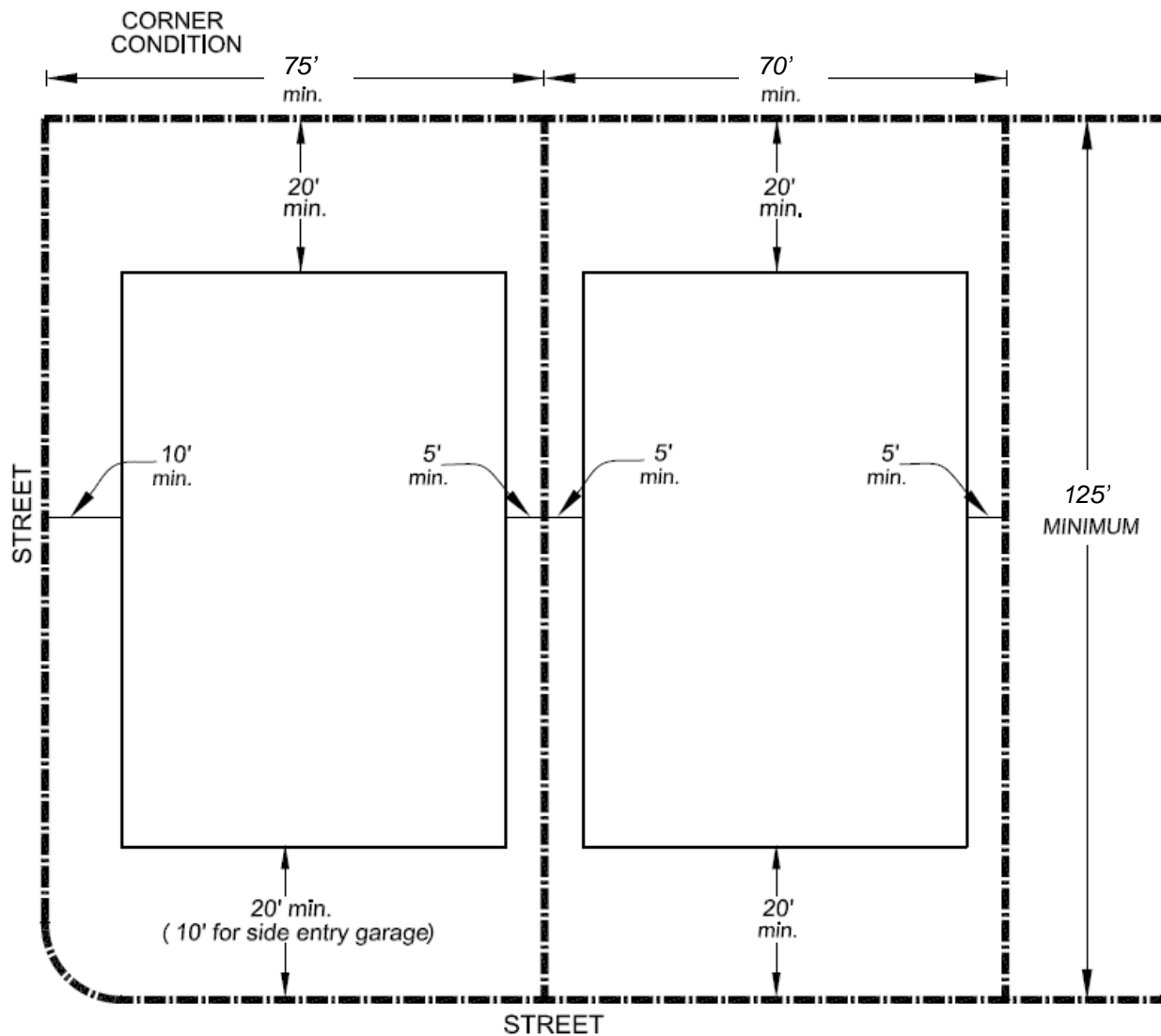


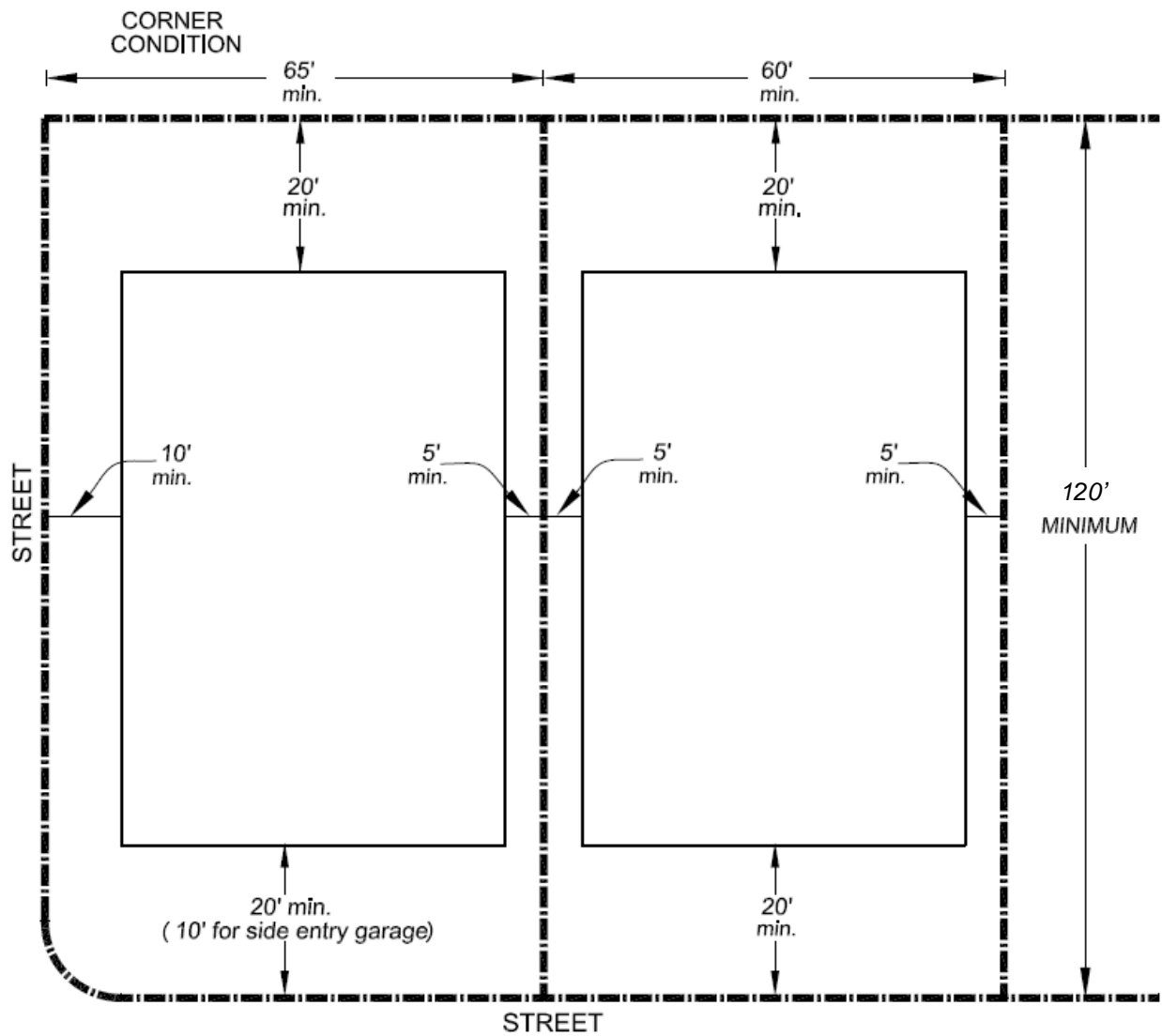
LOW DENSITY RESIDENTIAL
DEVELOPMENT STANDARDS
SF-1
70x125

Minimum Lot Size	8,750 sq.ft.
Minimum Width	70'
Minimum Depth	125'
Setbacks	
Front Yard	20'
Front Yard (Side Entry Garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'



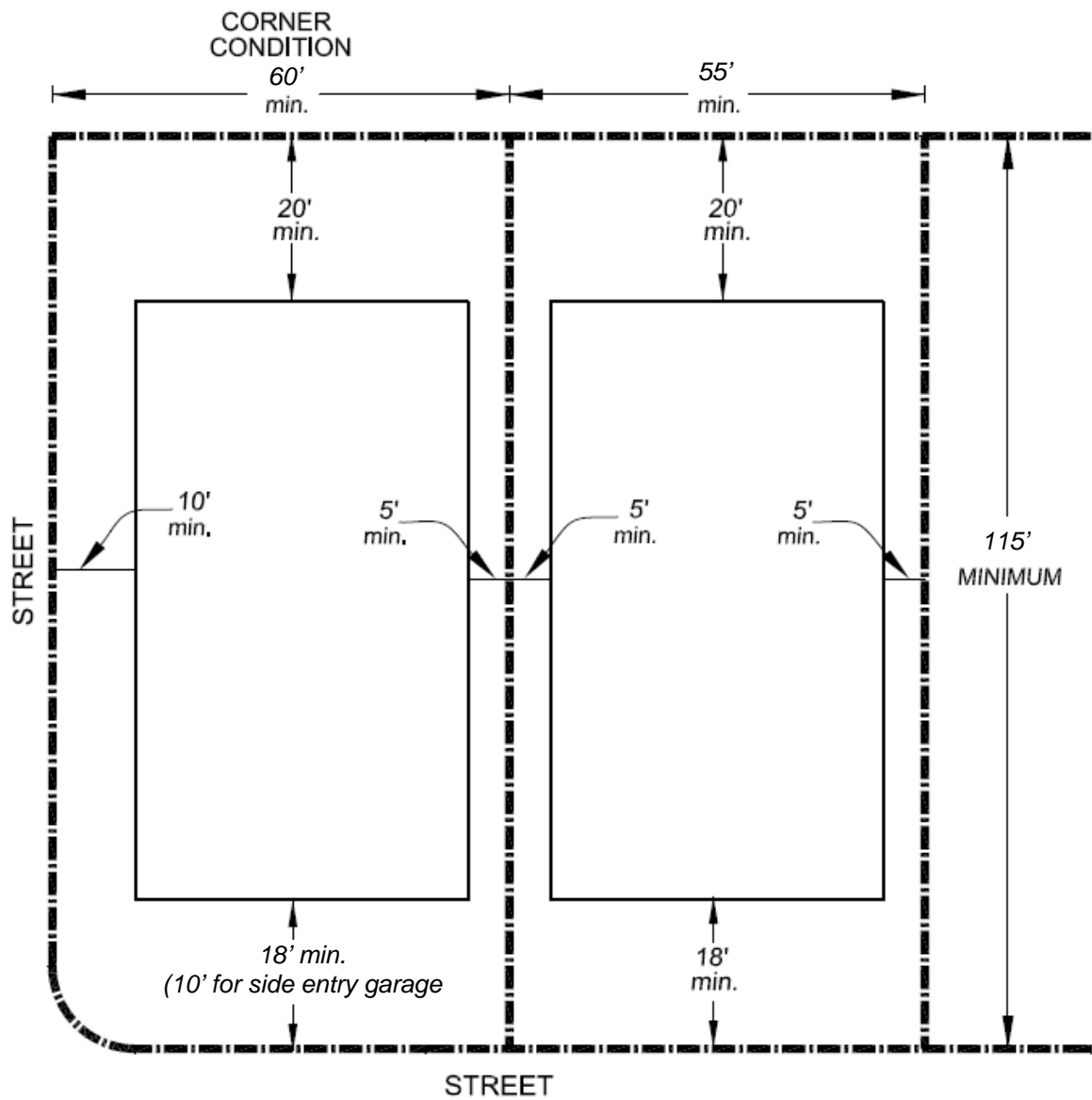
SF-2
60x120

Minimum Lot Size	7,200 sq.ft.
Minimum Width	60'
Minimum Depth	120'
Setbacks	
Front Yard	20'
Front Yard (Side Entry Garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'



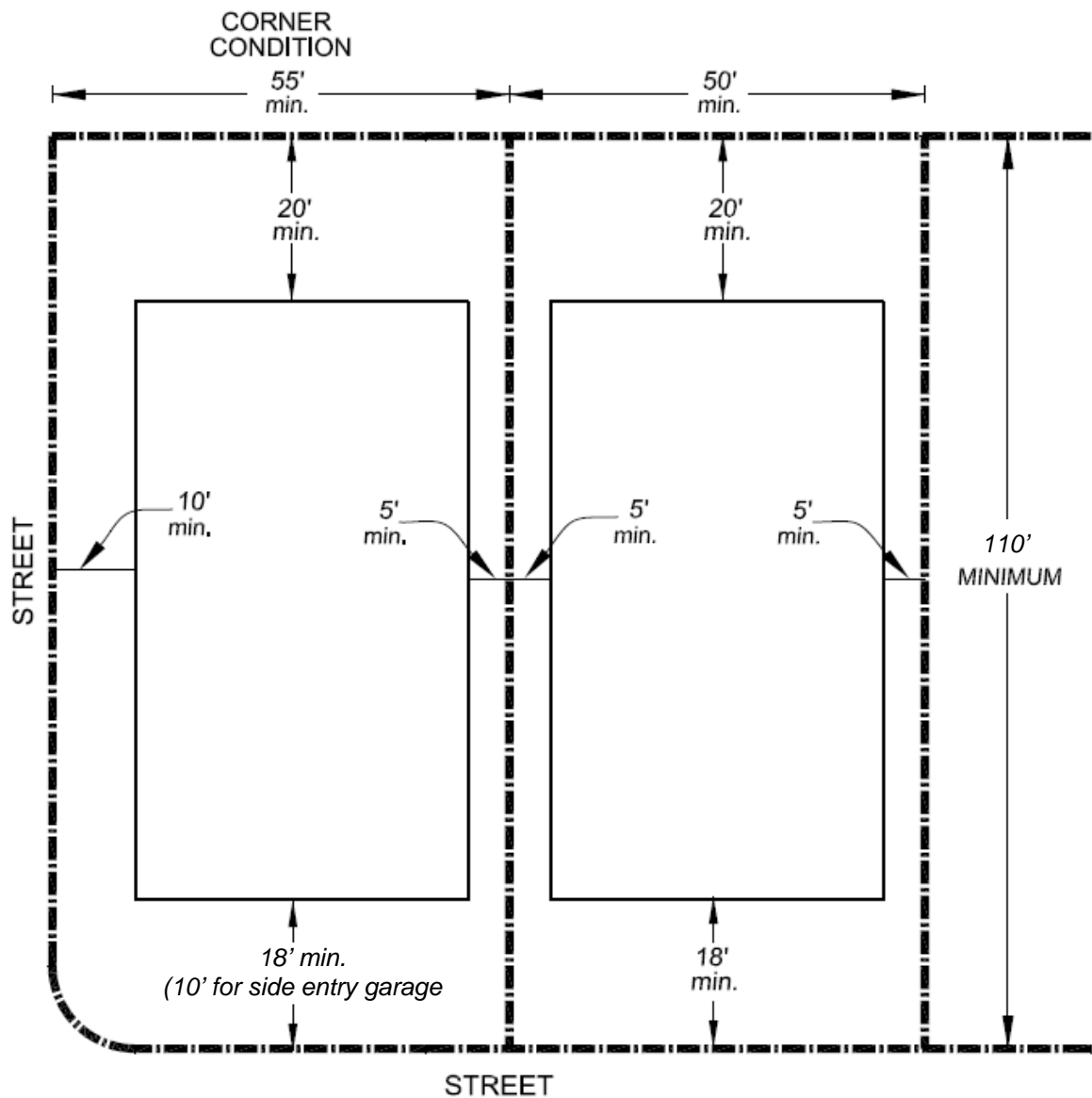
LOW DENSITY RESIDENTIAL
DEVELOPMENT STANDARDS
55x115

Minimum Lot Size	6,325 sq.ft.
Minimum Width	55'
Minimum Depth	115'
Setbacks	
Front Yard	18'
Front Yard (with side-entry garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'



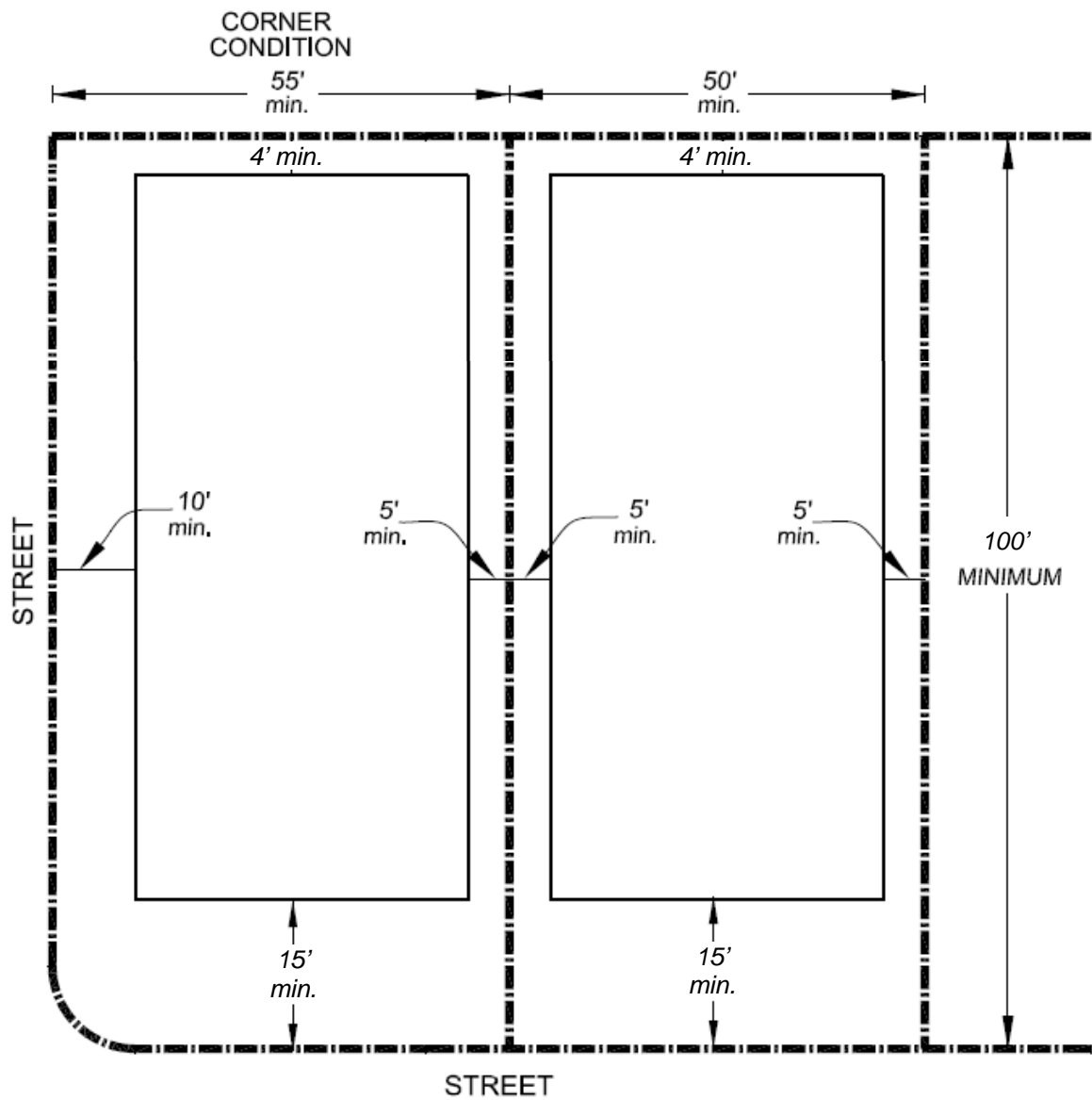
LOW DENSITY RESIDENTIAL
DEVELOPMENT STANDARDS
SF-3
50x110

Minimum Lot Size	5,500 sq.ft.
Minimum Width	50'
Minimum Depth	110'
Setbacks	
Front Yard	18'
Front Yard (with side-entry garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'



LOW DENSITY RESIDENTIAL
DEVELOPMENT STANDARDS
SF-3
50X100 (ALLEY-LOADED)

Minimum Lot Size	5,000 sq.ft.
Minimum Width	50'
Minimum Depth	100'
Setbacks	
Front Yard	18'
Front Yard (with side-entry garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'

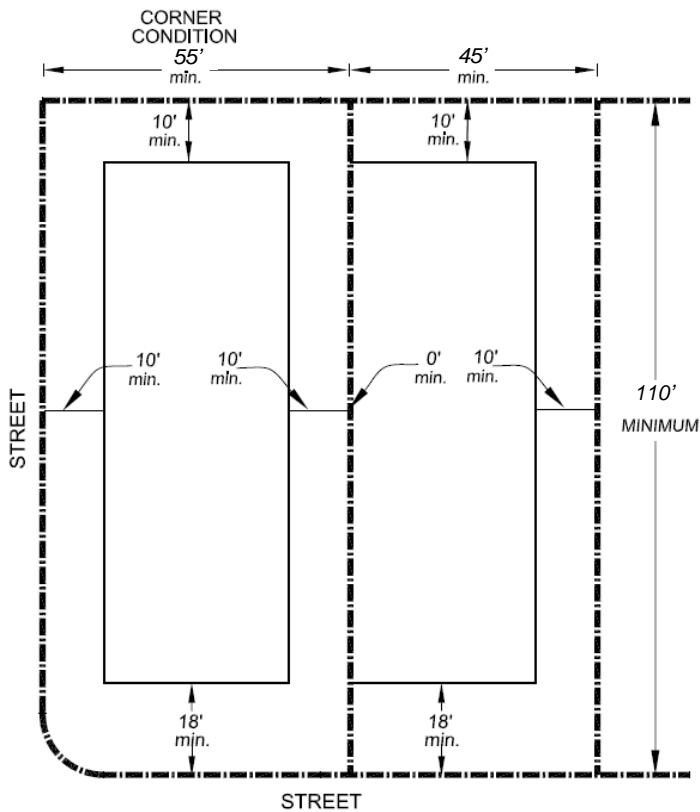


MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 45x110

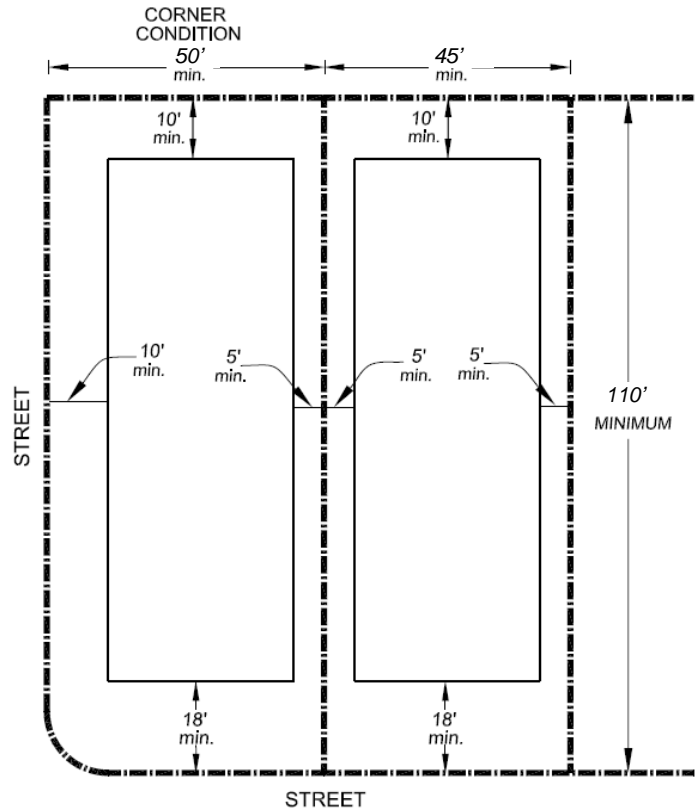
Minimum Lot Size	4,950 sq.ft.
Minimum Width	45'
Minimum Depth	110'
Setbacks (10' / 0' alt.)	
Front Yard	18'
Rear Yard	10'
Side Yard	10' / 0'
Street Side Yard	10'

Setbacks (5' / 5' alt.)	
Front Yard	18'
Rear Yard	10'
Side Yard	5'
Street Side Yard	10'

10' / 0' (Zero-Lot Line Alternative)



5' / 5' (Standard Alternative)

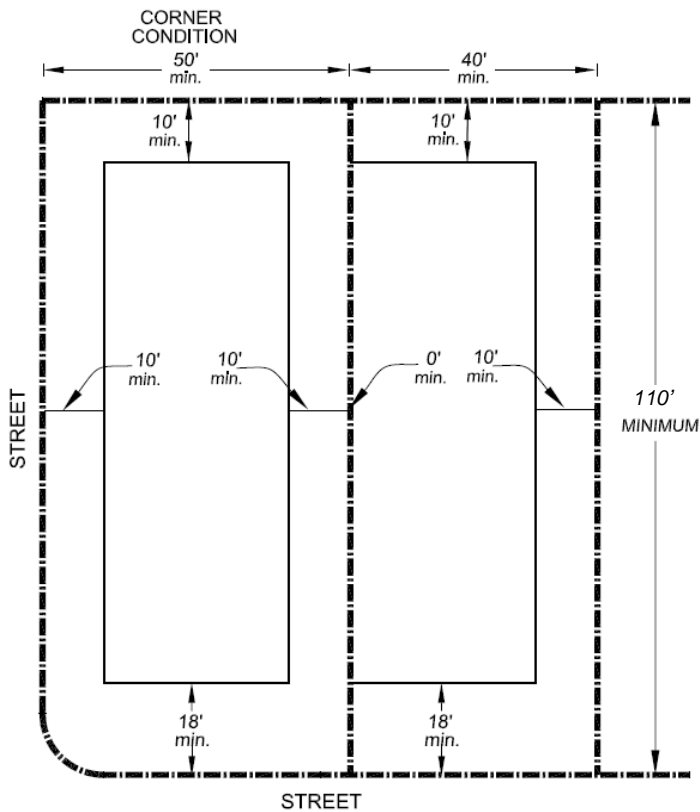


MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS SF-4 40x110

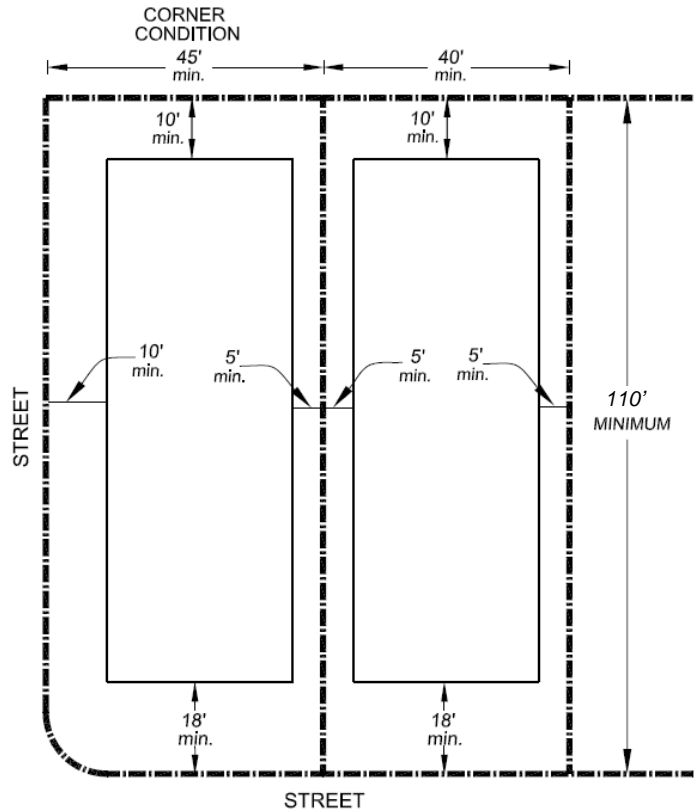
Minimum Lot Size	4,400 sq.ft.
Minimum Width	40'
Minimum Depth	110'
Setbacks (10' / 0' alt.)	
Front Yard	18'
Rear Yard	10'
Side Yard	10' / 0'
Street Side Yard	10'

Setbacks (5' / 5' alt.)	
Front Yard	18'
Rear Yard	10'
Side Yard	5'
Street Side Yard	10'

10' / 0' (Zero-Lot Line Alternative)



5' / 5' (Standard Alternative)

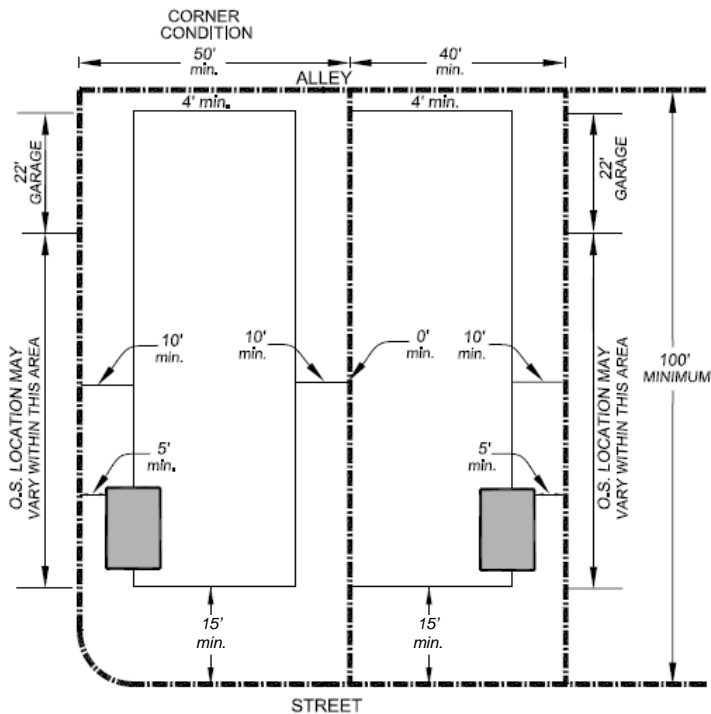


MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS SF-4A 40X100 (ALLEY-LOADED)

Minimum Lot Size	4,000 sq.ft.		
Minimum Width	40'		
Minimum Depth	100'		
Setbacks (10' / 0' alt.)		Setbacks (5' / 5' alt.)	
Front Yard	15'	Front Yard	15'
Rear Yard	4'	Rear Yard	4'
Side Yard	10' / 0'	Side Yard	5'
Street Side Yard	10'	Street Side Yard	10'
Max. Building Height	35'		
Max. Lot Coverage	60%		

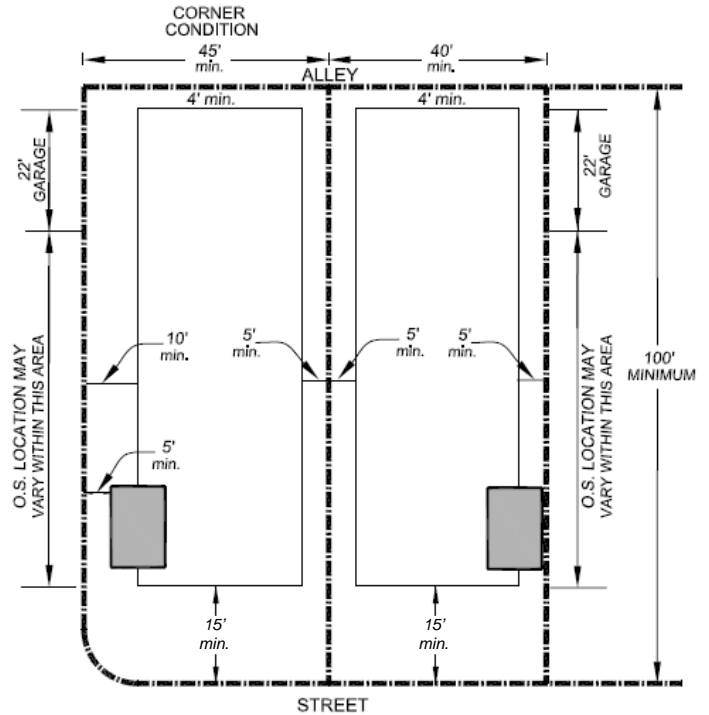
Note: Garages are at the rear of lots accessed via alleys.

10' / 0' Alternative



Private Outdoor Open Space
Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.

5' / 5' Alternative



Private Outdoor Open Space
Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS SF-5 35x105

Minimum Lot Size 3,675 sq.ft.

Minimum Width 35'

Minimum Depth 105'

Setbacks (10' / 0' alt.)

Front Yard 18'

Rear Yard 10'

Side Yard 5'

Street Side Yard 10'

Setbacks (5' / 5' alt.)

Front Yard 18'

Rear Yard 10'

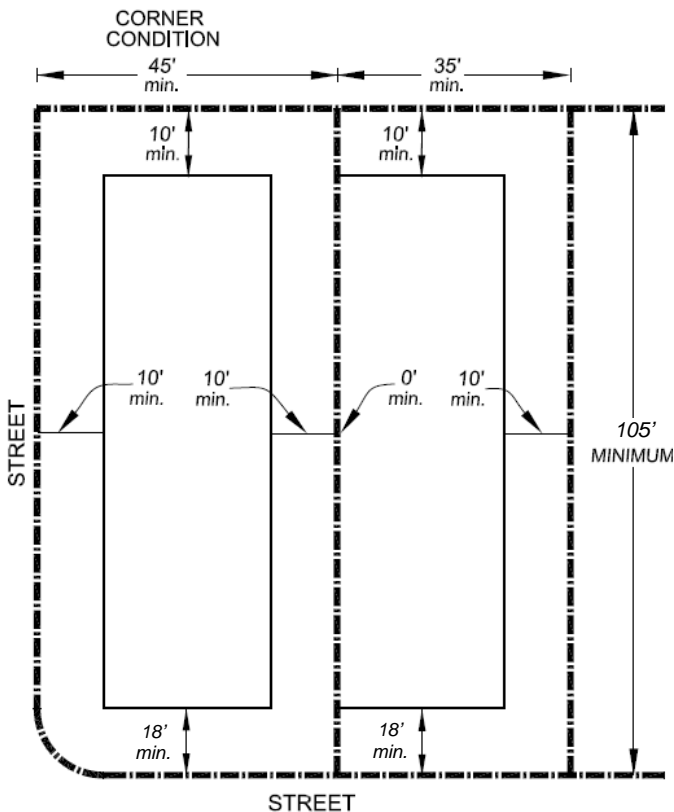
Side Yard 5'

Street Side Yard 10'

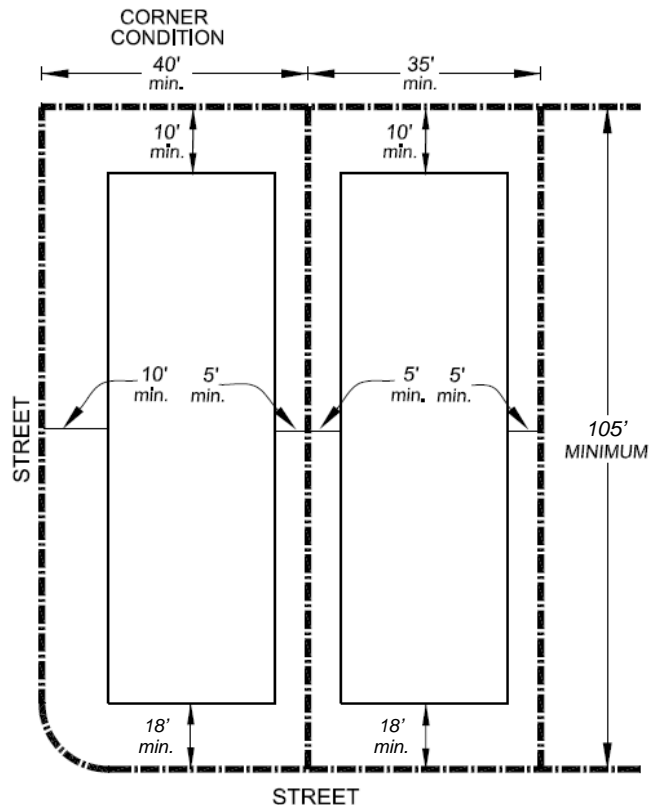
Notes:

- (1) Private outdoor open space opportunities are provided in rear yard for 35'x105' Standard lots (versus side yard for alley-loaded 35'x100' lots).
- (2) Garages are accessed from the street in front of the units – no alleys.

10' / 0' Alternative



5' / 5' Alternative

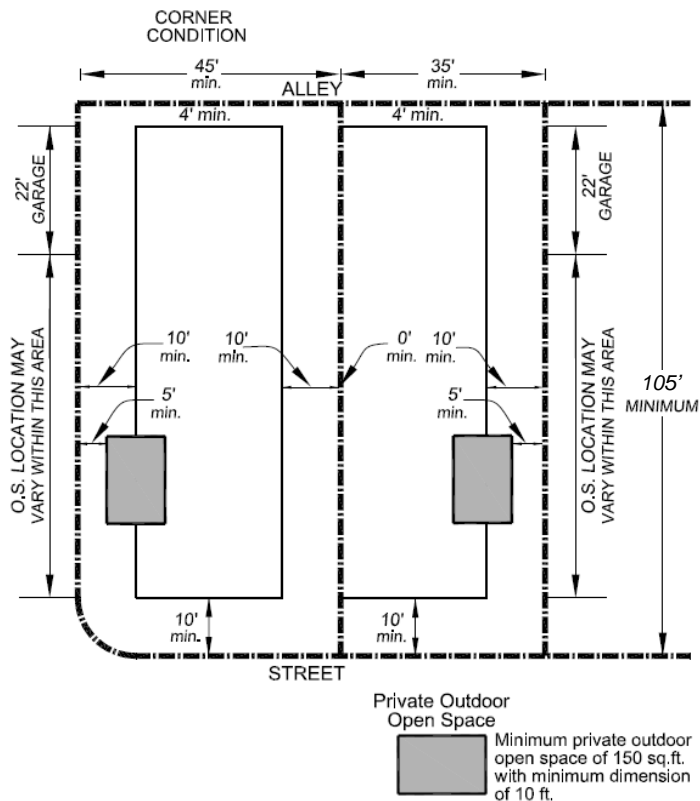


35x105 (ALLEY-LOADED)

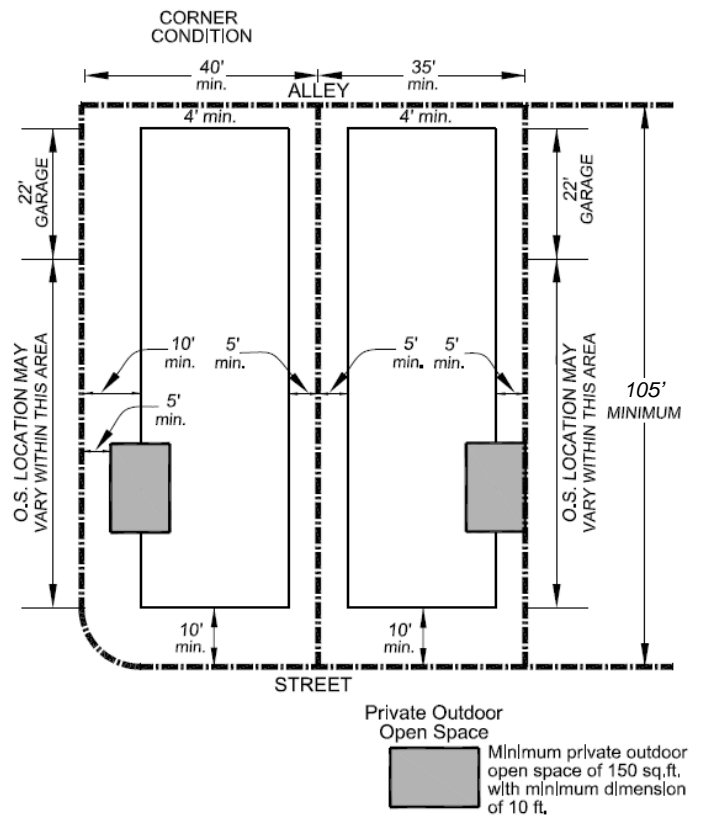
Setbacks (5' / 5' alt.)	
Front Yard	10'
Rear Yard	4'
Side Yard	5'
Street Side Yard	10'

Note: Garages are at the rear of lots accessed via alleys.

10' / 0' Alternative

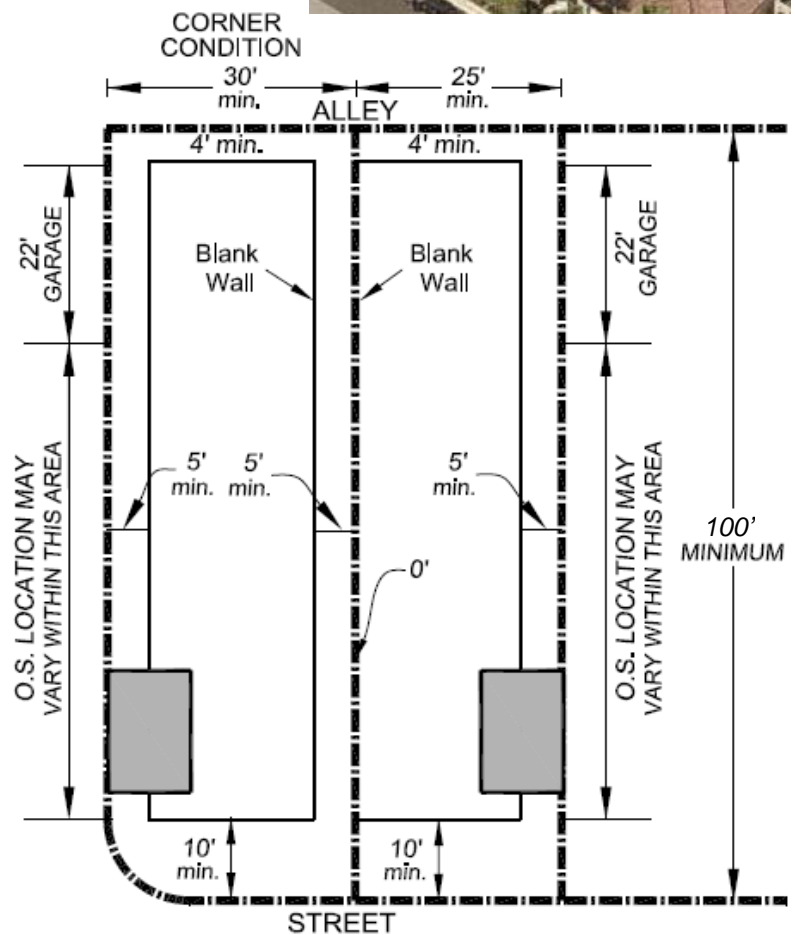


5' / 5' Alternative



URBAN DENSITY RESIDENTIAL DEVELOPMENT STANDARDS SF-6 25X100 (ALLEY-LOADED)

Minimum Lot Size	2,500 sq.ft.
Minimum Width	25'
Minimum Depth	100'
Setbacks	
Front Yard	10'
Rear Yard (Alley Required)	4'
Side Yard	5' / 0'
Street Side Yard	5'



NOTES:

- 1) Garages are accessed from alley behind lots.
- 2) End lot is 5' wider with blank wall oriented opposite blank wall of adjacent lot.

Private Outdoor Open Space



Minimum private outdoor open space of 150 sq.ft. with a minimum dimension of 10 ft.

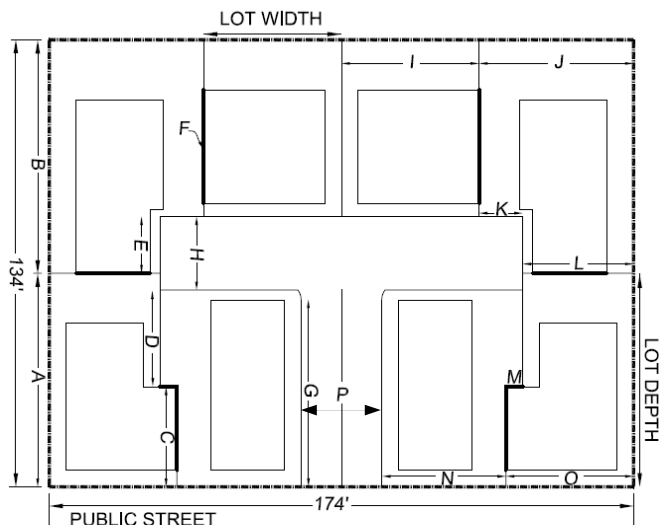
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS CLUSTER

Minimum Lot Size	2,100 sq.ft.
Minimum Width	30'
Minimum Depth	50'
Setbacks – Public Street	5'
Setbacks – Private Drive	2'

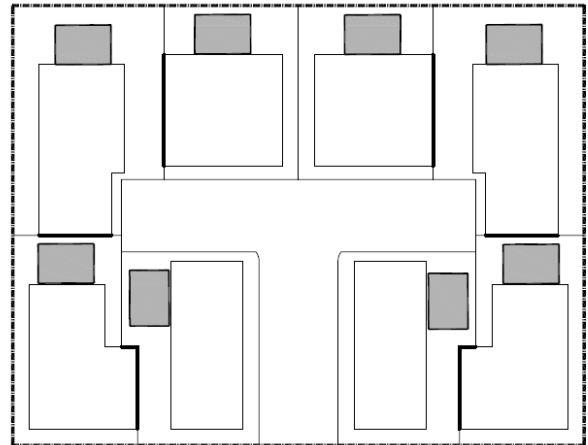
Notes:

- (1) One setback of common lot line to adjacent lot may be 0'.
- (2) Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft..

A = 64'	E = 17'	I = 41'	M = 5'
B = 70'	F = 53'	J = 46'	N = 37'
C = 30'	G = 59'	K = 13'	O = 38'
D = 29'	H = 22'	L = 33'	P = 24'

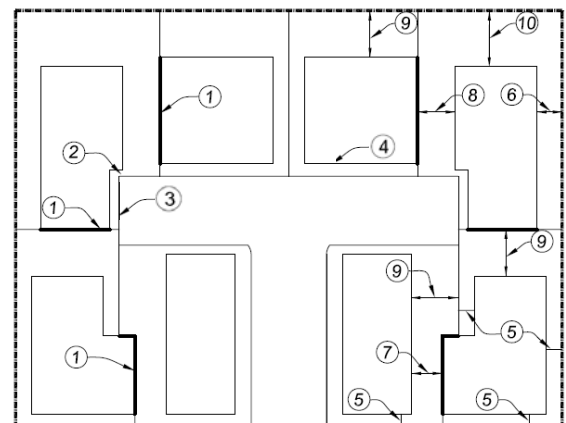


EXAMPLE LOT DIMENSIONS



EXAMPLE OUTDOOR OPEN SPACE OPPORTUNITIES

① 0'	④ 4'	⑦ 10'	⑩ 18'
② 2'	⑤ 5'	⑧ 12'	
③ 3'	⑥ 8'	⑨ 15'	



EXAMPLE SETBACKS

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS GARDEN COURT

Minimum Lot Size	2,000 sq.ft.
Minimum Lot Width	60'
Minimum Lot Depth	25'
Setback – Public or Private Street	8'
Setback – Public or Private Alley	4'

NOTES:

- (1) Product goal is to create cluster of alley-served homes surrounding a common open space area.
- (2) Two lotting alternatives are shown to accommodate builder and jurisdictional preferences; both creating the same environment for residents. The first provides discrete lots clustered around a separate open space lot. The second provides flag connections to give each lot physical frontage on the serving public or private street, with an open space easement over the central open space.
- (3) More than one option for private outdoor open space is shown for each lot. These areas are shown as a minimum of 150 square feet, with a minimum dimension of 10 feet.
- (4) Private open space fronting the common open is to be provided as a minimum for each unit. These are encouraged to incorporate a covered porch with a minimum dimension of six feet. This semi-private location may be augmented by an additional uncovered private outdoor space at the other location shown for each lot.
- (5) Lot dimensions and setbacks may vary, depending on specific product design. Minimum setbacks and separations regardless of product are noted below.

EXAMPLE LOT DIMENSIONS, SETBACKS, AND SEPARATIONS

Minimums:

- From alley right-of-way to Garage = 4'
- From outer edge of center open space to front of unit = 10' (Figure 1, dimension "K", not including porch)
- Separation between units = 6' (Only Garage walls may be attached)

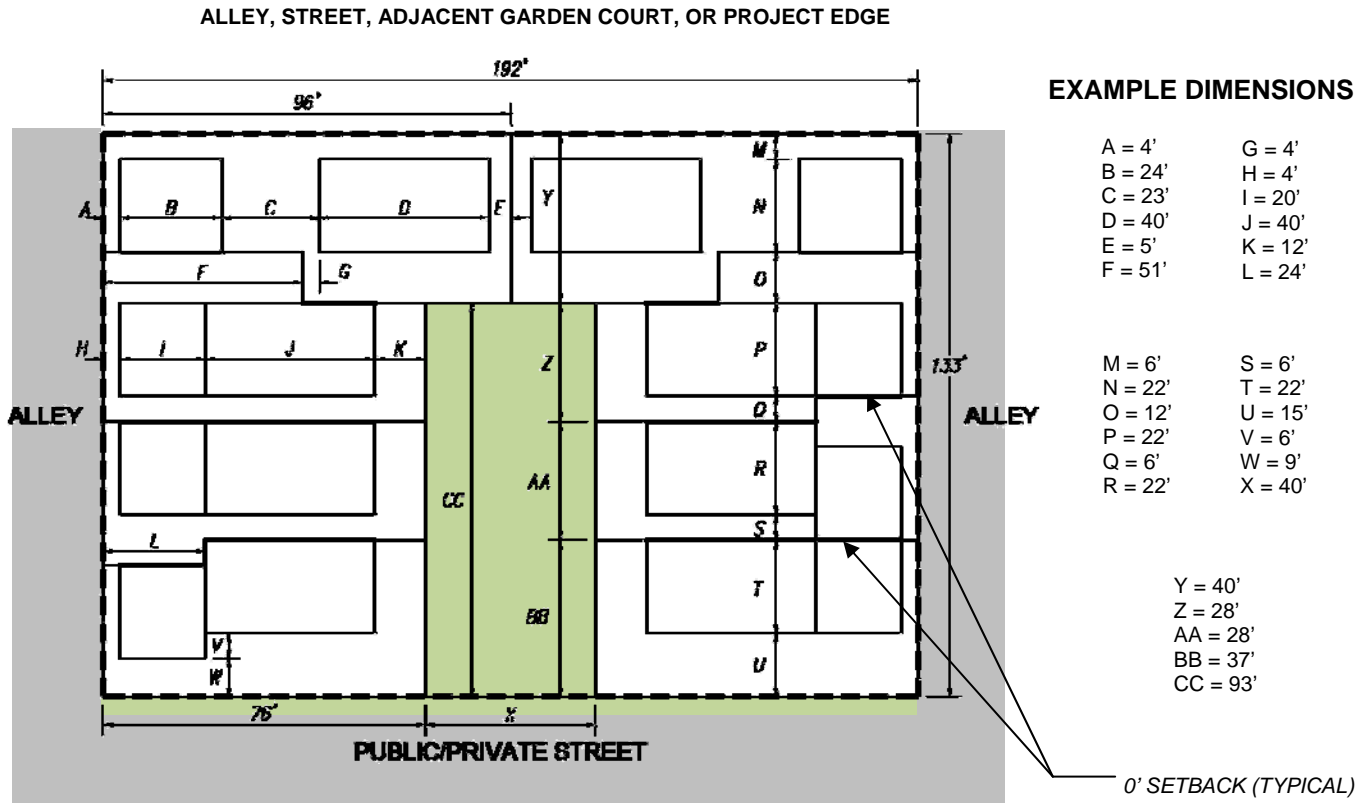


Example 1
Mueller Redevelopment, Austin, Texas

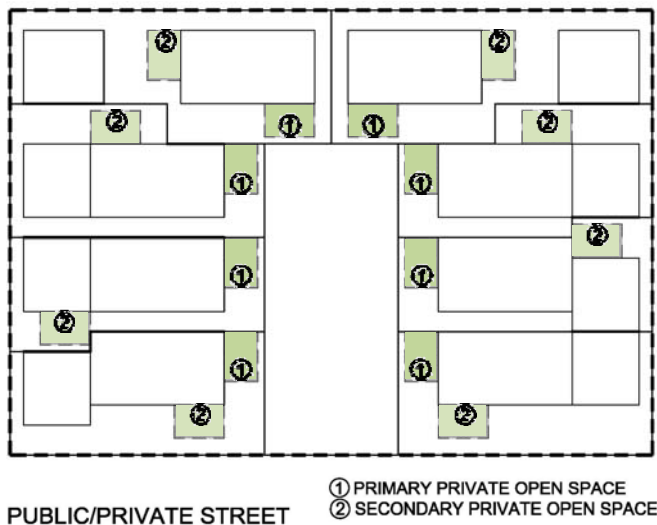


Example 2
Blanco River Village, San Marcos, Texas

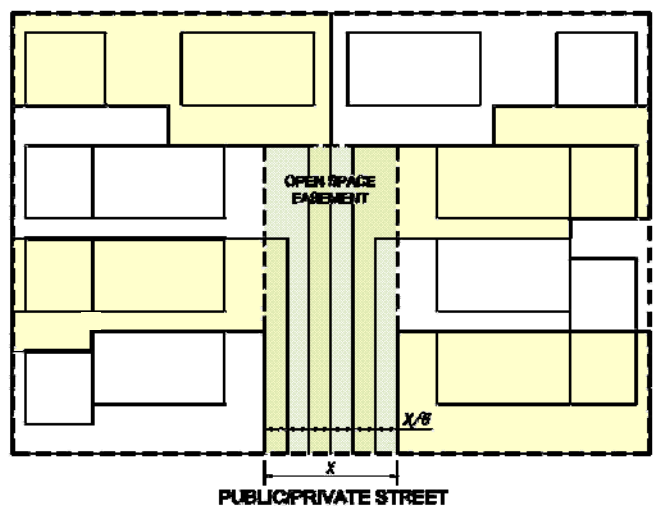
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS GARDEN COURT



**FIGURE 1
GARDEN COURT TYPICAL LOTTING**



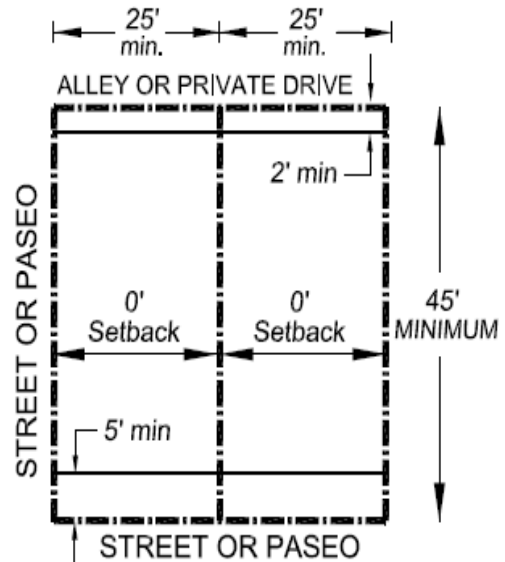
**FIGURE 2
GARDEN COURT PRIVATE OPEN SPACE**



**FIGURE 3
GARDEN COURT ALTERNATIVE LOTTING**

Minimum Lot Size	1,125 sq.ft.
Minimum Width	25'
Minimum Depth	45'
Setbacks	
Front Yard	5'
Rear Yard (Alley Required)	2'
Side Yard	0'
Street Side Yard	0'
Max. Building Height	45'
Max. Lot Coverage	85%

Mapped as individual lots, or as condominium.



Caldwell Valley Development Standards

August 21, 2012

August 21, 2012

	Minimum Setbacks (Ft.)							
	Minimum Lot Size (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Lot Depth (Ft.)	Maximum Density (DU/Ac.)	Front (Standard/ Side-Entry Garage)	Side ¹	Street Side ¹	Rear ²
Residential Product								
Low Density Residential	5,500	50	100	5.2	18/10	5	10	20
Example Lot Sizes:								
70x125	8,750	70	125		20/10	5	10	20
60x120	7,200	60	120		20/10	5	10	20
55x115	6,325	55	115		18/10	5	10	20
50x110	5,500	50	110		18/10	5	10	20
Medium Density Residential	3,150	35	90	10.0	10	5 / 0	5	4
Example Lot Sizes:								
45x110 ⁸	4,950	45	110		18	10 / 0 or 5	10	10
40x110 ⁸	4,400	40	110		18	10 / 0 or 5	10	10
40x100 (Alley-Loaded) ^{3, 8}	4,000	40	100		15	10 / 0 or 5	10	4
35x105 ^{3, 8}	3,675	35	105		18	10 / 0 or 5	10	10
35x105 (Alley-Loaded) ^{3, 4, 8}	3,675	35	105		10	10 / 0 or 5	10	4
Cluster ^{1, 3, 5, 6, 9}	See Illustrated Examples							
Urban Density Residential	2,000	25	80	24.0	5	0	5	4
Example Products:								
25x100 (Alley-Loaded) ^{3, 4}	2,500	25	100		10	5 / 0	5	4
Townhome ^{4, 7}	2,500	25	90		5	0	5	4
Triplex ⁷	6,000	60	100		15	5	10	15
Apartment ⁷	6,000	60	100		15	5	10	15

Notes:

- (1) Side set-backs are measured to the edge of slab. Eaves, veneers, and pop-outs for fireplaces and entertainment centers are allowed into side yards with a maximum depth of two feet and maximum length of 10 feet. Pop-outs on Cluster product units are limited to yards with setbacks greater than or equal to 5 ft.
- (2) Patio covers and second floor decks may extend into rear yard setbacks the lesser of 8 feet or 60% of the rear yard depth. Maximum width is 15 feet. For alley-loaded lots, a second floor decks may not project beyond the building
- (3) Units require a minimum of 150 sq. ft. of usable outdoor space with a minimum dimension of 10 ft. (see Illustrated Examples).
- (4) Lots are served by garages off alleys or private drives to the rear of the lots.
- (5) Fire access within Cluster as approved by the City of Uhland or their fire service provider.
- (6) Minimum lot size and dimensions may be reduced below those standards for Medium Density category only by Cluster product (See Illustrated Examples).
- (7) Minimum separation is 10 feet between buildings for condominium ownership alternative.
- (8) 45 ft., 40 ft., and 35 ft. width lots have option of zero lot line configuration (10' / 0') or equal side yards of 5' each.
- (9) Cluster product lots are dependent on specific architecture, as illustrated by Example 1 and Example 2. Units may be on