

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
VILLAS AT CHAPARRAL

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, ("ALDC") except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING DISTRICTS:** The Property shall be developed and used only in accordance with use and development regulations of the Townhome Residential "TH" except as otherwise provided in this Ordinance.
- B. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein by reference (the "Concept Plan"). Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.
- C. **BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth in the Building Elevations attached hereto as Exhibit "C" and incorporated herein by reference ("the Elevations") and shall be further subject to the following.

- (1) Building Materials: Except for windows, doors, and decorative railings, the exterior facades of all walls shall be 100% masonry.
- (2) Garage doors shall have a carriage hardware design.

- D. **BUILDING SETBACKS:** The minimum building setbacks for the lot types shown on the Concept Plan shall be modified as follows:

Minimum Side Yard Setback	As Shown on Concept Plan
Minimum Corner Side Yard Setback	10 feet

- E. **GARAGE SETBACK:** The distance between the property line and face of the structure containing the garage shall be not less than 20 feet.
- F. **SCREENING:** No certificate of occupancy or similar approval for any dwelling unit constructed on the Property shall be granted until completion of construction and/or installation all screening fences and/or walls along the boundaries of the Property in general conformance with the Screening Plan attached hereto as Exhibit "D".
- G. **VISITOR PARKING:** Visitor parking for Lot 27 may exceed the 100-foot requirement to a dwelling unit provided it is located as shown on the Concept Plan.
- H. **SIGNAGE:** Signs shall comply with the general location, number, and dimensions shown on the Screening Plan.