**Development requirements for Planned Development – Housing District (PD-H)**

The purpose of the Highland Hills Planned Development – Housing District (PD-H), hereinafter referred to as ”PD-H”, “the District” or “this District,” is to comply with the City of Bryan Code of Ordinances while establishing alternate development standards set forth for the mutual benefit of both the property owner and the City of Bryan. This PD-H establishes development standards for a planned townhome community on approximately 8.196 acres of land located at Highpoint Drive and Hillpoint Drive. The standards established in this plan are to be used to facilitate townhome development, in the effort to strengthen the area economy and promote the general welfare of the community.

The Exhibit A establishes the planned layout of the community.

**SECTION 1: Definitions**

The following words, terms and phrases shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning, except where the context clearly indicates a different meaning. Words and terms that are not expressly defined in this chapter or in Chapter 62 have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster’s Unabridged Dictionary. When not inconsistent with the context, words used in the present tense include the future; words used in the singular number include the plural; and words used in the plural number include the singular.

The term “permitted” shall mean all uses permitted by right within the zoning classification specified, as well as other uses defined and described in the Zoning Ordinance of the City of Bryan as being permitted with approval of a Conditional Use Permit. Said uses permitted with approval of a Conditional Use Permit shall be subject to development review procedures of the City of Bryan Zoning Ordinance described for Conditional Use Permits.

**SECTION 2: Land Use**

Within this PD-H District, the following range of uses shall be permitted by right:

• Attached residential dwelling units (townhomes) containing between 2-4 bedrooms and intended to be occupied by no more than 2 unrelated occupants;

• Parking Lot (accessory to primary residential use only); and

• Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work, subject to other regulations detailed in subsection (a) below:

1. Other regulations.
2. Real estate sales offices shall be permitted during the development of residential subdivisions, but shall be removed within six (6) month of the date of the last unit closed by the developer.

**SECTION 3: Physical Development**

1. In the event these regulations are silent on any feature of development, the standards and limitations of the Residential District – 5000 (RD-5) zoning district found within the City of Bryan Code of Ordinances shall be observed.
	1. Tracts intended for townhouse developments, as identified on the preliminary plan, shall comply with development standards and limitations of the City of Bryan Code of Ordinances Sec. 62-168 – Townhouse Requirements, subject to additions, modifications or exceptions described herein, and shall allow a front parking layout.
	2. Vehicular access to townhome units shall be provided as depicted on Exhibit A. All rear access drives for townhomes shall include a private access easement.
	3. All dwelling units shall provide a minimum of one (1) parking space per bedroom, whether in the garage or in the driveway. Garages shall be incorporated for any dwelling unit with 3 or more bedrooms.
2. Sidewalks:
	1. Sidewalks shall meet the City of Bryan’s construction requirements for sidewalks as per the Bryan/College Station Unified Design Guideline Manual, Technical Specifications, and Standard Construction Detail.
3. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all open space and storm water detention areas in this PD-H District.
4. The minimum lot width for all lots, including corner lots, shall be 25 feet.
5. Building setbacks shall be as follows:
	1. 25 feet front setbacks for front parking units
	2. 15 feet front setback for rear parking units
	3. 10 feet side street setback
	4. 5 feet side setback for exterior lots
6. Building materials.
	1. Building exteriors shall incorporate the following minimum standards:
		1. All front façades and any side facades that face a Side Street shall be a minimum of 65% masonry, including stone, brick, or stucco
		2. All roof pitches shall be a minimum of 5/12 slope and be composed of 30-year Architectural Composition Shingles or decorative Metal Roofing
7. Landscaping:
	1. All landscaping shall be maintained by the Homeowners Association on a continuing basis
	2. All lots shall contain a minimum of 175 actual square feet of landscaping between the front of the dwelling unit and the street (including, but not limited to grass, flower beds, trees and shrubs) that contains at least one (1) street tree with a minimum caliper of 2” that is planted between the front of the dwelling unit and the street and located within 10’ of the sidewalk in order to create a more sustainable and walkable community. A minimum of 50 actual square feet of the landscaping on each individual lot needs to be landscaping that is not grass.
	3. Freestanding on-premises signs.
		1. All Monument Signage for the community shall be fully landscaped extending a minimum four linear feet in all directions from the support of all freestanding on-premises signage. In the event that the signage has more than one support, the landscaped area shall be extended between the supports at a width of not less than four feet.
		2. The landscaped area shall be composed of a minimum of 50 percent shrubs. The remainder of the landscaped area shall have decorative mulched bed groundcover, decorative rock groundcover, and/or live groundcover whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover.
	4. Homeowners Association Common Areas shall include landscaping in the non-hardscaped areas and an area equal to a minimum of 15 percent of the developed area (Common Area) shall be required to be landscaped. These Common Areas shall be separately approved during the normal Civil Plan approval process.

**SECTION 4: Subdivision of Land**

The subdivision of land in this District shall be allowed in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances.

**EXHIBIT A**

