAGE - REAR ELEVATION	50%	50%
STONE ACCENTS	REQUIRED ON ALL BUILDINGS, BUT NOT EACH INDIVIDUAL UNIT	REQUIRED ON ALL UNITS
LOT TREES	2 CANOPY TREES/LOT (MAY BE PLANTED ELSEWHERE ON SITE)	TWO CANOPY TREES PER LOT (ONE IN FRONT YARD, ONE IN REAR YARD)
OFF-STREET PARKING	TWO/UNIT	TWO/UNIT

**NOTES:**

- 1) PROPOSED MASONRY PERCENTAGES EXCLUDE DOORS, WINDOWS, DORMERS, AND GABLES; PERCENTAGES APPLY TO EACH BUILDING ELEVATION, NOT EACH INDIVIDUAL UNIT OR WALL
- 2) LOT 27, BLOCK C SHALL BE PERMITTED TO HAVE A REAR YARD SETBACK OF 18 FEET.
- 3) DWELLING UNITS SHALL REFLECT ARCHITECTURAL ELEMENTS SHOWN ON THE ATTACHED ELEVATION DRAWING; NOT ALL ELEMENTS ARE REQUIRED