

KAUFMAN ROAD
HOMES

PLANNED DEVELOPMENT REGULATIONS

1. The typical lot size will be 60' x 110'.
2. The minimum lot area shall be 6,600 square feet.
3. The minimum house size shall be 1,400 square feet.
4. The minimum front yard setback shall be 20 feet.
5. The minimum side yard setback shall be 5 feet.
6. The minimum lot width shall be 60 feet at the building line, except that at the terminus of a cul-de-sac or a 90 degree corner bulb the minimum lot width shall be 45 feet at the building line provided that all other Planned Development Regulations are met.
7. The minimum side yard setback adjacent to a street is 15 feet.
8. The minimum width of corner lot shall be 70 feet.
9. The minimum rear yard setback shall be 10 feet.
10. The minimum lot depth shall be 100 feet.
11. The maximum building height shall be 2.5 stories (35 feet).
12. Single story houses shall be a minimum of 75% masonry and two story houses shall be a minimum of 50% masonry.
13. Each house shall have two (2) paved off-street parking spaces behind the front building line.
14. Each house shall have a two and one-half inch diameter tree in the front yard.
15. Each house shall have a sodded front yard.
16. All utilities within the subdivision shall be underground.
17. A six (6) foot high masonry screening fence shall be built along the rear and side property lines adjacent to Haltom Road for each Phase of construction prior to completion of the respective Phase.
18. Lots that back or side onto Haltom Road shall not access that street.
19. An entry masonry monument/sign shall be built at the main entry.
20. Fences on corner lots on Haltom Road shall not be built beyond the front yard setback line, within the 20' x 20' public open space easement, within the 35' x 35' visibility easement nor beyond any other visibility easement line.
21. Fences on interior corner lots shall not be built beyond the side yard setback line, within the 20' x 20' public open space easement, within the 35' x 35' visibility easement nor beyond any other visibility easement line.
22. Fences over 30 inches in height shall not be built beyond the front yard setback line.
23. Fences shall not encroach into any visibility easement.
24. The location of street lights in the subdivision shall be coordinated with the developer, T.U. Electric and Haltom City. Street lights shall be generally provided at the end of cul-de-sacs, at street intersections and/or 500-600 feet apart.
25. Phase I development shall commence approximately 3-12 months after approval of the Preliminary Plat by City Council.
26. Phase II development shall commence approximately between June 1995 and January 2000.
27. Rough grading for Phase II shall be performed during Phase I grading.
28. A four (4) foot sidewalk shall be constructed along the Haltom Road right-of-way for each Phase of construction prior to completion of the respective Phase.
29. As much as possible, existing trees within the park dedication area shall be preserved.
30. Four (4) foot sidewalks shall be constructed by builders on interior streets.
31. The Preliminary Plat is a part of the Planned Development Regulations.