

UDC Deviation Chart – Fairfield Crossing PUD

*Revised: June 10, 2022*

Base District: CL-4, as amended below.

Site Development Regulations	CL-4	Fairfield Crossing PUD
Min. Front Street Setback	15 feet	15 feet
Min. Corner Lot Side Street Setback	15 feet*	15 feet*
Min. Side Interior Setback	5 feet*	5 feet*
Min. Side Interior Setback (Abutting SF residential zoning)	30 feet	10 feet
Min. Rear Setback	10 feet*	10 feet*
Min. Rear Setback (Abutting SF residential zoning)	30 feet	30 feet
Streetscape Yard (along toll/frontage)**	25 feet	15 feet
Vegetative Bufferyard (Adjacent to SF)	30 feet	65 feet
Max. Lot Coverage (Structure)	85%	85%
Max. Impervious Cover (MF)	60%	85%
Max. Building Height	60 feet and/or 100 feet with Development Bonus	70 feet and/or 5 stories
Max. Building Height within 125 Feet of Rear Property Line (SF zoned properties)	No regulation	0 feet (from 0-65 feet from rear property line) 35 feet or 2 stories (from 65 feet to 125 feet from rear property line)
Min. Density	10 du/ac	10 du/ac
Max. Density	20 du/ac	35 du/ac
Min. Dwelling Unit Area	450 square feet	450 square feet
MF Dwelling Unit Mix	Min. 40% 1-bed/studio; Max. 10% 3-bed	Min. 40% 1-bed/studio; Max. 10% 3-bed

Vegetative Bufferyard Adjacent to SF Zoning (Rear bufferyard)

1. Detention and open space amenities are permitted within the required 65-foot bufferyard adjacent to SF zoning

#### Maximum Height: Overruns

1. Allowance for up to additional 15% in height overrun for parapets, chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, solar installations, and protective covers; and ornamental towers, cupolas, domes, and spires that are not designed for occupancy.

#### Land Use (Sub. 4)

1. Additional permitted uses:
  - a. Multifamily
  - b. Single Family Attached (3 or more) Townhomes
2. Additional prohibited uses:
  - a. Drive-in/Thru
  - b. Gas Station
3. Ground Floor Commercial Requirements: minimum of 10,000 square feet of commercial uses are required along F.M. 685. Residential amenities not included in calculations.

#### Landscaping (Sub. 11)

Landscaping (Subchapter 11)	UDC	Fairfield Crossing PUD
11.4 General Planting Criteria	Planting beds required	Planters permitted for ground floor plantings along ground floor commercial uses
11.5.A Streetscape Yard Standards	Sidewalks and tree plantings	Sidewalks, tree plantings, screening walls, screening vegetation
11.6.A Building Foundation Landscaping	<p>A landscape planting bed consisting of a minimum five (5) foot deep planting strip as measured at ground level extending outward from the building façade and extending at least 50 percent of the length of the building's primary facades shall be provided.</p> <p>One (1) shrub shall be planted every four (4) linear feet on center within the planting strip.</p>	Building foundation plantings will be one shrub per four linear feet of primary façade in a minimum of 3 foot wide bed unless retaining walls are present.
11.7.1.D.A Surface Parking Landscaping – Design: Parking Rows	A parking space delineated by striping or curbing may not be	Parking spaces to be no further than 75 feet from a landscape area or tree.

	located more than 50 feet from a landscaped area.	
11.7.1.D.B and C Surface Parking Landscaping – Design: Parking Rows	In no case shall a Parking Row exceed ten (10) parking spaces without a separation of a Landscape Island or Peninsula of at least 180 square feet as measured from the backs of curbs.	Parking area landscaping one landscape island for every 12 parking spaces, excluding carport or garage parking.

#### Townhome Residential Design Standards (9.2)

<b>Townhome Residential Design Standards (Section 9.2)</b>	<b>UDC</b>	<b>Fairfield Crossing PUD</b>
Table 9.2.3 Roof Pitch	Minimum 6:12 pitch roof	Minimum 5:12 pitch roof
Table 9.2.3 Building and Entry Orientation	All buildings shall be oriented so that each dwelling unit shall have its main pedestrian entrance fronting onto a public street, a common open space with a landscaped courtyard, or a private street if part of a condominium project. All buildings and units near an arterial or collector level public street shall be oriented and have the primary facade front and face the public street. At no time shall dwelling units front a parking lot. A pedestrian pathway shall connect all building entrances to a public sidewalk.	Townhomes are permitted to front surface parking lots.
Table 9.2.4 Garage Required	One 12'x20' inside dimensions parking space	One 2-car garage parking space with 18'x20' inside dimensions
Table 9.2.4 Garage Location	Garages may only be front-loaded in certain circumstances.	Front-loaded garages are permitted.

### Multifamily Residential Design Standards (9.3)

Multifamily Residential Design Standards (Section 9.3)	UDC	Fairfield Crossing PUD
Table 9.3.3 Vertical Articulation	No more than 50 linear (horizontally) feet without a minimum 5' vertical offset.	Vertical Building Articulation will be provided by each Flat Roof Structure with no more than 75 linear (horizontally) feet without a minimum of 5' vertical offset.
Table 9.3.3 Horizontal Articulation	No more than 50 linear (horizontally) feet without a minimum 5' horizontal offset.	Horizontal Building Articulation will be provided by each Flat Roof Structure with no more than 75 linear (horizontally) feet without a minimum of 5-foot horizontal offset.
Table 9.3.3 Transparency (windows and doors)	<p>Each residential floor on a primary façade shall contain 25% doors and windows.</p> <p>Each non-residential floor on a primary façade shall contain 50% doors and windows.</p>	<p>Each residential floor or portion of floor containing residential uses along a primary façade shall contain a minimum of 25% doors and windows.</p> <p>Each non-residential floor or portion of floor on a primary façade shall contain a minimum of 50% doors and windows.</p>
Table 9.3.3 Façade Repetition	All buildings shall be designed to have distinct characteristics every 30'.	All buildings shall be designed to have distinct characteristics every 30' or as specified by the administrator.
Table 9.3.3 Building Orientation	<p>All buildings containing ground floor or second story residential dwelling units, located along the perimeter of the development and/or adjacent to public right of way, shall have the primary façade front and face the public right-of-way.</p> <p>All other buildings shall be designed as liner buildings located adjacent to and fronting the public right of way, primary internal drive aisles, or wrapped around a structured parking garage. Buildings shall not be oriented toward a surface</p>	Buildings shall be oriented to place primary building facades along primary streets within the development and at least one primary building entrance for each structure will be located along a primary sidewalk. Mixed Use Type buildings are oriented to place the required non-residential uses facing F.M. 685.

	parking lot with more than one row of parking along an internal drive aisle without perimeter liner buildings, and only as approved by the Administrator.	
Table 9.3.3 Primary Entry Location and Building Access	<p>Pedestrian building entrances shall be directly accessible from a public sidewalk or a common open space with a landscaped courtyard.</p> <p>Multi-family units shall be accessed by way of a centralized indoor corridor except:</p> <p>Exterior stairwells may be considered if they are oriented toward a central landscaped courtyard and/or screened via evergreen landscaping from any public street or required bufferyard. The stairwell structure shall be architecturally integrated into the building with appropriately sized cutouts to allow for visibility, ventilation, and protection from natural elements.</p>	<p>Pedestrian building entrances shall be directly accessible from a public sidewalk. Multiple building entrances may be provided with some entrances accessed from parking lots or parking courtyards. Non-residential uses may have exterior building entrances to the public sidewalk and service entrances. Sidewalks shall be required along all drive aisles and measure a minimum of six (6) feet in width along F.M. 685, and four (4) feet in width along the Main Street and all other internal private drives.</p>
Table 9.3.3 Entry Articulation	<p>Mixed use structures shall have a minimum 6' inset for the width of the entry (minimum 8' wide).</p> <p>All ground floor entries shall be covered with distinct architectural detail such as: porch, portico, arcade, awning, or other similar shading element.</p>	<p>Common building entrances shall incorporate awning or other architectural shading elements with at least a minimum of 2-foot depth or protrusion from the building facade. All ground floor entries shall be covered with a distinct architectural detail, such as a porch, portico, arcade, awning, or other similar shading element, to be measured with a minimum two (2) feet in depth and six (6) feet in width.</p>
Table 9.3.4 Parking and Garage Requirements: Garage Required	Multi-family uses shall provide 1, 12'x20' (inside dimensions) garage parking space per 2 units, except when structured parking is provided in accordance with	Multifamily uses shall provide a one, 10'x20' (inside dimensions) garage, per 10 units. Garages provided for the townhomes

	Section 9.7. Vertical mixed use structures shall be exempt from the garage requirement.	shall not count towards this minimum requirement.
Table 9.3.4 Parking and Garage Requirements: Garage Integration	50% of the required garage spaces for Multi-Family structures shall be integrated into primary residential structures.	100% of the required garage spaces for multifamily structures shall be integrated into primary residential structures as tuck-under garages.
Table 9.3.4 Parking and Garage Requirements: Garage Materials	All shall have same materials and mix as facades of the primary residential structure.	All garages shall be designed in accordance with the surrounding architecture utilizing similar materials and colors as the facades of the residential structure they are serving.
Table 9.3.4 Parking and Garage Requirements: Surface Parking and Additional Garage Parking Location	Parking lots shall not be permitted between a structure and a required buffer. Structures containing the remaining required garage spaces not integrated into the primary structure may be permitted between a structure and a required buffer.	A minimum of 15% of surface parking spaces will additionally be covered by a carport structure or similar shading device that utilizes materials included on the structure they are serving. Separate garage structures in keeping with adjacent building architecture, may be utilized in lieu of carport structures. No carport structures will be allowed within the retail and leasing parking areas within the first 45 feet of the property line along FM 685.
Table 9.3.6 Amenities	Minimum 5 amenities required for projects with 250 or more dwelling units	Minimum 7 amenities required for the PUD.

#### Ground Floor Commercial Design Standards

New standards specific to the PUD; deviation is not applicable.

#### Section 10.4.6 Required Parking

Multifamily	1.5 spaces per 1 bedroom unit 2 spaces per 2 bedroom unit 2.5 spaces per 3+ bedroom unit  Plus guest parking at a ratio of 5% of the required spaces	1.5 spaces per unit
Single Family Attached (3 or more Units) Townhome	2 spaces per dwelling unit plus guest parking at a ratio of 20% of the dwelling units	2 spaces per unit
Ground Floor Commercial	Varies	1:250 (for first 20,000 sf) 1:500 (for 20,000 to 50,000 sf)

#### Subchapter 20: Definitions

##### SINGLE FAMILY ATTACHED (3 OR MORE) TOWNHOMES

*UDC: DWELLING, SINGLE FAMILY, ATTACHED* A dwelling unit which is joined to another dwelling on one or more sides by a party wall or abutting separate wall and which is designed for occupancy by not more than one family and is located on a single lot owned and fee simple. A single family attached dwelling shall be limited to a single common wall.

*Modification:* SINGLE FAMILY ATTACHED (3 OR MORE) TOWNHOMES is a dwelling unit, having two floors, which is joined to a similar dwelling unit on one or more sides by a common party wall or abutting separate wall. A Townhouse may be known as a row house or single-family attached unit.

##### MAIN STREET

*New Term for Definition in PUD:* MAIN STREET is the central, private drive of the PUD that connects F.M. 685 to the rear portion of the Property, as labeled and depicted on the Land Use Plan.