

ZONING ORDINANCE

28A Attachment 1

A-1 PLANNED DEVELOPMENT DISTRICTS

The following planned developments are included within this ordinance. For specific requirements or restrictions for each individual planned development, refer to the original amending ordinance for each planned development.

<u>Planned Development Number</u>	<u>Description</u>	<u>Ord. No.</u>
PD #1, PD #2 and PD #3	PD #1, Highland Shores (SF-8*); and PD #2, Highland Shores (SF-12*); and PD #3, Highland Shores (SF-15*)	95-699

The following standards shall apply to PD #1, PD #2 and PD #3. All other provisions of the zoning ordinance shall apply.

Regulations	Requirements
Maximum heights (main structure) (ft)	35
Maximum height (accessory buildings) (ft)	35
Minimum lot area (sf)	7,500
Minimum lot width (ft)	60
Minimum lot depth (ft)	No requirements
Minimum front yard (ft)	15
Minimum rear yard (ft)	10
Minimum side yard (ft)	0
Maximum lot coverage	60
Garage setback (front entry) (ft)	20
Garage setback (corner) (ft)	20
Minimum dwelling unit area (sf)	1,800

PD #4	The Oaks of Highland Village addition, (SF-8*) Minimum lot size: 7,500 square feet Minimum dwelling unit size: 1,600 square feet All other provisions of the zoning ordinance shall apply	95-699
PD #5	Highland Shores (SF-8), (SF-10) and (SF-12) 1. See exhibit A for area references. 2. A homeowners' association is required. A copy of the association's bylaws shall be submitted at the time of Development Plan approval.	95-699

HIGHLAND VILLAGE CODE

Regulations	Area References		
	15-L	14-P 15-P 16-P 18-P	15-C 17-C
Minimum floor area (sf)	2,500	2,000	2,300
Maximum height (main structure) (ft)	35	35	35
Maximum height (accessory buildings)	One story for accessory buildings without garages		
Minimum lot area (sf)	12,000	7,700	10,000
Minimum lot width (ft)	80	65	75
Minimum lot depth (ft)	100	100	100
Minimum front yard (ft)	25	25	25
Minimum rear yard (ft)	15	15	15
Minimum side yard (ft)	Total of 15 feet, with a 5 foot minimum		
Maximum lot coverage (%)	40	40	40
Garage setback (front entry) (ft)	60	60	60
Garage setback (corner) (ft)	20	20	20
Park dedication	Private park dedications in Phases 1–14 satisfy all requirements for neighborhood parks only		
Private parks	Permitted	Permitted	Permitted
Temporary construction buildings	Permitted	Permitted	Permitted

PD #6 Highland Shores (PD - Patio Homes) Villas 95-699
Standards as established in section 28.2B(2) of the ordinance shall apply except as follows:

1. Minimum front yard: 20 feet
2. Minimum rear yard: ten feet
3. Minimum garage setback (front entry): 20 feet
4. Minimum side yard: five feet
5. Homeowners’ association is required. A copy of the association’s bylaws shall be submitted at the time of development plan approval.

All other provisions of the zoning ordinance shall apply.

PD #7 Highland Forest (PD - Patio Homes) 96-712
A freestanding patio home district
Standards as established in section 28.2B(2) of the ordinance shall apply except as follows:

1. Minimum side yard: five feet
2. Minimum garage setback (front entry): 25 feet
3. Minimum lot depth: Lot 28 shall have a lot depth of less than 90 feet
4. Minimum lot width: Lots 22–37 shall be 45 feet in width

All other provisions of Ordinance # 96-719 and the zoning ordinance shall apply

*The new base zoning district specifies the base zoning district that existing planned developments are now converted to under this ordinance.