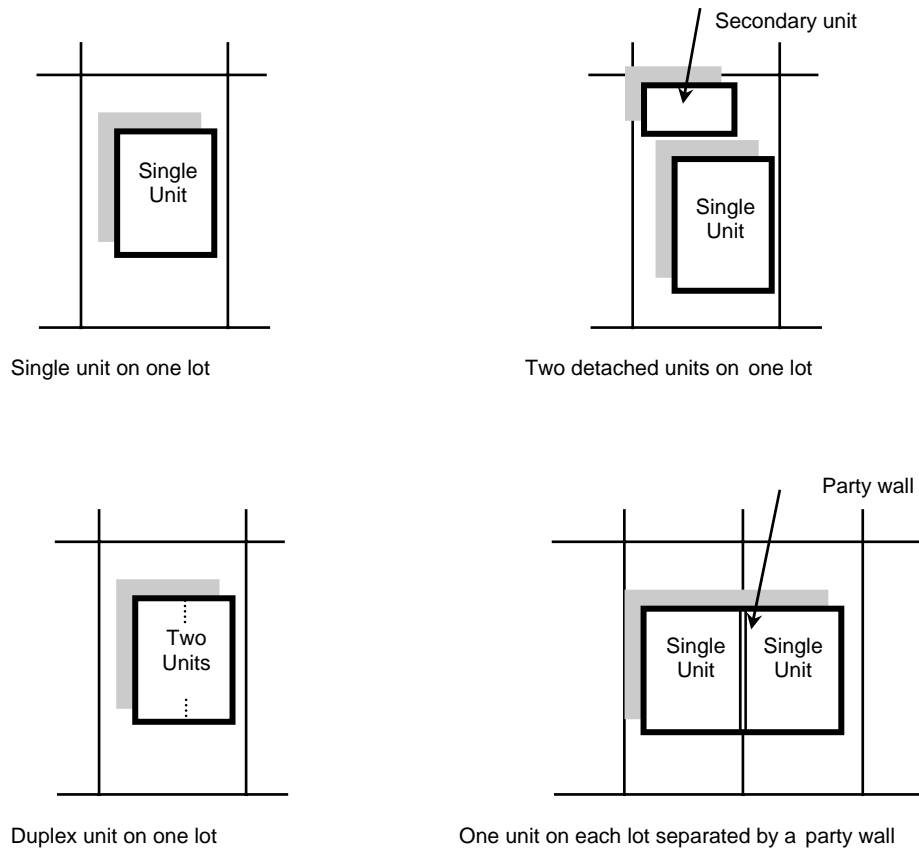


ORDINANCE NOTES

PLAT NOTES

- Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots):** Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.
- Add Owners Certification of Restrictions note to face of replat or amending plat (when does not include residential lots):** Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
- Add Detached Residential Lot plat note:** (131) Single-family residential lots adjacent to (street name) cul-de-sac are restricted to detached units.
- Add Attached Residential Lot plat note:** (131) Single-family residential lots adjacent to (street name) cul-de-sac are restricted to attached units.
- Add Residential Lots Adjacent to a Collector Street plat note:** Lot(s) xx, Block xx are hereby denied driveway access to (name of street), a collector street.
- Add Dual BL note to the face of the plat:** Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.



□ **Add Single Family Residential notes to the face of plat:**

- 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

□ **Requirements for lots without Wastewater Collection Systems:**

Lots that are not served by a wastewater collection system shall:

- 1) Meet the minimum requirements of the Texas Natural Resource Conservation Commission, and
- 2) Provide a letter from the TNRCC, or authorized agent evidencing compliance.
- 3) Letter shall be included in the final plat application.

In addition, lots without wastewater collection systems that are platted in the special flood hazard area, shall:

- 4) Meet the applicable requirements of the TNRCC, the city and the county engineer, and
- 5) Provide written approval from the TNRCC, or authorized agent.

Requirements for Single family Residential lots on a Major Thoroughfare.

Single family residential lots are permitted to have direct vehicular access to a major thoroughfare:

- 1) if the lot in question is greater than one acre in size, and
- 2) the lot must provide for a vehicular turnaround on site, which prohibits vehicles from backing onto the major thoroughfare.

□ **Add Permanent Access Easement plat note:** This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

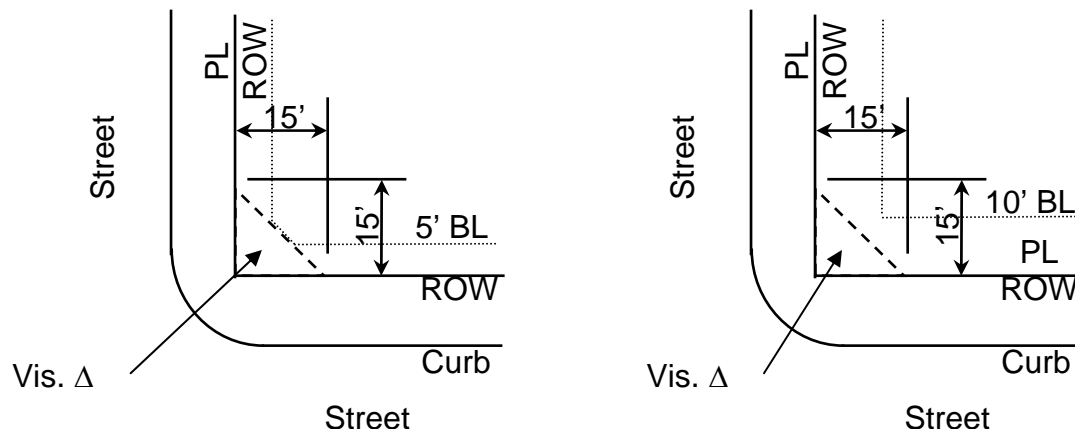
□ **Add One-foot Reserve plat note: (adjacent to street)** One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

(adjacent to reserve) One-foot reserve dedicated to the public in fee as a buffer separation between the public street and the adjacent reserve, the condition of such dedication being that when the adjacent reserve is replatted and approved by the Commission, the one-foot reserve shall automatically be vacated and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

□ **Add Drainage Easement notes to the face of the plat:** (211)

The following restrictions shall pertain to any drainage easement contained within the boundaries of this plat:

- 1) Prohibits all properties abutting the easement from the construction of fences or buildings, whether temporary or permanent, and the installation or maintenance of planting or other obstructions to the operation and maintenance of the drainage facility within the drainage easement; and
- 2) Prohibits any property abutting the drainage easement from drainage directly into the drainage easement except by means of a drainage structure approved by the director of public works and engineering or the authorized public drainage or flood control official.



□ **Add Visibility Triangle plat note:** The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

□ **Requirements for Public Easements.** (210)

- 1) The full width of public utility easements shall be located along the boundary of the plat.
- 2) One-half of a public utility easement may be shown within the boundary of the plat if the following condition is satisfied:
 - a) The property adjacent is within a recorded subdivision and which provided for the dedication of a P.U.E contiguous to the proposed easement; or
 - b) The additional P.U.E. width is dedicated by the owner of the adjacent property by separate instrument.

Requirements for Private Easements and Fee strips. (212)

- 1) All existing easements or fee strips shall be shown with appropriate notations indicating the name and holder, the purpose of the easement or fee strip, the dimensions tied to all adjacent lot lines, street rights-of-way and plat boundary.
- 2) Easements not defined by accurate survey dimensions the subdivider the owner of the easement shall define the limits and location of the easement within the plat boundary. (i.e., 'over and across' easements)
- 3) If the holder of an undefined easement does not define the easement, and can prove the owner's refusal to define the easement, the plat shall provide accurate information about the centerline location of all existing pipelines or other utility facilities.

Organized general notes associated for shared driveway and lot sizes reduction without compensating open space plats.

□ Add Single Family Residential notes to the face of plat:

- 3) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- 4) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

□ Add Shared driveway notes to the face of plat:

- 1) Each lot shall be restricted to single family residential use.
- 2) Vehicular access to each lot is provided for by a shared driveway only.
- 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
- 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
- 5) This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

There may be need for modification of note 2 under **Shared driveway** when some lots take direct driveway access from the public street and other lots from the shared driveway. Note 2 should then specify (Lots xx, Blocks xx) which lots will utilize the shared driveway. The note then should read:

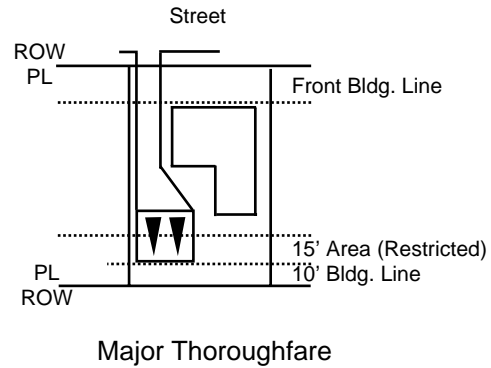
- 2) Vehicular access to Lots xx, Blocks xx is provided for by a shared driveway only.

LOT SIZE AND COVERAGE TABLE				DWELLING UNIT DENSITY TABLE		
Colm A	Colm B	Colm C	Colm D	Colm A	Colm B	Colm C
Lot no.	Lot Size (sf)	Bldg. Coverage (sf)	% Coverage (Colm C/Colm B)	Total no. of Dwellings	Total Gross Acreage (ac)	Total Project Density (Colm A/Colm B)
1	xx	xx	xx	xx	xx	xx
2	xx	xx	xx			
3	xx	xx	xx			

Minimum lot size is 1400 square feet. Percent coverage is not to exceed 60%. If the plat is a replat, solely of a corner lot the percent coverage shall not exceed 75%. Density is not to exceed 27 units per acre. (183)

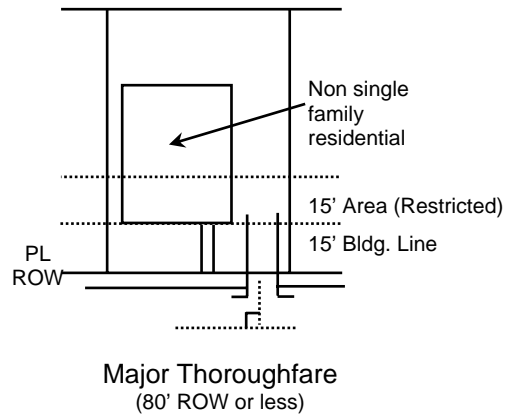
□ Add Lot size and coverage table, Dwelling unit density table and plat notes:

- 1) At least 150 square feet of permeable area is required per lot. (no. of lots x 150) s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
- 2) The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- 3) All lots shall have adequate wastewater collection service.

42-153 15' REAR BUILDING LINE**Urban area/Suburban area****Street (front)****Major thoroughfare (back)****Single family residential****Illustration****□ Add BL 153 illustration and plat notes:**

- 1) Lot(s) **xx**, Block(s) **xx** are restricted to single family residential use.
- 2) Lot(s) **xx**, Block(s) **xx**, which are siding and/or backing (**street name**), a major thoroughfare, are denied direct driveway access to the major thoroughfare.
- 3) Lot(s) **xx**, Block(s) **xx**, which are backing (**street name**), a major thoroughfare shall have a 10 foot rear building line. The 15-foot area behind the 10-foot rear building line shall be restricted to a one-story uninhabited garage use.

42-154 15' BUILDING LINE
Urban area
Major thoroughfare
Non single family residential



Example

□ Add BL 154 plat notes:

- 1) Any private street or private drive crossing the building line shall be substantially perpendicular to the adjacent major thoroughfare and the building line.
- 2) The area within the building line shall not be used for parking, driveways or any other related uses such as access to a drive-in window.
- 3) A clearly defined pedestrian walkway that is separate from any private street or drive shall be established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to a building or the project.
- 4) The applicant shall construct a minimum 5-foot wide sidewalk within the major thoroughfare right-of-way.
- 5) The maximum height of any building constructed within the 15 foot area behind the building line is restricted to not more than 75 feet, as measured in accordance with the Building Code.
- 6) All trees that are within 25 feet of the property line adjacent to the major thoroughfare shall be protected as corridor trees pursuant to article V of chapter 33 of the City of Houston, Code of Ordinances.

APPLICABLE IF THE PROPERTY IS USED FOR NONRESIDENTIAL PURPOSES:

- 7) The maximum height of any fence, wall, berm or combination thereof within the building line will not exceed 36 inches in height measured from mean grade for any property used for nonresidential purposes.

OR

APPLICABLE IF THE PROPERTY IS USED FOR MULTI-FAMILY PURPOSES:

- 7) Any fence, wall, berm or combination thereof constructed within the building line that is at least 36 inches high, but less than eight feet high measured from mean grade shall setback at least two feet from the property line adjacent to the major thoroughfare and shall be used and maintained for landscape plantings.
- 8) The number of required shrubs shall be equal to the number of required street trees (Sec. 33-127b) multiplied by five. The shrubs shall be distributed along the street frontage of the property in the landscaping strip.

APPLICABLE IF THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO STREETS:

- 9) The building line shall conform to the visibility triangle requirements required by Sec 42-162 of Chapter 42 of the City of Houston, Code of Ordinances.

42-155 5' BUILDING LINE

Urban area

Major thoroughfare

Retail commercial center

Combination side/rear parking

24 foot driveway with rear parking

2 15-foot driveways with rear parking

□ Add 155 plat notes: (see attached sheet for examples of parking and building layout)

- 1) The 5-foot area between the front building line and the property line shall be improved with a sidewalk. If a sidewalk is provided in the right-of-way the 5-foot area shall be improved by landscaping.
- 2) All off-street parking shall be provided to the rear or side of any improvements on the property.
- 3) A minimum of 90% of the gross floor area of all improvements shall be located along the reduced building line.
- 4) All trees that are within 25 feet of the property line adjacent to the major thoroughfare shall be considered protected as corridor trees pursuant to article V of chapter 33 of the Houston Code of Ordinances.

APPLICABLE WHEN SIDEWALK IS ON PRIVATE PROPERTY

- 5) If the sidewalk is to be provided on private property provide written approval from Public Works and Engineering. This approval shall include the owner's commitment to install and maintain landscaping in a ten foot landscaping strip located within the right-of-way.

APPLICABLE IF THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO STREETS:

- 6) The building line shall conform to the visibility triangle requirements required by Sec 42-162 of Chapter 42 of the City of Houston, Code of Ordinances.

42-155 5' BUILDING LINE

Urban area

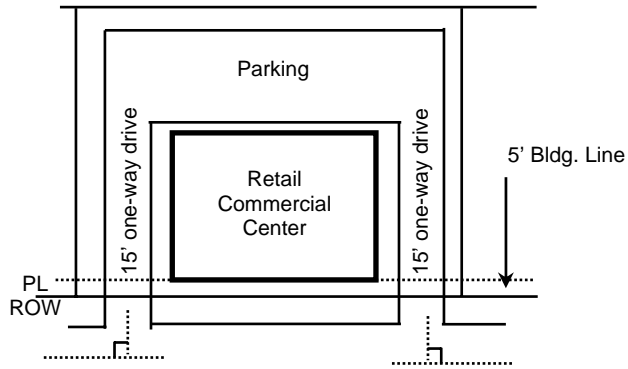
Major thoroughfare

Retail commercial center

Combination side/rear parking

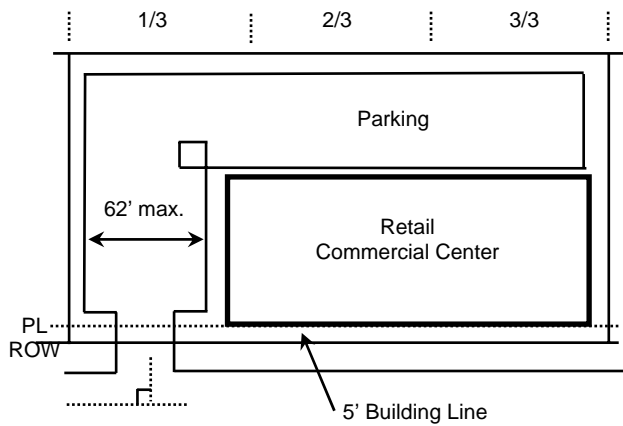
24 foot driveway with rear parking

2 15-foot driveways with rear parking



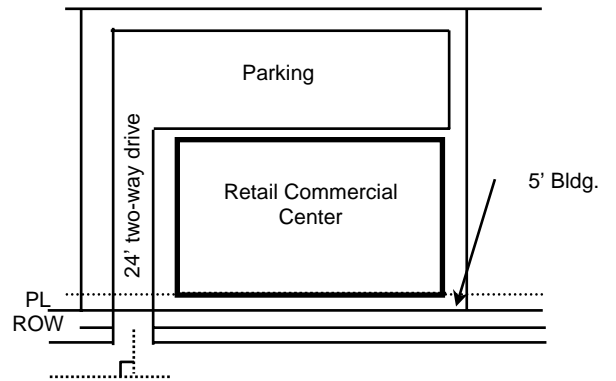
Major Thoroughfare
(80' ROW or less)

EXAMPLE



Major Thoroughfare
(80' ROW or less)

EXAMPLE



Major Thoroughfare
(80' ROW or less)

EXAMPLE

42-155 ZERO BUILDING LINE

Urban area

Major thoroughfare

Retail commercial center

Arcade or colonnade

Combination side/rear parking

24 foot driveway with rear parking

2 15-foot driveways with rear parking

□ Add 155 Z plat notes: (see attached sheet for examples of parking and building layout)

- 1) A minimum 6-foot wide arcade or colonnade shall be provided along the full face of the retail commercial center running parallel to the major thoroughfare.
- 2) All off-street parking shall be provided to the rear or side of any improvements on the property.
- 3) A minimum of 90% of the gross floor area of all improvements shall be located along the reduced building line.
- 4) All trees that are within 25 feet of the property line adjacent to the major thoroughfare shall be considered protected as corridor trees pursuant to article V of chapter 33 of the Houston Code of Ordinances.

APPLICABLE WHEN SIDEWALK IS ON PRIVATE PROPERTY

- 5) If the sidewalk is to be provided on private property provide written approval from Public Works and Engineering. This approval shall include the owner's commitment to install and maintain landscaping in a ten foot landscaping strip located within the right-of-way.

APPLICABLE IF THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO STREETS:

- 6) The building line shall conform to the visibility triangle requirements required by Sec 42-162 of Chapter 42 of the City of Houston, Code of Ordinances.

42-155 ZERO BUILDING LINE

Urban area

Major thoroughfare

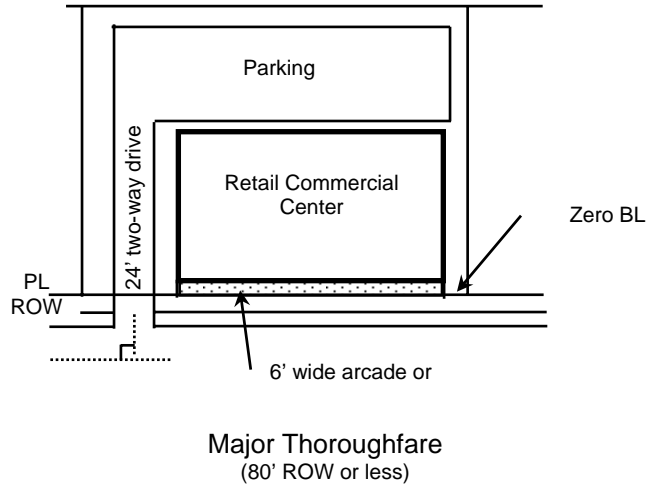
Retail commercial center

Arcade or colonnade

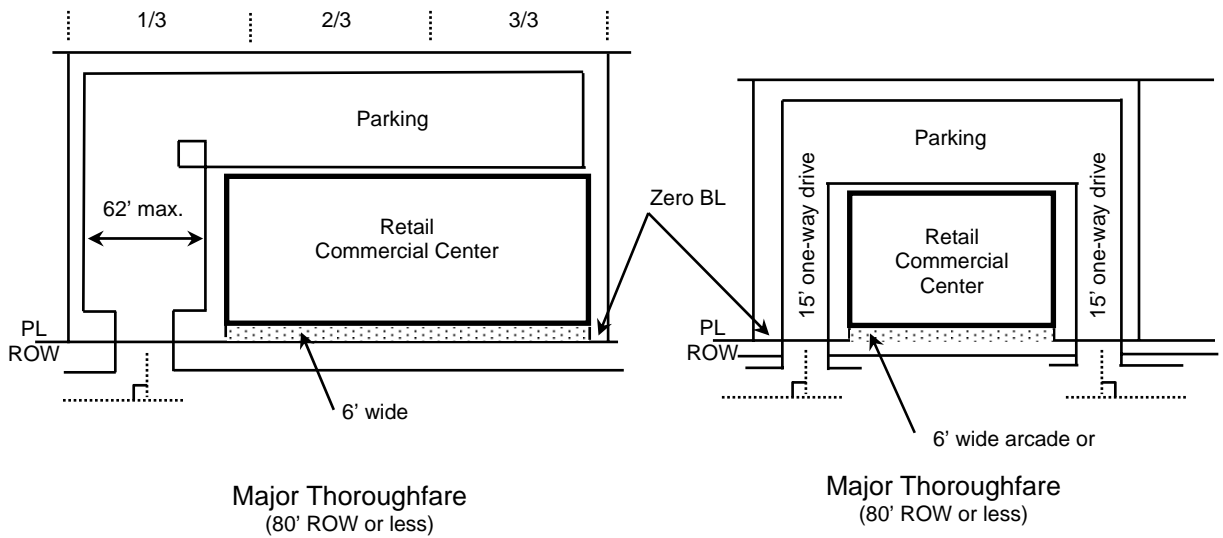
Combination side/rear parking

24 foot driveway with rear parking

2 15-foot driveways w/ rear parking



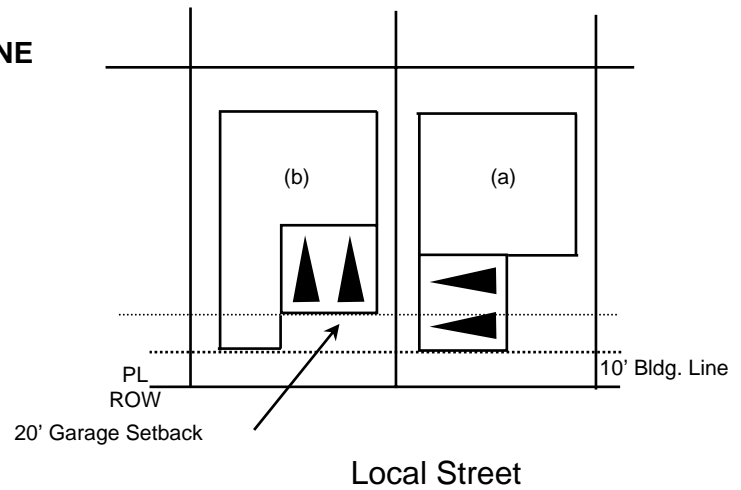
EXAMPLE



EXAMPLE

EXAMPLE

42-158 REDUCED BUILDING LINE
Suburban area
Local streets
Single family residential
Typical lot layout



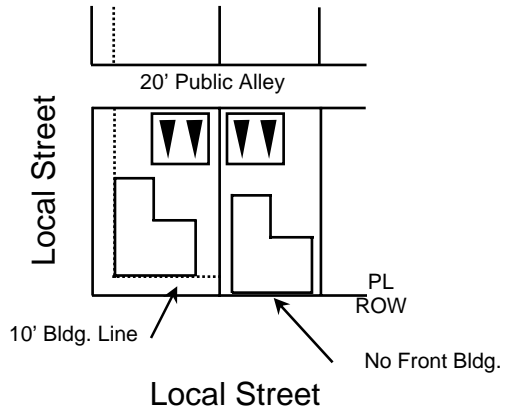
Illustration

□ Add BL 158 illustration and plat notes:

- 1) Lots xx, Block xx are:
 - (a) restricted to single family residential use,
 - (b) restricted to a 10 foot front building line when the face of any carport or garage is perpendicular to the street, and
 - (c) restricted to a 20 foot carport or garage setback when the carport or garage face is parallel to the street. The remainder of the structure shall be restricted to 10 foot building line.
- 2) Reference above typical lot layout.

42-158 REDUCED BUILDING LINE

Suburban area
Local streets
Single family residential
Alley access
Typical lot layout



Illustration

□ Add BL158 A illustration and plat notes:

Lots xx, Block xx (interior lots) are restricted to single family residential use. Vehicular access to each lot is provided by an approved public alley. Vehicular access is denied to the street.
 2) Reference above typical lot layout.

APPLICABLE IF THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO STREETS:

3) The building line shall conform to the visibility triangle requirements required by Sec 42-162 of Chapter 42 of the City of Houston, Code of Ordinances.

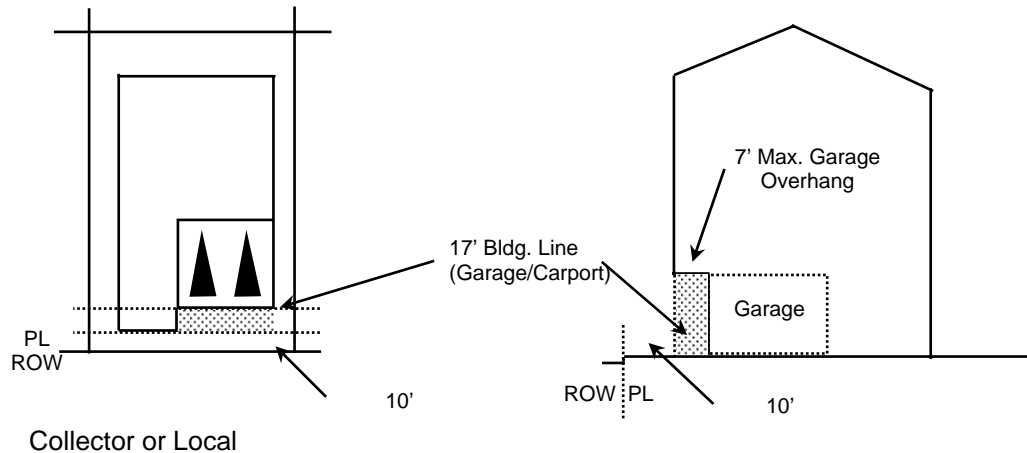
42-159 REDUCED BUILDING LINE

Urban area

Collector or Local streets

Single family residential

Front loading garage access

**ILLUSTRATION****ELEVATION EXAMPLE****□ Add BL 159 A illustration and plat notes:**

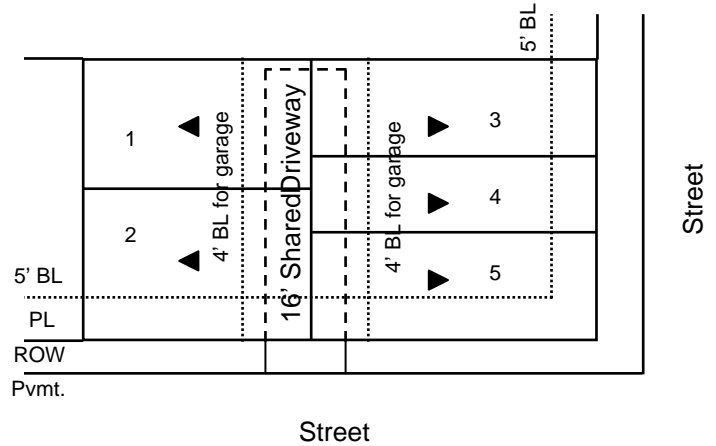
- 1) Lots xx, Blocks xx are restricted to single family residential use.
- 2) A 10-foot building line is established for the principal structure only.
- 3) A 17-foot building line is for any carport or garage facing the street.
- 4) The building above the carport or garage may overhang the building line up to 7 feet.
- 5) Reference above typical lot layout.

APPLICABLE IF THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO STREETS:

- 6) The building line shall conform to the visibility triangle requirements required by Sec 42-162 of Chapter 42 of the City of Houston, Code of Ordinances.

42-159 REDUCED BUILDING LINE

Urban area
 Collector or Local streets
 Single family residential
 Shared driveway access



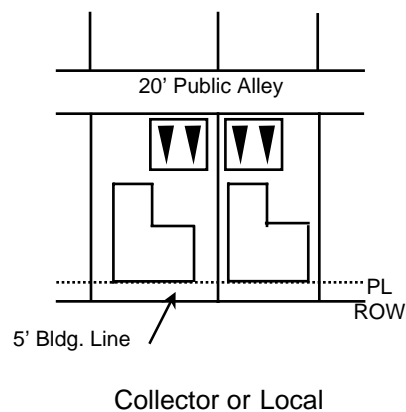
EXAMPLE

□ Add **BL 159 C** plat notes:

- 1) Each lot shall be restricted to single family residential use.
- 2) Vehicular access to each lot is provided for by a shared driveway only.
- 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
- 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
- 5) This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

42-159 REDUCED BUILDING LINE

Urban area
 Collector or Local streets
 Single family residential
 Alley access



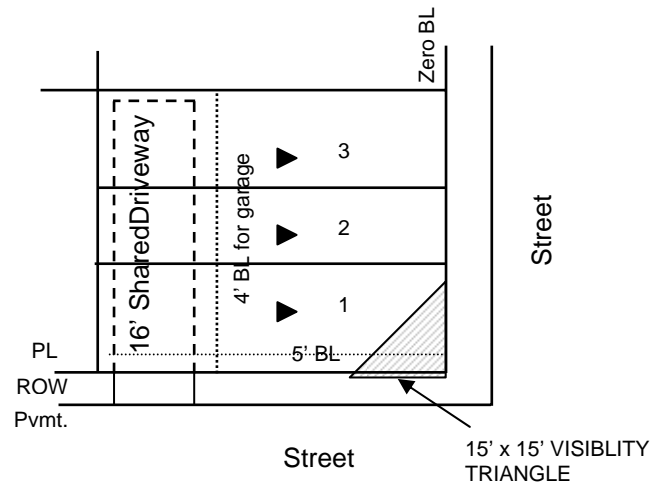
EXAMPLE

□ Add **BL 159 D** plat notes:

- 1) Each lot shall be restricted to single family residential use.
- 2) Vehicular access to each lot is provided from by a public alley only.
- 3) Each lot shall provide two parking spaces per dwelling unit.

42-159 REDUCED BUILDING LINE

**Urban area
Collector or Local streets
Single family residential
Replat of corner lot**



EXAMPLE

□ Add BL 159 E plat notes:

- 1) Each lot shall be restricted to single family residential use.
- 2) Vehicular access to each lot is provided for by a shared driveway only.
- 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
- 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
- 5) This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

42-183 REDUCED LOT SIZE
Urban area
Collector or local streets
Single family residential
No compensating open space provided

LOT SIZE COVERAGE -- URBAN AREA (183)

LOT SIZE AND COVERAGE TABLE				DWELLING UNIT DENSITY TABLE		
Colm A	Colm B	Colm C	Colm D	Colm A	Colm B	Colm C
Lot no.	Lot Size (sf)	Bldg. Coverage (sf)	% Coverage (Colm C/Colm B)	Total no. of Dwellings	Total Gross Acreage (ac)	Total Project Density (Colm A/Colm B)
1	XX	XX	XX	XX	XX	XX
2	XX	XX	XX			
3	XX	XX	XX			

Minimum lot size is 1400 square feet. Percent coverage is not to exceed 60%. If the plat is a replat, solely of a corner lot the percent coverage shall not exceed 75%. Density is not to exceed 27 units per acre. (183)

□ Add Lot size and coverage table, Dwelling unit density table and plat notes:

- 1) At least 150 square feet of permeable area is required per lot. (no. of lots x 150) s.f. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
- 2) The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- 3) All lots shall have adequate wastewater collection service.

**42-184 REDUCED LOT SIZE
Compensating open space
Suburban and urban areas
Single family residential**

LOT SIZES < 5000 SF -- SUBURBAN AREA (184)

	Lot no.	Lot Area
	xx	xx sf
	xx	xx sf
	xx	xx sf
Total number of lots < 5000 sf	xx	
Total area of lots < 5000 sf		xx sf

COMPENSATING OPEN SPACE TABLE -- SUBURBAN AREA

A. Total no. of lots < 5000 sf:	xx
B. Total area of lots < 5000 sf:	xx sf
C. Average lot size < 5000 sf (B/A):	xx sf
D. Compensating open space required per lot (based on C):	xx sf
E. Compensating open space required (A x D):	xx sf
F. Total area of compensating open space provided:	xx sf

LOT SIZES < 3500 SF -- URBAN AREA (184)

	Lot no.	Lot Area
	xx	xx sf
	xx	xx sf
	xx	xx sf
Total number of lots < 3500 sf	xx	
Total area of lots < 3500 sf		xx sf

COMPENSATING OPEN SPACE TABLE -- URBAN AREA

A. Total number of lots < 3500 sf:	xx
B. Total area of lots < 3500 sf:	xx sf
C. Average lot size < 3500 sf (B/A):	xx sf
D. Compensating open space required per lot (based on C):	xx sf
E. Compensating open space required (A x D):	xx sf
F. Total area of compensating open space provided:	xx sf

Add Lot size and Compensating Open Space tables and plat notes:

- 1) Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.

APPLICABLE IF OPEN SPACE AMENITIES PLAN OR RECREATIONAL BUILDING PLAN IS USED:

- 2) This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve. Ref. no. OSAP-_____.

OR

- 3) This subdivision's compensating open space includes a Recreational Building Plan for the specifically identified reserve. Ref. no. RBP-_____.

42-184 REDUCED LOT SIZE

**Compensating open space
Suburban and urban areas
Single family residential**

AREAS NOT TO BE CONSIDERED AS COMPENSATING OPEN SPACE:

- 1) lots,
- 2) building sites for dwelling units,
- 3) utility or storage purposes,
- 4) carports or garages,
- 5) driveways or streets,
- 6) private medians less than 12 feet in width,
- 7) detention ponds, drainageways, and
- 8) water areas including flood plains and flood ways, or ravines.

AREAS DESIGNATED AS COS SHALL BE:

- 1) identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B, etc.), reference the restriction (restricted to compensating open space), and the reserve's square footage,
- 2) restricted for the use of the owners of property in and residents of the subdivision,
- 3) owned, managed and maintained under a binding agreement among the owners of property in the subdivision,
- 4) reasonably dry and flat,
- 5) at least 240 feet, with dimensions 20' x 12',
- 6) accessible to all the residents of the subdivision, and
- 7) may be the ground floor square footage of a building that is used for recreational purposes (see below)

42-184 REDUCED LOT SIZE
Compensating open space
Suburban and urban areas
Single family residential

OPEN SPACE AMENITIES PLAN (185)

The following areas may be considered as compensating open space if they are developed as part of an Open Space Amenities Plan.

These areas are:

- 1) detention ponds, drainageways,
- 2) water areas including flood plains and flood ways, or ravines

An OSAP must be submitted at the time of the plat submittal. The Commission will act on the OSAP at the same time as it takes action on the plat. The OSAP shall include:

- 1) A scaled drawing identifying and showing the locations of existing and proposed sidewalks, street lights, trees, shrubs, groundcovers, natural features, landscaping features, playground equipment, public furniture and any other existing or proposed amenities.
- 2) The drawing shall include planting or construction details.
- 3) The drawing shall include elevation(s) of the plan.
- 4) An inventory of the proposed amenities shall be provided.
- 5) Photographs or copies of catalogued amenities may be added.

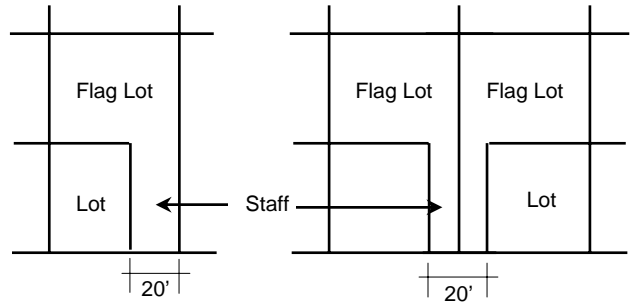
GROUND FLOOR OF A RECREATIONAL BUILDING PLAN (185)

The ground floor of a recreational building may be considered as compensating open space if the space is developed as part of a Recreational Building Plan.

A RBP must be submitted at the time of the plat submittal. The Commission will act on the RBP at the same time as it takes action on the plat. The RBP shall include:

- 1) A scaled floor plan of the first floor identifying and showing the existing and proposed rooms, fixtures, recreational equipment, exterior sidewalks or pathways, public furniture and any other existing or proposed amenities.
- 2) The ground floor area(s) designed for recreational use must be identified and dimensioned with the square footage provided.
- 3) A written description of the recreational uses to be provided area shall accompany the plan.
- 4) Photographs or copies of catalogued equipment may be added.

42-188 FLAG LOTS
Suburban and urban areas
Single family residential



EXAMPLE

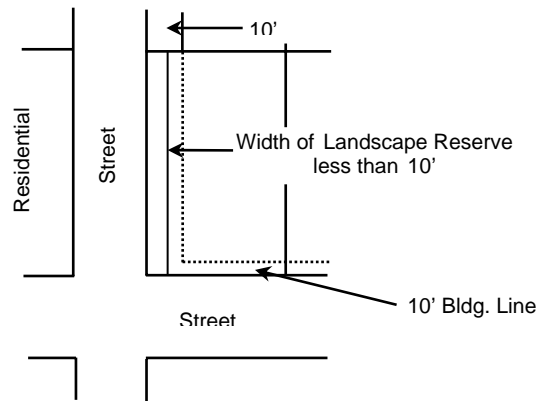
□ Add Flag Lots plat notes:

- 1) The staff portions of Flag Lots are restricted for ingress and egress only.
- 2) No building, structure, wall or fence shall be constructed within the staff portion.

APPLICABLE IF VEHICULAR ACCESS IS TO BE SHARED:

- 3) Lots xx, Block xx share vehicular access. The staff portions of both lots shall be restricted to shared vehicular access.

42-192 CORNER LOT
Suburban and urban areas
Landscape reserve adjacent



EXAMPLE

- Corner lot landscape reserve example.

MULTI-FAMILY RESIDENTIAL REQUIREMENTS

MULTI-FAMILY PARKING WITH OPEN SPACE TABLE (236)

Colm A	Colm B	Colm C	Colm D	Colm E	Colm F	Colm G	Colm H
No. of units (bdrm)	Unit size	Parking required per unit	Parking required (Colm A x Colm C)	Parking provided	Open Space required per unit	Open Space required (Colm A/Colm F)	Open Space provided
xx	Efficiency	1.25	xx		200	xx	
xx	1 Bdrm	1.333	xx		240	xx	
xx	2 Bdrm	1.666	xx		320	xx	
xx	3 Bdrm	2	xx		440	xx	
xx	4 Bdrm	2	xx		500	xx	
XX			XX	XX		XX	XX
xx	Units w/ garages						

MULTI-FAMILY RESIDENTIAL WITH REDUCED OPEN SPACE

MULTI-FAMILY PARKING WITH OPEN SPACE TABLE (236)

Colm A	Colm B	Colm C	Colm D	Colm E
No. of units (bdrm)	Unit size	Parking required	Parking required per unit	Parking provided (Colm A x Colm C)
xx	Efficiency	1.25	xx	
xx	1 Bdrm	1.333	xx	
xx	2 Bdrm	1.666	xx	
xx	3 Bdrm	2	xx	
xx	4 Bdrm	2	xx	
XX			XX	XX
xx	Units w/ garages			

- 1. **TOTAL ACREAGE:** xx s.f.
- 2. **TOTAL ACREAGE EXCLUDING AREA WITHIN BUILDING LINES:** xx s.f.
- 3. **MINIMUM OPEN SPACE REQUIRED:** (10% of Row 2) xx s.f.
- 4. **MAX. OPEN SPACE PERMITTED FOR ENCLOSED AMENITIES:** (10% of Row 3) xx s.f.
- 5. **ENCLOSED AREA PROVIDING OPEN SPACE:** xx s.f.
- 6. **TOTAL OPEN SPACE PROVIDED:** (3 + 4) xx s.f.
- 7. **PROJECT DENSITY:** (Total no. of units/Total acreage) xx d/u

ADDITIONAL PLAT NOTES WHEN REDUCING OPEN SPACE

- 1) Each area provided as open space is at least 20 feet wide by 60 feet long,
- 2) Any street trees required to be planted to comply with city ordinance are located in the street right-of-way, and
- 3) Sidewalks shall be constructed within the right-of-way of each street adjacent to the development. The minimum width of each sidewalk shall be 5 feet.

MULTI-FAMILY RESIDENTIAL WITH 15% REDUCTION IN OPEN SPACE

MULTI-FAMILY PARKING WITH OPEN SPACE TABLE (236)

Colm A	Colm B	Colm C	Colm D	Colm E	Colm F	Colm G	Colm H
No. of units (bdm)	Unit size	Parking required per unit	Parking required (Colm A x Colm C)	Parking provided	Open Space required per unit	Open Space required (Colm A/Colm F)	Open Space provided
xx	Efficiency	1.25	xx		200	xx	
xx	1 Bdrm	1.333	xx		240	xx	
xx	2 Bdrm	1.666	xx		320	xx	
xx	3 Bdrm	2	xx		440	xx	
xx	4 Bdrm	2	xx		500	xx	
XX			XX	XX		XX	
XX ⁽¹⁾	Units w/ garages					XX(15%) ⁽²⁾	XX

⁽¹⁾ At least 25% of the dwelling units have individual enclosed garages within the buildings where the dwelling units are located.

⁽²⁾ Open space requirements may be reduced by 15% if the number of dwelling units with enclosed garages is at least 25% of the entire development.

ADDITIONAL PLAT NOTE WHEN REDUCING OPEN SPACE BY 15%

- 1) Areas within the building line requirement are not used for parking.

MULTI-FAMILY RESIDENTIAL WITH REDUCTION IN OPEN SPACE BASED ON DENSITY

MULTI-FAMILY PARKING WITH COS TABLE (236)

Colm A	Colm B	Colm C	Colm D	Colm E	Colm F	Colm G	Colm H
No. of units (bdm)	Unit size	Parking required per unit	Parking required (Colm A x Colm C)	Parking provided	Open Space required per unit	Open Space required (Colm A/Colm F)	Open Space provided
xx	Efficiency	1.25	xx		200	xx	
xx	1 Bdrm	1.333	xx		240	xx	
xx	2 Bdrm	1.666	xx		320	xx	
xx	3 Bdrm	2	xx		440	xx	
xx	4 Bdrm	2	xx		500	xx	
XX			XX	XX		XX	
XX	Units w/ garages					XX (%) ⁽¹⁾	XX

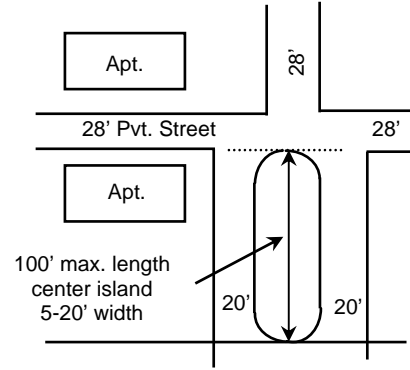
⁽¹⁾ Open space requirements may be reduced by certain percentages based on the development density. Refer to the Development Density table below.

Development Density	Reduction of Open Space
Units per acre	percent
30 – 39	15
40 – 49	30
50 – 59	45
60 or more	60

ADDITIONAL PLAT NOTE WHEN REDUCING OPEN SPACE BY 15%

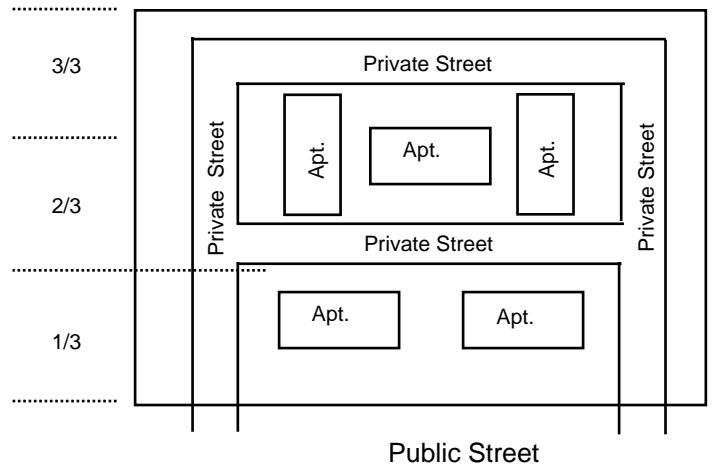
- 1) Any street trees required to be planted to comply with city ordinance are located in the street right-of-way, and
- 2) Sidewalks shall be constructed within the right-of-way of each street adjacent to the development. The minimum width of each sidewalk shall be 5 feet.

42-230 PRIVATE STREET DUAL ENTRY
Multi-family residential
Entry/exit



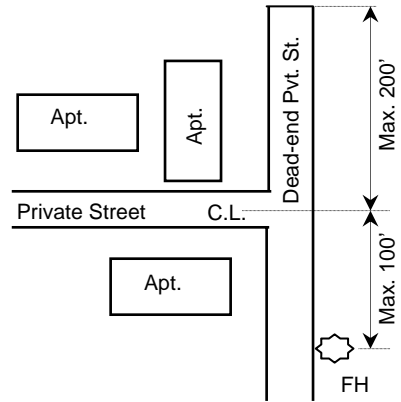
EXAMPLE

42-232 PRIVATE STREET TWO POINT ACCESS
Multi-family residential
Access from same public street



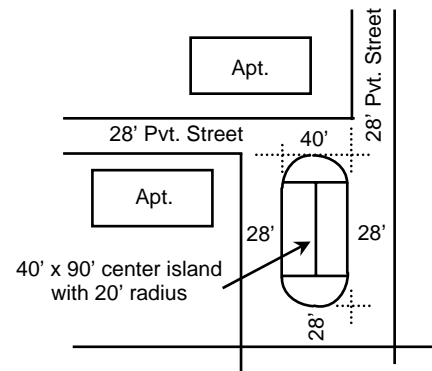
EXAMPLE

42-232 PRIVATE STREET DEAD ENDS
Multi-family residential



EXAMPLE

42-232 PRIVATE STREET P TURNAROUND
Multi-family residential



EXAMPLE