

Appendix W

RESIDENTIAL DEVELOPMENT STANDARDS

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ORDINANCE NO. 11331-2023

APPENDIX W: RESIDENTIAL DEVELOPMENT STANDARDS

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SECTION 1 - PURPOSE

The City recognizes the crucial importance of residential development built to a high and lasting quality and that such residential development contributes value and quality of life to the citizens of Grand Prairie and its economy. The requirements and regulations contained herein are provided for the purpose of regulating all residential development within the City of Grand Prairie to a reasonable and consistent standard.

Residential development located in the City of Grand Prairie must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification, and adhere to the applicable design standards specified in this appendix.

I. APPLICABILITY AND SITE PLAN REVIEW

A. Applicability.

These Residential Development Standards shall apply to the construction of new single-family detached, single-family attached, single-family townhouse, and multi-family development both as a primary use on a property and as a component of a mixed-use development. Where there is a conflict between the relevant standards specified in the Unified Development Code and these Residential Development Standards, the most restrictive standard shall apply.

B. Classification of Development Standards

1. New detached Single-Family development consisting of, or intended for, five (5) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix.
2. Detached single-family development consisting of four (4) or fewer lots, or redevelopment of five (5) or more existing single-family residential lots filed of record prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.
3. New Single-Family attached development consisting of, or intended for, four (4) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix
4. New Single-Family Townhouse or Multi-family development shall conform to **Section 3**.
5. When Single Family-Attached or Single-Family Townhouse development is constructed in a Multi-Family zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family Townhouse zoning district and this appendix.
6. Single-Family Attached or Townhouse development consisting of fewer than four (4) lots or units, or redevelopment of four (4) or more existing Single-family attached or townhouse lots filed of record prior to the adoption of this ordinance or units granted a certificate of occupancy prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.

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7. **Section 4 – “District Wide Requirements”** shall apply to all development and building types including the following:
- a. **Places of Group Assembly**
 - b. **Institutional or Educational uses**
 - c. **Communal structures pertaining to single-family or multi-family developments, including club houses, pool houses, recreation centers, entry gates, monuments, landscaping features, walls, or fences owned, operated, or maintained by a Homeowner’s Association, Public Improvement District, or management association.**
 - d. **Parking Structures – Single-Family Attached, Townhouses, or Multi-Family**
 - e. **Accessory Structures on private lots.**
 - f. **Ground Mounted Utilities, Piping and Related Apparatus**
 - i. Exposed ground mounted utility structures, piping and related apparatus that exceed twenty-four inches (24”) in height, other than regional and interstate transmission lines and communication towers, shall be screened from public view in a manner described in **Section 4.II.2** below. This provision shall be applied to any such structure located between a building and a dedicated street thoroughfare of any classification, regardless of building setback.

C. Site Plan Approval Required

1. A Site Plan is required for all developments meeting the following characteristics:
 - a. All single-family attached or townhouse developments of four (4) or more lots or units.
 - b. All multi-family residential development.
 - c. All development proposed under a. or b. above shall require approval from the Planning and Zoning Commission and the City Council.
 - d. If a change of zoning is requested, procedures for approval shall conform to procedures specified in Article 1, Section 11 of the Unified Development Code.
2. **Submittal Requirements** - All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:
 - a. The height and percentage tabulations for all exterior wall materials;
 - b. Articulation features proposed for each wall elevation subject to articulation requirements;
 - c. Top of roof deck height being indicated by a dashed line on all building elevations; and
 - d. Provide a color pallet or rendering of the building elevations subject to articulation requirements.
 - e. List of proposed amenities, common features, and unit features along with written

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certification that such will meet the amenity and feature requirements contained herein.

- f. Color landscaping plan identifying open space areas, new plantings by species and estimated size at maturity, and reservation of existing natural areas, flood hazard areas, and existing native trees to remain on the site.
- 3. Incomplete Submittals** - The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

SECTION 2 - STANDARDS FOR SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT

I. SINGLE-FAMILY RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

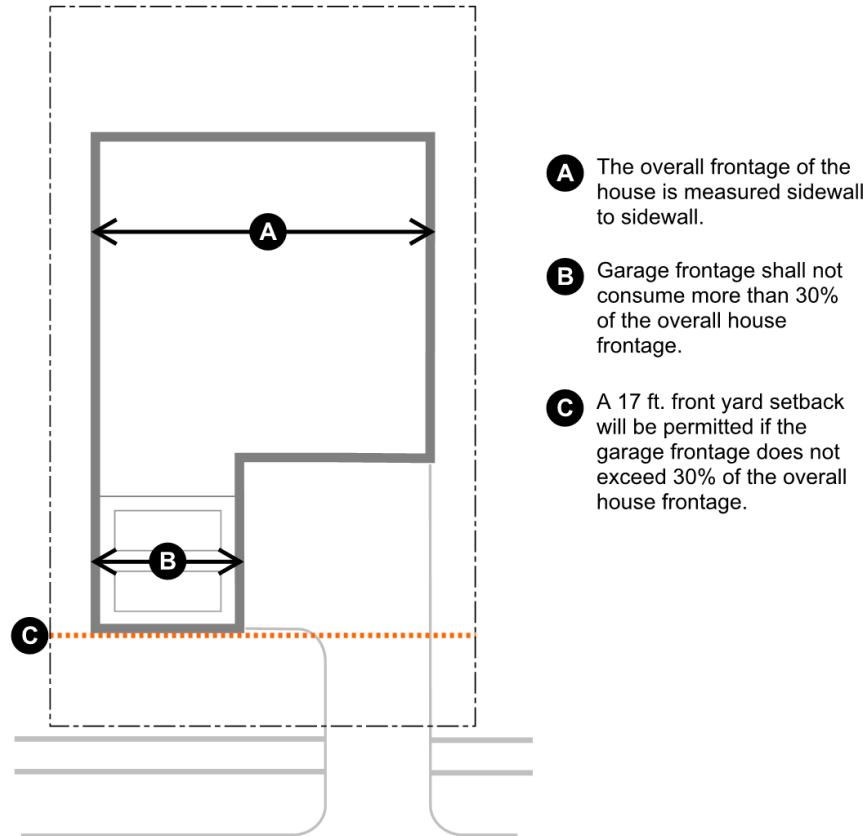
- A. Residential streets shall be curvilinear in design or contain round-a-bouts, median diverters, chicanes, or other similar traffic calming measures to discourage speeding.
 1. Gridded street patterns may be used in those instances where other traditional design and historic architectural elements are incorporated into a development.
 2. No section of street shall run a straight course over a length exceeding 500 feet without deflecting a minimum of 15 degrees, curving, narrowing, or otherwise deviating from a straight course.
- B. Developments over 30 units shall have at least two points of access. Where it is determined to be necessary by the Development Review Committee, streets should be extended to the common property line with adjacent undeveloped tracts to allow connectivity as adjacent residential tracts develop.
- C. Street and Right of way widths and design shall conform with the requirements specified in Article 23 of the Unified Development Code.
- D. Development shall include landscaping and open spaces that are planned and coordinated throughout the development. Such area(s) shall be dedicated as a "Landscape Maintenance Easement" to a mandatory Homeowner's Association and/or a Public Improvement District ("PID") as defined in **Section 2.II.D.2**.
- E. All utilities shall be placed below ground, except for existing major high voltage transmission lines.
- F. For the purpose of providing neighborhood identity, developments that are designed to contain over 100 lots at ultimate buildout should be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than a 5-minute walk from the center. The center shall have a distinct character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity.

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II. ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES

- A. The development shall provide a variety of single family detached housing and lot sizes according to the following standards:
1. Minimum lot size:
 - a. A lot size between 7,800 and 8,999 square feet shall be required for a minimum of seventy percent (70%) of total platted lots within the Development.
 - b. A lot size of 9,000 square feet or greater shall be required for a minimum of thirty percent (30%) of total platted lots within the Development.
 2. Minimum lot width shall be 65 feet at the front building line for each structure.
 3. Lots facing a "T" type street intersection shall have a minimum width of 80 feet.
 4. Maximum lot coverage shall not exceed 60% for any individual lot. Lot coverage is defined as the percentage of the total lot area which is occupied by the building footprint of all buildings located on the lot, including carports, patio awnings, and gazebos, but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.
 5. Corner lots shall have front yards described below:
 - a. Back to back corner lots (lots with rear yards that abut each other) shall each have one front yard.
 - b. Lots described in 4.a. shall provide fencing in accordance with Section III.a.2.
 - c. A corner lot with a rear yard that abuts the front yard of another lot shall have a front yard along both street corner frontages. The remaining yards are considered side or rear yards.
 6. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non-front entry (J-swing or side swing) garages that extend past the primary front building area of the house, provided the garage portion does not consume more than 30% of the overall frontage of the house from side wall to side wall. This building setback provision shall be noted on the final plat for all phases of the Development.

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- A** The overall frontage of the house is measured sidewall to sidewall.
- B** Garage frontage shall not consume more than 30% of the overall house frontage.
- C** A 17 ft. front yard setback will be permitted if the garage frontage does not exceed 30% of the overall house frontage.

7. Each individual building plan shall provide at least 24 feet of linear driveway between the right of way line and a building face.
8. Covered front yard porches with a minimum depth of 5-feet and a minimum width of 8-feet, built in front of and attached to the front (street facing) side of the climate controlled residential living unit closest to the street, may be constructed with a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.
9. No building or structure shall be constructed with less than a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.
10. A building setback of 20-feet is required along all rear and side lot lines that adjoin a street right-of-way greater than 50-feet in width. This building setback provision shall be noted on the final plat for all phases of the Development.

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B. Exterior Materials and Design Recommendations

1. To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces of a primary structure should be structurally designed for and constructed of masonry and/or stone. Any proposed masonry should meet the definition found in Article 6, Section 15.1 of the *Unified Development Code*.

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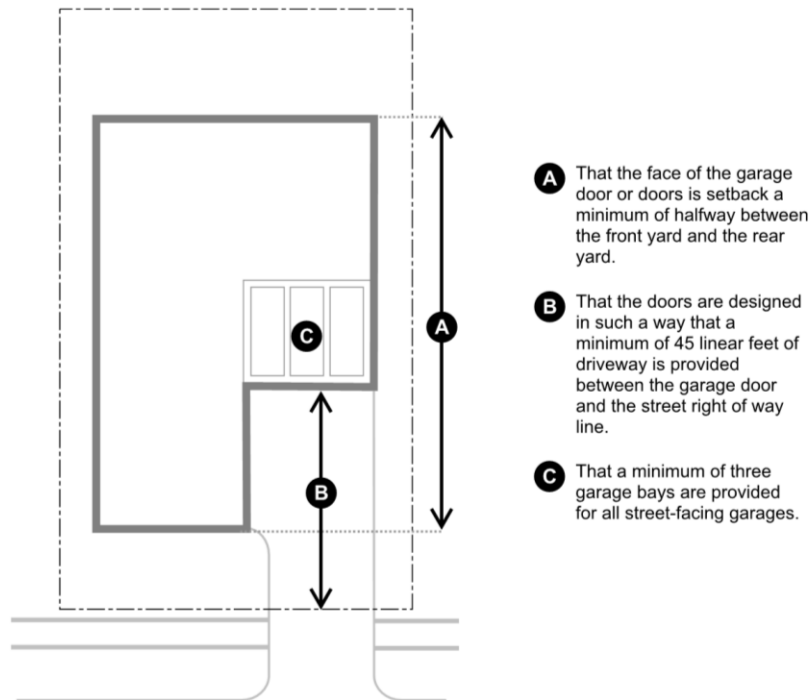
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2. Minimum roof pitch should be 6:12 for all roof structures covering one or more climate controlled living areas with a minimum roof pitch of 5:12 for front yard porches and non-front entry garages including but not limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
3. To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces and chimney flues of a primary structure should be structurally designed for and constructed of masonry and/or stone. Any proposed masonry should meet the definition found in Article 6, Section 15.1 of the *Unified Development Code*.
4. To prevent a monotonous appearance within a residential subdivision, separation should be provided between duplicate house elevations according to the following:
 - a. Avoid duplication among any group of six houses with a dedicated street running between, through or within the grouping including houses which face each other across a street or wrap around the end of a cul-de-sac, or have lot lines which overlap to any extent; and
 - b. Any group of four houses located on the same side of a street which runs between intersecting streets, or an intersecting street and a cul-de-sac, eyebrow, knuckle, or street terminus; and
 - c. Any houses located on corner lots whose side yards each parallel the same intersecting street and are less than three blocks apart; and
 - d. Any two or more houses which face across a street from each other and have lot lines which overlap to any extent.
 - e. Architectural elements include, but are not limited to, masonry color, siding color, roof shingle color, building elevations, including reversed or mirrored elevations, and roof profile to an extent greater than 50% of the total front façade.
5. The use of stone, cultured stone, or stone veneer units of the same color and hue should be limited to not more than thirty percent (30%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a façade, that are directly facing, siding, and/or backing up to a major arterial thoroughfare, collector street, and/or local residential street.
6. For the purpose of assessing the architectural design of homes in a subdivision, the developer/builder shall submit proposed building elevations at time of Rezoning or Preliminary Plat submittal, whichever comes first. All houses subsequently permitted within the development shall substantially comply with the approved conceptual elevations as well as zoning requirements and the requirements of this appendix.

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C. Residential garages:

1. To ensure adequate parking depth is provided for on-site parking, and to reduce the encroachment of vehicles across sidewalks and streets, residential garages shall consist of side entry, J-swing, or rear accessible attached or detached garages. The width of the driveway from the street to the face of the garage door shall be no less than 24 feet.
2. A garage with an opening parallel to or facing the street, or parallel to the front line of the house on a lot with more than one street frontage, may only be allowed if each of the following conditions exist:
 - a. That the face of the garage door or doors is set back a minimum of halfway between the front yard and the rear yard, and;
 - b. That the garage doors be designed in such a way that a minimum of 45 linear feet of driveway is provided between the garage door and the street right of way line.
 - c. That a minimum of three garage bays be provided for all street-facing garages.



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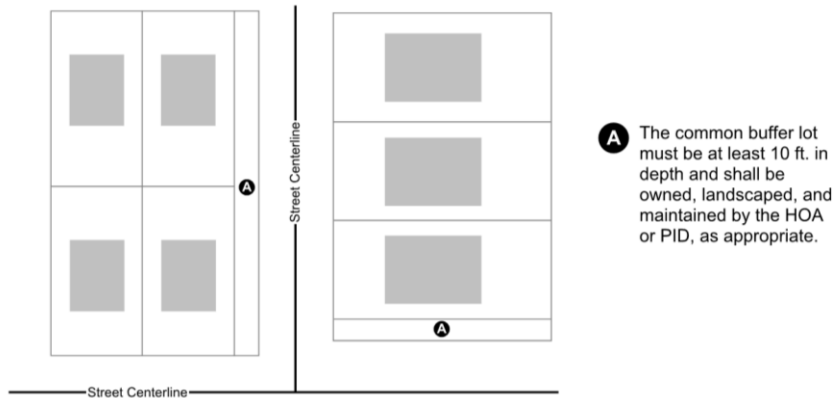
3. Two-car wide single garage doors shall not be used for any garage doors that are visible from and face the street, but may be permitted for non-front entry garages.
- D. A mandatory Homeowner's association (HOA) and/or a public improvement district (PID), if none exists, shall be created to enforce the restrictions contained in the ordinance at the expense of the HOA and/or PID. To establish a new PID, an area must have a minimum of 175 parcels when development is complete; requests for smaller PIDs may be considered on a case-by-case basis.

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Land included in the PID must be contiguous; requests for a PID comprised on noncontiguous land may be considered on a case-by-case basis. Documentation establishing such PID and/or HOA shall be required at time of final plat review.

1. A unifying urban design theme shall be provided for amenities and streetscape elements per the following requirements:
 - a. Unified street signage with black sign borders and posts, or a design demonstrating similar unified design characteristics, are required.
 - b. Decorative street lighting is required throughout the development.
 - c. The area along street segments which generally runs parallel to the rear or side yards of private property within a Development or subdivision shall be placed in a common buffer lot a minimum of 10 feet in depth measured from the right of way line and shall be owned, landscaped, and maintained by the HOA or PID, as appropriate.



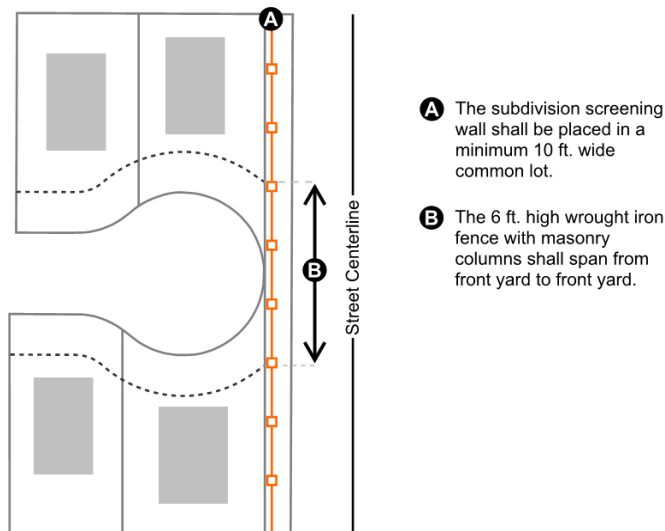
- d. The HOA or PID shall also maintain landscaping which is in the public right of way where the public right of way is contiguous with a common lot.
- e. The HOA and/or PID shall maintain masonry screening walls, retaining walls which are fully or partially within a dedicated right-of-way or which span multiple properties, street landscaping, monument signage, common irrigation and other common areas within the development.
- f. Masonry or other screening walls, landscaping features, monument signs or common irrigation that adjoin public or private streets shall be placed within a common buffer lot as described in c above. Any common elements maintained by the HOA or PID which cross or encroach on a private lot shall be placed within an easement.
- g. Community buildings shall be designed to complement the residences in the community. Community buildings that are enclosed on at least three sides shall be constructed of 100% masonry with a typical residential roof pitch and at least two

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contrasting materials or colors and windows along each wall. All other structures shall be constructed of the same materials required for a comparable residential structure within the community and shall be maintained by the HOA.

III. SINGLE-FAMILY RESIDENTIAL LANDSCAPING AND SCREENING GUIDELINES

- A. Screening fences shall be coordinated throughout the development. Screening shall consist of masonry walls, berms, landscaping, wrought iron or a combination of these elements consistent with requirements found in Article 8 of the Unified Development Ordinance and this section.
1. Screening described in this section shall be placed within a common lot as required in Section 2.II.D.1.c. The common lot shall have a minimum depth of 10 feet and shall be maintained by the HOA or PID.
 2. A minimum six (6) foot high screening fence constructed of masonry with a troweled type mortar bond finish on each side is required along any thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan. Brick columns or pilasters shall be spaced at minimum 50 feet on center.
 3. Where a residential cul-de-sac or a local street adjoins a thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan, a 6-foot high wrought iron fence shall be installed with masonry columns which maintain the spacing pattern established along the masonry sections of the subdivision screening wall. The wrought iron fence shall span from front yard to front yard between the lots which adjoin or sit nearest to the arterial road. The wrought iron fence shall be placed in a common lot a minimum of 10 feet in depth as required in Section 2.II.D.1.c and shall be supplemented by a continuous hedge row with mature height of at least 36 inches.



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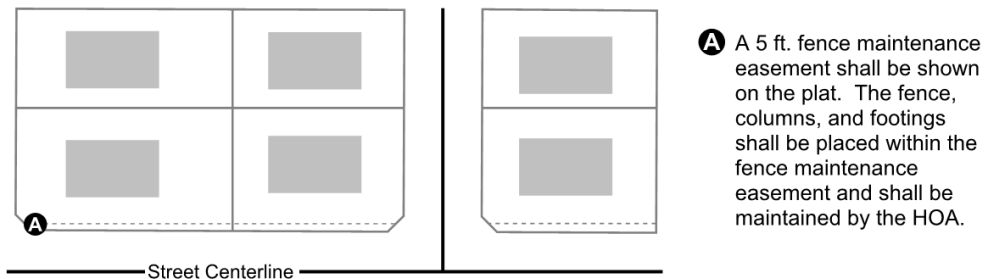
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4. Where arterial or collector streets intersect the street entrance to a development, the

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screening required along the designated arterial or collector street shall extend (or wrap) into and along the side or rear lot lines, where such conditions exist, of residential lots that parallel the local residential entry street. The extended (or wrapping) portion of the screening device shall not encroach into the required front yard setback for any residential lot. The screening device shall be placed within a 10 foot common lot as required in Section 2.II.D.1.c, with such common lot extending parallel to the side lot line to the intersecting street right of way.

5. No residential lot may be situated such that the side yard of the house is parallel to and abuts an arterial or collector street right of way or the front or rear yard of the house is perpendicular to and abuts an arterial or collector street right of way which intersects the local street on which the house fronts, unless a minimum of 100 feet of separation is provided between the arterial or collector street right of way and the nearest exterior wall of the house.
6. Any common buffer lots as described in Section 2.II.D.1.c shall be designated as an 'X' lot on the Final Plat. For each foot in width added to the buffer lot, the minimum depth or width of adjoining lots, depending on the side of lot which is parallel to the common lot, may be reduced up to 10 feet, provided the depth of required private yards is maintained for each lot.
7. Private fences are to be maintained by the HOA in accordance with the following:



- a. Where a side or rear yard fence adjoins a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street, a 5 foot fence maintenance easement shall be shown on the plat. The fence, columns, and footings shall be placed within the fence maintenance easement and shall be maintained by the HOA.
- b. Wrought iron fences shall be constructed a minimum of 6 feet in height with spindles that are a maximum of 3 inches on center on all portions of the fence that are 24 inches from grade or less. Portions of the fence which are higher than 24 inches from grade may be constructed of spindles that are between 3 and 6 inches on center. Masonry columns shall be placed at a minimum of 12 feet on center along the entire section of required wrought iron fence. The requirement for wrought iron fencing applies under the following conditions:

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- i. Any section of fence which is installed between a house and a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street, where the fence is generally parallel to the front or side face of the house;
 - ii. Any section of fence which is installed along a dedicated right of way for a public street of local classification, or a common lot dedicated as a publicly-accessible street and is generally parallel to the rear face of the house. An opaque cedar fence may be substituted in this case if it is maintained by the HOA and displays a uniform appearance with pickets that are in good repair and stained on both sides.
 - iii. Any fence constructed on a portion of a lot, whether private or commonly owned, that is adjacent to a park, trail, natural area, or designated open space, including any detention or retention pond, shall be constructed of wrought iron, unless otherwise specified by the Unified Development Code. An exception to this requirement may be made if the open space is bounded on one or more sides by a private lot and on one or more other sides by a collector or arterial street, in which case a type I masonry screening wall shall be erected along any side of the open space which is parallel to the street or streets. However, in no case shall open space be bounded on more than two sides by a masonry screening wall.
 - c. No additional fencing, pickets or opaque material may be placed on or within 10 feet of the wrought iron fence. An exception may be made for hedges, vines, or native plant material as long as such material does not inhibit the ability of the HOA to maintain the fence.
 - d. All other fences not described in this section shall be constructed of wrought iron or cedar with steel posts and shall be maintained by the property owner.
 8. Rear yards which face the front yard of a property zoned for single-family residential development may provide a Type 3 fence as defined in Article 8 of the Unified Development Code. Such fences will otherwise be considered development or subdivision fences and meet the same ownership and maintenance requirements found in A.7 above.
- D. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Any building permit issued for screening wall construction shall not be valid until screening plans have been approved by staff.
1. One landscaped and irrigated monument entry feature is required at all street entry points along a designated collector or arterial thoroughfare. If a monument sign is utilized to identify the subdivision, it shall be lit by external illumination only.
- E. Single-family lot landscaping shall include two (2) three inch caliper trees and a total of 30 gallons of shrubs
1. Each residence at the time of occupancy shall have the following minimum landscaping:

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- a. Two three-inch caliper trees shall be planted in front of each residence with two additional three-inch caliper trees to be located per homeowner/builder preference. Developments which meet design recommendations for single-family homes found in Section 2.II.B may request credit for two trees per lot.
 - b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.
 - c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.
 - d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.
- E. Tree Preservation and Credits.
1. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted, and the formal spacing requirements of the screening and landscape standards may be waived. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.
 - a. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:
 - i. Where the existence of such trees poses a threat to the health and/or safety of the general public, or
 - ii. To trees that expire naturally due to no negligence of the property owner.
 2. City staff may administratively approve building setback variances for the purpose of preserving existing trees. The setback variation shall be noted on the Final Plat along with a tree preservation easement and language stating that the protected tree or trees may only be removed upon permission of the City of Grand Prairie.
 3. In accordance with Article 8, Section 7.3.A.7 of the Unified Development Code, if a development or subdivision preserves an average of 30 or more trees per acre, the minimum lot size within the development or subdivision may be reduced by ten (10) percent below the requirements of this appendix. Use of preserved areas for this provision is subject to the following:

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- a. Area of preservation may be dedicated to the City, including land required by the City's Park Department, or to be maintained by a Homeowner's Association or Public Improvement District,
- b. The City reserves the right to require maintenance by a Homeowner's Association, PID, trust, or other entity if acceptance of the open space dedication is not in the best interests of the City.
- c. A tree survey shall be submitted according to Article 8: Landscape and Screening, Section 8.16.6.B with the Final Plat when utilizing this provision for credit.

IV. VARIANCES

It is the intent of the City to facilitate the creation of unique and functional neighborhoods which utilize creative design and best practices.

- A. The City Council, upon recommendation of the Planning and Zoning Commission, may approve a variance to the requirements of Section 2 of this Appendix at time of initial zoning or platting, including variances to lot width and lot size requirements, or to garage orientation requirements, based on the applicant providing the recommended design elements identified in Section W.2.II.B.
- B. Requested variances to any other requirements of this Ordinance at the time of initial zoning or platting, unless otherwise specified, shall require approval by the City Council upon recommendation of the Planning and Zoning Commission. Consideration of any variance is conditioned upon the applicant demonstrating that a variance will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure meets the intentions of the design recommendations identified in Section W.2.D II.B and provides an equal or greater level of quality and standard of development as that mandated by these regulations.

SECTION 3 - STANDARDS FOR TOWNHOUSE, HYBRID HOUSING AND MULTI-FAMILY DEVELOPMENT

I. EXTERIOR DESIGN RECOMMENDATIONS FOR MULTI-FAMILY DEVELOPMENT

- A. In order to enhance the long-term value and desirability of multi-family development, the exterior of all new buildings (excluding doors and windows) should be finished in one or more of the following materials indicated below.

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1. Masonry, such as brick, stone, cast stone, cultured stone, rock, exterior Portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding (as defined in the most recently adopted Building Code and approved by the Building Official).
2. Non-masonry material, such as architectural metal panel or engineered wood, if such material exhibits the same weathering and durability characteristics as masonry materials listed above.

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3. The use of a single texture, color, or material from the above list should comprise no more than sixty percent (60%) of a building face between terminating corners. The remainder should consist of at least two other contrasting colors, textures, or materials.
 4. The developer/builder should use Exterior Insulating Finishing System (EIFS) for roof parapet cornice molding, ornamental roundels or similar decorative elements only. The use of EIFS should not be utilized on any portion of a wall that is less than eight feet (8') in height from finished grade elevation.
 5. No more than twenty percent (20%) of each building face should utilize non-neutral colors. The remainder of the building face should utilize neutral colors, including earth tones.
 6. In any development that includes multi-family residential or mixed use, every building with residential use should display the same level of architecture, materials, and detailing on all sides of the building. Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, should be used to articulate facades and sidewall elevations. An exception may be considered in cases where a building face abuts a protected area, including designated FEMA floodway.
 7. Hipped or gabled roofs may employ standing seam metal in a non-metallic matte finish.
 8. If a flat roof is utilized for the primary roof surface, the design should employ horizontal and vertical offsets of 2 feet or greater from the primary cornice elevation over a minimum of 30% of the linear footage of each building side.
 - I. Provide corner treatments for flat roofs at all building corners and utilize a minimum of one sloped or non-horizontal element per corner, or a horizontal cornice projection of 8 inches or greater.
 - II. Provide corner treatment or area of projection extending from each corner a minimum of 15% of the total distance between the terminating corners of each building side.
- B. Multi-Family Developments meeting each of the recommended design standards in this section may request two of the following:
1. Eliminate masonry material from carport support posts.
 2. Increase maximum density or FAR by 20%.
 3. Reduce required landscaped area by 5%.
 4. Increase percentage of one bedroom units by 10%.

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II.

AMENITY AND SITE DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

- A. Multi-family units which face a dedicated street shall provide a Type II perimeter screening

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fence a minimum of 4 feet in height. If parking is situated between buildings and a dedicated street, a Type II fence a minimum of 6 feet in height and continuous vegetative screening a minimum of 36 inches in height shall be installed between the parking and the right of way.

- a. An exception may be considered in cases where multi-family units on the ground floor are designed to face a dedicated street. If no screening fence is provided between street-facing units and the street, dedicated parking must be provided between the travel lanes of the street and all street-facing units at a rate of one space per each two ground floor units which are parallel to the street.
 - b. Spaces approved under above provision may be designated as guest parking but shall not be provided in lieu of required parking except in the CA district.
- B. Multi-family developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point designated for emergency access. A turnaround must be provided prior to the gate. All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.
- C. A main entrance feature, which is consistent with the basic architectural theme of the development, shall be provided at all entrances, excluding those designated as emergency access only. The entrance feature shall consist, at a minimum, of a combination of landscaping, aesthetic features such as rocks, sculptures and water, and street pavers. Alternative designs may be considered if they are superior to or equal in quality and design detail to the features required.
- D. Community mailbox kiosks shall be architecturally integrated with the multi-family development and shall be equipped with internal safety lighting.
- E. Privacy features between buildings shall include the following:
- I. Windows, balconies or similar openings above the first story shall be oriented so as not to have a direct line-of-sight into adjacent units within the project.
 - II. Units above the first story shall be designed so that they do not look directly onto private patios or backyards of any adjoining attached or detached residential property.
- F. New multi-family development that meets the design recommendations in Section W.3.I shall provide amenities that are of high quality and of benefit to all residents by providing features from at least two of the following three categories. Developments that do not meet the design recommendations shall provide amenities from all three categories:
1. Environmentally-friendly building materials, construction techniques, or other features including but not limited to the following:
 - a. Tier I (developer must pick at least three or provide equivalent feature):

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- i. “Smart” technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage;
 - ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand;
 - iii. Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements;
 - iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for development;
 - v. Permeable pavement for 10% or more of total paving;
 - vi. Electric car charging station (minimum 2);
 - vii. High efficiency windows on residential and common buildings.
 - viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 100% of irrigation in accordance with section 8.4.1.11.
- b. Tier II (pick at least four or equivalent):
- i. Integration of commercial/retail/office space or live-work units;
 - ii. Permeable pavement for 5% or more of total paving;
 - iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments;
 - iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project;
 - v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already protected or inherently unsuitable for development, such as floodplain);
 - vi. Qualified recycling program available to every resident;
 - vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
 - viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 50% of irrigation in accordance with section 8.4.1.11.
- c. Tier III (pick at least five or equivalent):
- i. Additional insulation, except that walls adjacent to limited-access highways shall in any case require at least 20% more insulation than other walls;
 - ii. LED or low-wattage lighting;
 - iii. Bicycle parking;
 - iv. Use of additional native plantings totaling 10% or more of minimum landscaping requirements;

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- v. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 20% of irrigation in accordance with section 8.4.1.11;
 - vi. Solar-ready building design;
 - vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
 - viii. Big and small dog parks.
- d. Use of all Tier II and III items will be deemed to have satisfied two Tier I requirements.
2. High-quality features or designs including but not limited to the following:
- a. Tier I (pick at least four or equivalent):
 - i. Granite countertops or similar in kitchens and bathrooms;
 - ii. Upgraded flooring throughout, including masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting;
 - iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms;
 - iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings;
 - v. Upgraded cabinetry.
 - b. Tier II (pick at least five or equivalent):
 - i. Arched forms separating rooms and living spaces;
 - ii. Upgraded light fixtures including recessed lighting or indirect lighting;
 - iii. Walk-in closets;
 - iv. Jetted bathtubs;
 - v. Upgraded bathroom and kitchen hardware, including faucets and sinks;
 - vi. Full-size upgraded major appliances (oven, range, refrigerator, dishwasher, microwave oven);
 - vii. 8 foot doors leading to each room of a unit.
3. Technology (provide all or equivalent):
- a. Integrated USB ports within all units;
 - b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics;
 - c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues;
 - d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.

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- G. Landscaping requirements for Multi-Family Developments shall be 15% of the total square footage of the development site.
1. All new trees required to meet the landscaping requirement shall be a minimum three-inch caliper measured at a height of 6 inches above the ground. If a tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured:
 - a. Measure largest trunk circumference;
 - b. Remaining trunks, measure circumference divided by two;Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.
 2. For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three inch caliper or larger is required. Trees shall be located on the site in the following sequence:
 - a. Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials (the Director of Planning or his designee can permit the clustering of street trees);
 - b. Parking lot trees shall be located in the parking area (one tree for each 20 parking spaces);
 - c. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement.

Trees may NOT be planted beneath utility lines.

3. Up to 25% of the required number of parking lot trees may be replaced by five-gallon shrubs at the rate of one (1) tree to ten (10) shrubs. Shrubs shall not be substituted for street trees.
4. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

III. OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

- A. All off-street parking for Multi-Family Development shall conform to all specific definitions, standards, and requirements set forth in Article 10 – Parking and Loading Standards.

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IV. AMENITY AND DESIGN STANDARDS FOR TOWNHOUSE AND HYBRID HOUSING DEVELOPMENTS

- A. To present an attractive streetscape, developers are encouraged to design single-family attached, townhouse and hybrid housing units such that front yards face dedicated streets

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with back yards facing each other or internal alleyways.

- B. A developer may propose an alternative frontage, such as green space, if a common access road meeting the specifications for a commercial fire lane is provided along the rear or sides of each unit. This standard may be modified only if each individual unit accessed by the street is equipped at time of occupancy with an automatic sprinkler system. Any modification to the standard requires City Council approval.
- C. Any portion of a single-family attached, townhouse and hybrid housing development where the back or side yards of individual units face a dedicated arterial or collector street shall provide a Type I perimeter screening fence a minimum of 6 feet in height. Individual units with front yards facing a dedicated street classified as an arterial shall provide a Type II fence a minimum of four (4) feet in height. As noted in IV.A., developers are encouraged to design the units such that front yards face dedicated streets with back yards facing each other or internal alleyways.
- D. Hybrid housing developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point designated for emergency access. A turnaround must be provided prior to the gate. All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.
- E. A mandatory Property Owner's Association or Public Improvement District shall be responsible for the maintenance of common elements, including, but not limited to, the following:
 - 1. Required screening along dedicated streets;
 - 2. Landscaping and irrigation in common areas or rights of way;
 - 3. Common building exteriors and roofs, or private building exteriors or roofs placed under a dedicated maintenance easement;
 - 4. Common yards;
 - 5. Front yards of individual units, whether such yards are under private or common ownership;
 - 6. Internal access drives, if not dedicated as public right of way;
 - 7. Parks and other common areas within the development area.
- F. Association documents shall be reviewed by Staff and be subject to approval by the City to insure that they conform to all requirements of this section and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the final plat. This requirement may be waived for infill development of four units or fewer.
- G. Recommended Design and Architectural Techniques

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1. Architectural Techniques, such as varied front setbacks of windows and balconies, and changes in material, color, and texture, should be used to articulate facades and sidewall elevations. Where rear walls are visible from public street, similar techniques should be used.
2. Exterior materials other than roof materials, windows, and railings, should consist of durable products including masonry as defined in this Appendix, architectural metal panel, or engineered wood.
3. If a flat roof is utilized for the primary roof surface, the design should employ the following architectural treatments:
 - a. Provide substantial horizontal and vertical offsets from the primary cornice elevation over a minimum of 30% of the linear footage of each building. As an alternative, each demised space may employ its own offset from adjoining units, provided the horizontal or vertical offset is no less than 5% of the adjoining unit(s) based on the adjoining unit(s) overall height.
 - b. Provide corner treatments for flat roofs at all building corners including a minimum of one sloped or non-horizontal element. The corner treatments should extend from each corner a minimum of 10% of the total distance between the terminating corners of each building side. As an alternative, unique offsets may be provided for each demised unit.
 - c. Provide parapets and other structures not employing a hipped or mansard roof design that are finished on all sides with a three dimensional cornice element.
4. Mailboxes serving residential units shall be centrally located, be constructed of materials similar to those utilized on residential dwellings, and be equipped with safety lighting. The mailboxes shall be placed in a common lot with a minimum of 10 feet in depth as measured from the right of way. The mailboxes and common lot shall be maintained by the Property Owner's Association.
5. All exterior fireplace chimneys, including roof-protruding chimneys, shall should be 100% incased with a masonry or stone product.
6. Repeat color of brick, stone, siding or other non-accent fascia material should not be used within four consecutive residential units.

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H. Landscaping requirements for townhouse and hybrid housing development:

1. Each individual residence at the time of occupancy shall have the following minimum landscaping:
 - a. *Tree planting requirement.*

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- i. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - ii. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with an additional two three-inch caliper trees to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.
 - iii. In addition to the requirements above, the developer shall plant one tree per 2,500 square feet of developed area, including streets and drainage facilities.
- b. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list set forth in Article 8, Exhibit 5 of this Code.
 - c. Lots may contain up to 40% of landscape area in groundcover.
 - d. A developer may request credit of up to five (5) trees per design recommendation, if the developer demonstrates that a townhouse development will provide those items listed in section G.1, G.2, and 3.a, 3.b, and 3.c, up to a maximum credit of 25 trees.
- I. For townhouse developments with individual platted lots, all lots shall have access to a public street or to a private internal access drive and utility easement. Private access drives shall be dedicated as separate lots which shall be under the ownership of the Property Owner's Association.
 - J. For hybrid housing developments, developed on a single tract or lot, all units shall have access to a private internal access drive. Private access drives shall be dedicated in a separate mutual access easement under the ownership of the Property Owner's Association.

V. OFF-STREET PARKING STANDARDS FOR TOWNHOUSE AND HYBRID HOUSING DEVELOPMENTS

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- A. All off-street parking for Townhouse and Hybrid Housing Development shall conform to all specific definitions, standards, and requirements set forth in Article 10 – Parking and Loading Standards.

VI. TREE CREDITS FOR TOWNHOUSE, HYBRID HOUSING AND MULTI-FAMILY DEVELOPMENT

- A. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements,

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their locations shall be accepted, and the formal spacing requirements of the screening and landscape standards may be waived. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7.

1. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:
 - i. Where the existence of such trees poses a threat to the health and/or safety of the general public, or
 - ii. Where trees expire naturally due to no negligence of the property owner.

VII. VARIANCES

City Council may approve variances to Section 3 upon demonstration by the applicant that extraordinary circumstances exist or that the intent of Section 3 is met according to the following criteria:

- A. Consideration of any variance is conditioned upon the applicant demonstrating that such variance will fulfill the total intent of these regulations if the variance is granted. Variances to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;
- B. All variances shall require approval by City Council and a recommendation of the Planning and Zoning Commission.

SECTION 4 – COMMON REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

I. RESIDENTIAL LIGHTING STANDARDS

1. Screening of Light Fixtures
 - a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
 - b. Historic or antique-style pedestrian light fixtures approved by the city are excluded from this standard.

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2. Decorative Pedestrian-Level Lighting

To accent entry areas and enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to residential buildings and along major internal pedestrian routes where such routes run primarily through common areas.

II. UTILITIES

1. Local Utilities - All local electrical utilities shall be placed below ground, except for regional and interstate high voltage transmission lines.
2. Utility Access Structures - Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be effectively screened with landscaping that blends into the overall landscaping of the area.

III. ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

1. Accessory structures shall conform to all specific definitions, standards, density and dimensional requirements set forth in Article 6 – Density and Dimensional Requirements.

IV. GARAGE CONVERSION (SINGLE-FAMILY RESIDENTIAL ONLY)

1. Garage Conversions in residential zoning districts shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

V. BUILDING SEPARATION

1. Building Separation shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

VI. MAXIMUM BUILDING AND STRUCTURE HEIGHT

1. Maximum Building and Structure Height shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

VI. MAXIMUM LOT COVERAGE

1. Maximum Lot Coverage shall conform to all requirements set forth in Article 6 – Density and Dimensional Requirements.

SECTION 5 – COMPLIANCE WITH STATE LAW

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To the extent any provision of this Article or the Unified Development Code conflicts with Texas law, the provision shall be construed so as to be in compliance with state law, where possible. If it is not possible to construe a given provision in a manner that is compliant with state law, the provision shall not be enforced.

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