

Sorento Regulating Plan

**2nd Amendment**

**3rd Amendment**

Land Use		
Type	Residential Single-Family Detached	Residential Single-Family Detached
Number of Residential Units	One primary (1) single-family detached dwelling per lot and an Accessory Unit.	One primary (1) single-family detached dwelling per lot and an Accessory Unit.
Lot Size		
Minimum Lot Area	6,600 sq.ft. - Maximum 75% of total lots	6,600 sq.ft. - Maximum 75% of total lots
	7,500-8,399 sq.ft. - Minimum 10% of total lots	7,500-8,399 sq.ft. - Minimum 10% of total lots
	8,400 - 8,999 sq.ft.- Minimum 10% of total lots	Minimum 8,400 sq.ft.- Minimum 10% of total lots
	9,000sf + - Minimum 5% of total lots	<del>9,000sf + - Minimum 5% of total lots</del>
Minimum Lot Frontage	55' - Maximum 75% of total lots	55' - Maximum 75% of total lots (Excluding cul-de-sacs, which shall be 30')
Minimum Lot Depth	120'	120'
Illustrative Lot Plan		Attachment 1 illustrates the current lot plan, and the lot sizes and layout may be adjusted in accordance with the standard platting process consistent to the requirements of the Sorento Regulating Plan, stated herein.
Building Placement and Size		
Minimum Front Building Setback	20' for all lots under 7,000 sq ft 25' for all others	20' except for side entry garage at 15'
Minimum Side Building Setback	5' for all lots under 7,000 sq ft 7.5' for all others	<del>5' for all lots under 7,000 sq ft</del> 7.5' for all others
Minimum Street Side Setback	15'	10'
Minimum Rear Building Setback	20'	20'
Minimum Size of Dwelling Unit	1,400 sq.ft.	1,400 sq.ft.
Accessory Structures	The following setbacks shall apply measured from property line : Front Yard - Not permitted Street-side Yard - 20' Rear Yard - 5' Side Interior - 5'	The following setbacks shall apply measured from property line : Front Yard - Not permitted Street-side Yard - 15' Rear Yard - 5' Side Interior - 5'
Accessory Dwelling Unit See Definition Below		Shall be developed within the lot limits for the primary residential unit
Building Envelope		
Maximum Building Footprint Coverage (Including Accessory Dwelling Unit or Accessory Structure)	50%	The maximum building footprint coverage shall not exceed the limits prescribed by the lot line setbacks described herein.
Maximum Building Height	Two and one-half ( 2 1/2) stories	Not exceeding Two and one-half ( 2 1/2) stories
Overhang Encroachments	Overhang encroachments may encroach up to ten feet (10') into the front yard up to ten feet (10') into the front yard two feet (2 feet) on the side yard (8') into the rear yard setback	Overhang may encroach up to : 5' into the front-yard setback (maximum of 1' beyond end of porch) 3' into the-side yard setback 8' into the rear-yard setback
Porch Encroachments	Porches may encroach up to : 10' into the front yard setback 2' into the side yard setback 10' into the rear yard setback	Porches may encroach up to : 5' into the front yard setback 3' into the side yard setback 10' into the rear yard setback
Covered Patio Encroachments	Covered Patio may encroach up to : 10' into the rear yard setback	Covered Patio may encroach up to : 10' into the rear yard setback
Trellis Encroachments	Trellis may encroach a maximum of four feet (4') into the front yard setback	Trellis may encroach a maximum of four feet (4') into the front yard setback and 10 feet (10') into the rear yard setback
Balcony Encroachments	Balconies may not encroach into setbacks	Balconies may not encroach into setbacks
		Encroachments are acceptable if building code standards are met. Side-yard encroachments shall not be mirrored on the adjacent home. No Encroachments are allowed into any easement area.

Architectural Elements		
Material	Brick, stone and stucco - minimum 75% cementitious siding may be used for decorative elements only	Brick and Stone shall be the primary material and cementitious siding may be used for decorative elements only. Wood may be used as an accent material only. Stucco is permissible as a primary material. However, these materials may not be greater than 50% of the building materials used.
Material Mix	No more than two (2) major materials; must have masonry on all sides	No more than two (2) major materials; <del>must have masonry on all sides</del>
House Color	No repetition for four (4) lots on either side	No repetition for four (4) lots on either side
Roof Pitch	5:12 (flat roofs are not permissible) porches may have 2:12 pitch	Roof pitch range is : Minimum 2.5:12 pitch - Maximum 5:12 pitch. No flat roofs are permitted.
Roof Material	Painted or galvanized metal; clay or concrete tile; or 30-year dimensional shingles	Painted or galvanized metal; clay or concrete tile; or 30-year dimensional shingles
Elevation Pattern	No repetition for four (4) lots on either side	No repetition for four (4) lots on either side
Front Porch	If porch is constructed it must be a minimum seven feet (7') deep; minimum fifty percent ( 50%) width of non-garage side; minimum covered rear patio one hundred (100) sq ft	If porch is constructed it must be a minimum seven feet (7') deep; minimum fifty percent ( 50%) width of non-garage side, <del>minimum covered rear patio one hundred (100) sq ft</del>
Covered Patio	Minimum covered rear patio is one hundred (100) sq.ft.	Minimum covered rear patio is one hundred (100) sq.ft.
Parking and Garage Treatment		
Parking Spaces		Two (2) onsite parking spaces are required per dwelling unit.
Garage Location		Garages may be front or side-entry and shall be offset from the front face of the home. Examples of layouts are illustrated in the attached lot dimension illustrations. Side-Entry garages may intrude 3' into side yard setbacks, provided the side yard encroachment is not back to back on adjacent homes.
Corner Lot Garages		A side street garage on a corner lot shall be set back 20' from the side yard property edge
Additional Requirements		

Unless specifically stated above or in the development agreement, all other requirements for residential development according to the City of Pflugerville General Development Standards in place at the time of adoption of this Development Agreement shall apply; including but not limited to landscaping requirements, site access and circulation, parkland dedication and trails, and drainage standards.

### General Provisions

All construction within Sorrento shall comply with the provisions of this Regulatory Plan. Building and other construction permits shall be issued only after the Planning Director or designee has determined that said permit applications are consistent with the applicable guidelines, policies and provisions of the Sorrento Regulating Plan and other applicable policies and provisions of the City. Prior to the City issuing building and other construction permits, individual property owners or developers shall submit a letter of approval ("Approval Letter") and stamped plans from the Architectural Review Committee ("ARC") of the Sorrento Community Owners Association ("SCOA") indicating that they have reviewed and approved the proposed development. All conditions imposed by ARC shall be met before applying for a building permit. If the Approval Letter from the ARC contains on-going conditions of approval, those conditions shall be included in the County permits. Any use or development determined by the Planning Director to not be in substantial conformance with such conditions, requirements, or standards set forth in the Approval Letter shall be in violation of the Sorrento Regulating Plan. Applications for variances to the development standards of these regulations shall be considered and processed in accordance with the City of Pflugerville policies for amending development agreements. All applications to the City for a variance shall require an Approval Letter from the ARC indicating their approval of the variance request.

An "Accessory Dwelling Unit" for the purposes hereof shall mean a living space in a free standing structure or above a garage, in either case not directly attached to the primary single family dwelling, and not exceeding 450 sq. ft. in area, with or without cooking facilities.

An "Accessory Structure" for the purposes hereof means any structure that is not an Accessory Dwelling Unit or a primary residence.

Additional Provisions:

An Accessory Dwelling Unit may be permitted to address housing options and assist in care to a member of the family.

Accessory Dwelling Units are commonly referred to as mother-in-law quarters, a granny flat, and recently part of a "next generation" product. Attached or integrated Accessory Dwelling Units are permitted provided that the Accessory Dwelling Unit meets the following provisions:

1. An Accessory Dwelling Unit shall be wholly contained within the principal dwelling unit and accessible to the principal dwelling unit through an internal doorway; and
2. Access to the Accessory Dwelling Unit may, on approval of the City of Pflugerville Planning Director, utilize a separate outside entry.
3. The Accessory Dwelling Unit shall not be greater than half of the gross living floor area of the principal structure as measured on the first floor of the principal structure or one third the gross living floor area of a single story principal structure; to the allowed maximum of 450 sq ft.
4. The Accessory Dwelling Unit shall be permitted provided the owner of the principal dwelling unit resides in the principal building;
5. An Accessory Dwelling Unit shall conform to the intent of 'family use' as defined by the City of Pflugerville; and
6. An Accessory Dwelling Unit will not be assigned a separate address and will utilize the address of the primary structure.

Detached Accessory Dwelling Units are permitted provided that they meet the following provisions:

1. The Accessory Dwelling Unit shall be located behind the principal dwelling unit and within the established setbacks for the principal structure; and
2. The Accessory Dwelling Unit shall not be greater than one third of the gross floor area of the principal structure as measured on the first floor of the principal structure up to a maximum of 450 sq ft; and
3. An Accessory Dwelling Unit shall be permitted provided the owner of the principal dwelling unit resides in the principal dwelling;
4. An Accessory Dwelling Unit shall conform to the intent of 'family use' as defined by the City of Pflugerville; and
5. An Accessory Dwelling Unit will not be assigned a separate address and will utilize the address of the primary structure.