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Single Family-Two

Planned Development District permitting the development and use of the premises for Single Family-Two type detached single family residences, developed with lot areas of a minimum of 7,800 square feet and minimum widths of 65 feet. All other conditions regulating cover-age, parking, structure requirements and minimum lot requirements shall comply to Single Family Two standards of the Unified Development Code.

All proposed uses are subject to the approval of site plan or plans by the City Council after recommendations by the Planning and Zoning Commission and prior to the issuance of a building permit on the premises. The site plan shall include plans for grading, drainage, points of access, driveway locations and widths, building setbacks, building areas, service areas, parking areas, curbs, sidewalks, internal circulation, open space plantings, recreational areas, street right-of-way, utility casement locations, necessary retaining walls, common areas, lot lines, minimum front, side and rear setbacks and the location and height of **a** signs.

Development of any adjacent land owned by the applicant shall also be shown on the site plan and such plan along with building construction plans shall be subject to review and approval by the City Council before any site grading, improvement or construction is undertaken.

No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter, noise or vibration not in compliance with the codes of the City of Grand Prairie.

All screening walls, landscaping plantings, driveways and parking surfaces shall be maintained in an orderly condition and no lighting, illuminated signs or other display devices shall be located or arranged to interfere with adjacent development and vehicular traffic on adjacent streets