

BLOOMDALE ESTATES DEVELOPMENT REGULATIONS

I. Purpose.

The purpose of this zoning district is to set forth minimum requirements of the residential planned development established herein. The intent is to provide quality subdivision development in an orderly fashion. Following approval of this ordinance, the developer shall prepare, in a phased manner where applicable, construction plans, preliminary-final plat and a record plat for each area to be developed and conforming to the criteria established herein.

II. Base Zoning District.

A. The Planned Development District (Tract 1 of the attached Zoning Exhibit – Land Use Designations) shall be developed in accordance with Section 146-106 “SF5” – Single Family Residential District and as amended except as follows in Section III. Zoning Regulations (SF5 PD) below.

III. Zoning Regulations (SF5 PD).

A. Open Space Calculations. Open space calculations shall include all privately owned common areas and recreation areas, including amenity centers, common open space, floodplain, detention areas, and easements. This planned Development shall have a minimum of fifteen percent (15%) recreation areas and common open space, combined. The open space requirements will apply to the Residential Planned Development (SF5 – 62.46 acres) in its entirety.

B. Architectural Standards.

Roof Pitch:	Minimum 6:12
Roof Material:	30 year dimensional 3 tab 30lb. Felt, minimum
Fence Posts:	Metal or iron
Garage Door:	Carriage style with accessories (hinges and handles). Optional cedar trim to be offered on all homes.
Lighting:	Total of three lantern lights on front elevation. Two lights shall be located the at the front door and one on the outside section of the garage door.
Front Door Material:	Mahogany door or Mahogany & Glass.
Front Doors:	All front doors shall be set back a minimum of 3' from front edge of porch.
Gutters:	Full gutters required (front, rear & sides of home).
Cedar Block:	Optional cedar blocks to be offered as trim and façade accessories.
Address Block:	Upgraded cast stone number block to be inset on front of all houses.

C. Masonry Requirements.

Residential structures shall be of exterior fire-resistant construction having 100 percent of the total exterior first floor constructed of brick or stone (excluding doors, windows, window seats to be included on no more than 50% of all houses, areas above roof lines not in plane with first floor walls, or distinct architectural features such as dormers and push back gables). Minimum seventy-five percent of second story structure must be constructed of brick or stone, with the remaining 25% to be constructed of fiber reinforced cementitious board (e.g. Hardie), or other masonry or material of equal characteristics in accordance with the City’s building code and fire prevention code.

D. Screening.

1. Purpose. To encourage the most appropriate use of land and conserve and protect the privacy and value of adjacent permitted uses, regulations are prescribed herein for the location and type of various

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screening devices to be used when required in the various zoning districts or in this section in accordance with the following standards.

2. Location of required screening.
 - a. *Residential* screening adjacent to thoroughfares. Masonry screening wall along Bloomdale Road and Weston Road will be constructed in accordance with City Ordinance.
 - b. *Residential* screening adjacent to Industrial Zoning. A 25 foot minimum natural, vegetated buffer along the south portion of the property shall be preserved and maintained to buffer the residential from the Industrial property.
 - c. *Residential* screening adjacent to City of McKinney property. A natural, vegetated 15 foot buffer along the west portion of the property shall be preserved and maintained to buffer the residential from the City of McKinney Property to the west. Additionally, as of the date of this ordinance, the City of McKinney plans to construct a fire training facility west of the subject property. The SF5 PD Developer shall be responsible for erecting and maintaining a sign along Bloomdale Road adjacent to the City of McKinney property identifying the future use. Signage shall include verbiage stating "Future City of McKinney Fire Administration and Training Facility with an associated burn tower" and "Future Bloomdale Water Pumping Station". The Sign shall be 48" x 48" and shall be located within 20' of the front property line with a location map depicting the location of the future facilities.
3. Maintenance. All required screening materials shall be maintained in a neat and orderly manner at all times by the HOA. This shall include, but not be limited to pruning, fertilizing, watering, mowing, weeding, and other such activities common to the maintenance of landscaping. Appropriate facilities for watering any plant material shall be installed at time of planting. Screening areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the screening or landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.

E. Landscape Regulations.

Lot Landscaping. All residential lots shall be landscaped prior to final acceptance of the dwelling unit.

1. Trees. On each lot, at least two (2) trees shall be retained or planted in the front yard. The required trees shall have a minimum size of four (4") caliper inches measured 6 inches above the ground and eight feet in height at the time of planting) and be one of the following species: Pecan, Cedar Elm, Live Oak, Texas Red Oak, Shumard Red Oak and Bur Oak.
2. Sod. Sod is required for front, side and rear yards of each lot.
3. Irrigation. Irrigation system required for the entire lot, front, side and rear yards, inspected with building permit.
4. Garden and agricultural crops and plants, such as but not limited to corn, wheat, beans, onions, tomatoes and okra, are only permitted in back yards and then only if screened from view from adjacent properties and streets by permanent landscape screening or fencing as permitted herein of sufficient height to screen the highest variety of such crops and in conformance with all city standards.

F. Common Areas and Open Space.

1. Improvements.
 - a. Open Space – Amenity Center
 - i. The Amenity Center shall contain a pool, shade structure, and Cabana building.

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- ii. Owned and maintained by the HOA.
- b. Open Spaces – Passive Open Space
 - i. The passive open space shall contain a hike and bike trail but generally will be left in a native condition.
 - ii. Irrigation only at select trail heads.
 - iii. Owned and maintained by the HOA.
- c. Linear Open Space – Landscape Buffer
 - i. Other areas dedicated as open space for the purpose of creating a landscape buffer along the perimeter, roadside trail and additional landscape areas throughout the community.
 - ii. May contain landscaping or signage that conforms to all city regulations.
 - iii. Areas landscaped with trees and shrubs will be irrigated.
 - iv. Owned and maintained by the HOA.
- d. Customized Subdivision Entrance
 - i. Parkway and median improvements at the entry roads to include landscape, hardscape, monument signage and accent lighting.
 - ii. Full irrigation of pervious areas.
 - iii. Located in dedicated common areas and to be maintained by the HOA.
- e. Decorative Street Lighting
 - i. Installation of decorative street lighting throughout the subdivision that compliments the overall subdivision design and in cooperation with the electric provider.
 - ii. Dedicated to the public and maintained by the electric provider.