

CITY OF ROCKWALL

ORDINANCE NO. 19-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD-88) FOR SINGLE FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 62.45-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 1 (SF-1) District land uses, on a 62.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and

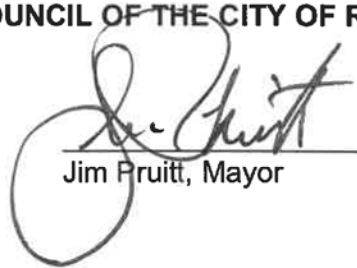
each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF JULY, 2019.**



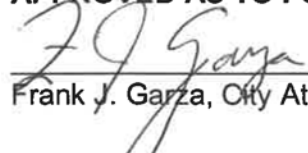
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: June 17, 2019

2nd Reading: July 1, 2019

Exhibit 'A':
Legal Description

BEING 62.517 acres of land located in the WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, Ellis County, Texas, being all of that certain called 61.455 acre tract as described to Unison Investment by deed recorded in volume 489, page 23, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner found in the west line of Farm-to-Market Road 3549 (100' right-of-way) at the southeast corner of the above-mentioned 61.455 acre tract;

THENCE South 89 degrees 25 minutes 31 seconds West, at a distance of 484.49 feet pass 3.62 feet right of a 5/8" iron pipe found and continuing for a total distance of 1353.00 feet with the south line of said 61.455 acre tract to a 1/2" iron pipe found at the northwest corner of the William Kyle Allen et ux 12.888 acre tract as described in Volume 153, Page 629, (D.R.R.C.T.) and the northeast corner of the Robert Peoples and Megan Peoples 10.00 acre tract as described in Instrument Number 2013000483387, (D.R.R.C.T.);

THENCE South 89 degrees 24 minutes 55 seconds West, a distance of 329.15 feet with the south line of said 61.455 acre tract to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at the northwest corner of the above-mentioned 10.00 acre tract and the northeast corner of the Billy Conrad Hagen 4.030 acre tract as described in Volume 103, Page 775, (D.R.R.C.T.);

THENCE South 89 degrees 55 minutes 41 seconds West, a distance of 328.28 feet with the south line of said 61.455 acre tract, same being the common north line of the above-mentioned 4.030 acre tract and the Lorin Preston Larman and Jeanne Larman 4.962 acre tract as described in Volume 3679, Page 25, (D.R.R.C.T.) to a 5/8" iron rod found at the northwest corner of the just mentioned 4.962 acre tract;

THENCE South 89 degrees 37 minutes 12 seconds West, a distance of 136.07 feet to the southwest corner of said 61.455 acre tract, same being the common southeast corner of the Craig William McCallum 20.057 acre tract as described in Instrument Number 20150000001423, (D.R.R.C.T.), from which a 1/2" iron rod with cap stamped "DC&A" bears South 60 degrees 38 minutes 16 seconds East, a distance of 1.05 feet and a fence corner bears North 89 degrees 37 minutes 12 seconds East, a distance of 0.71 feet;

THENCE North 00 degrees 53 minutes 26 seconds West, a distance of 1320.98 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road (no record found by surveyor) at the northwest corner of said 61.455 acre tract and the northeast corner of the above-mentioned 20.057 acre tract;

THENCE North 88 degrees 59 minutes 46 seconds East, a distance of 1146.71 feet with the approximate centerline of Clem Road and the north line of said 61.455 acre tract to a 1/2" iron rod found;

THENCE South 00 degrees 08 minutes 11 seconds East, a distance of 208.75 feet leaving Clem Road to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at an interior corner of said 61.455 acre tract;

THENCE North 89 degrees 52 minutes 31 seconds East, a distance of 208.75 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set for an interior corner of said 61.455 acre tract;

THENCE North 00 degrees 05 minutes 04 seconds West, a distance of 209.15 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road and an

Exhibit 'A':
Legal Description

exterior corner of said 61.455 acre tract;

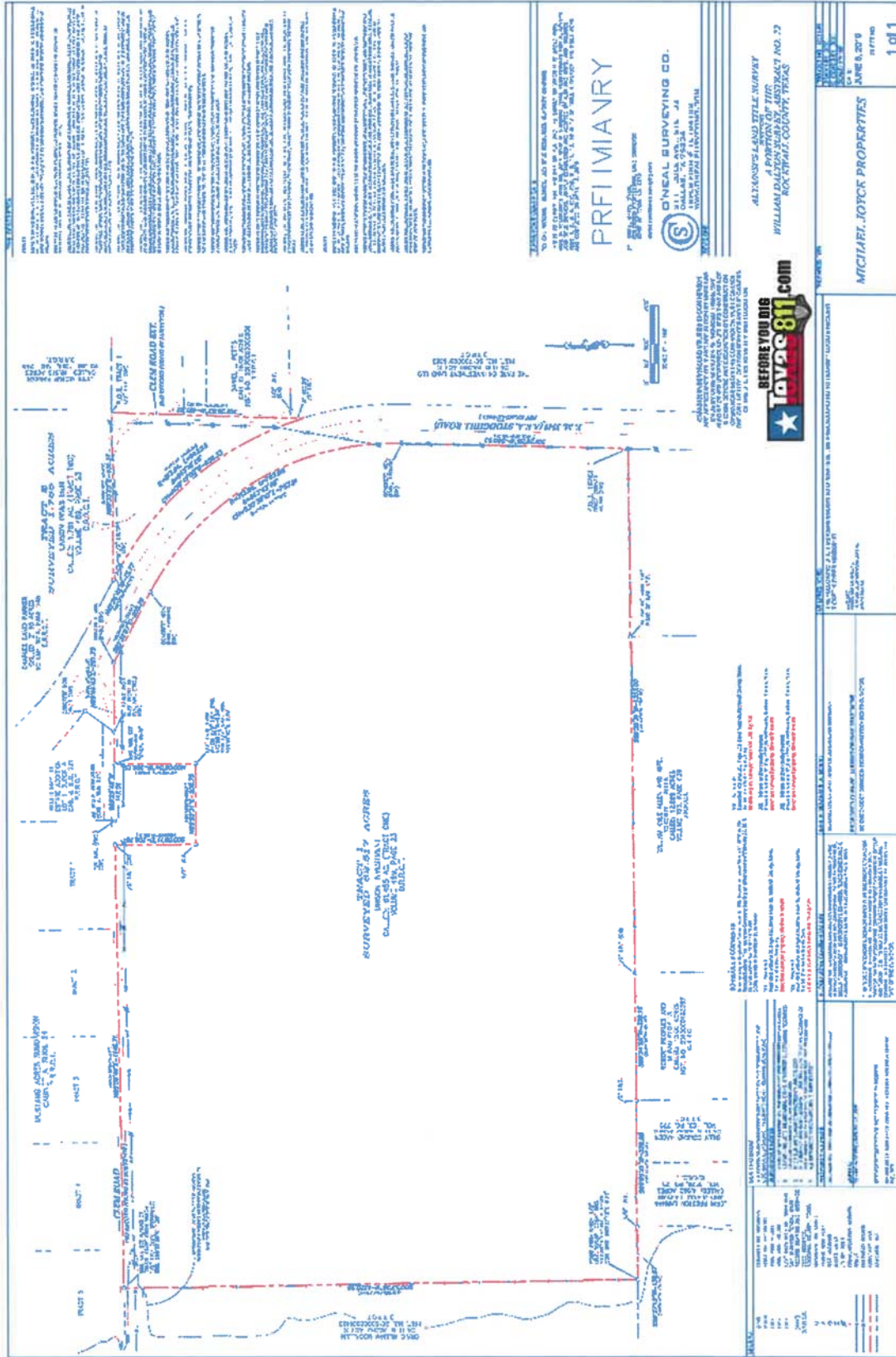
THENCE North 89 degrees 44 minutes 43 seconds East, a distance of 261.79 feet with the north line of said 61.455 acre tract to a concrete monument found in the southwest line of Farm-To-Market Road 3549;

THENCE South 62 degrees 32 minutes 57 seconds East, a distance of 205.29 feet with the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, to a broken concrete monument found at the beginning of a curve to the right having a delta angle of 063 degrees 42 minutes 40 seconds, a radius of 713.94 feet and a long chord that bears South 30 degrees 30 minutes 10 seconds East for a distance of 753.61 feet;

THENCE southeasterly with said curve to the right and the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, an arc length of 793.88 feet to a broken concrete monument found;

THENCE south 01 degrees 28 minutes 55 seconds west, with the west line of Farm-To-Market Road 3549 and the common east line of said 61.455 acre tract, a distance of 580.93 feet to the **POINT OF BEGINNING** and containing 62.517 acres of land, more or less.

Exhibit 'B':
Survey



**Exhibit 'C':
Concept Development Plan**

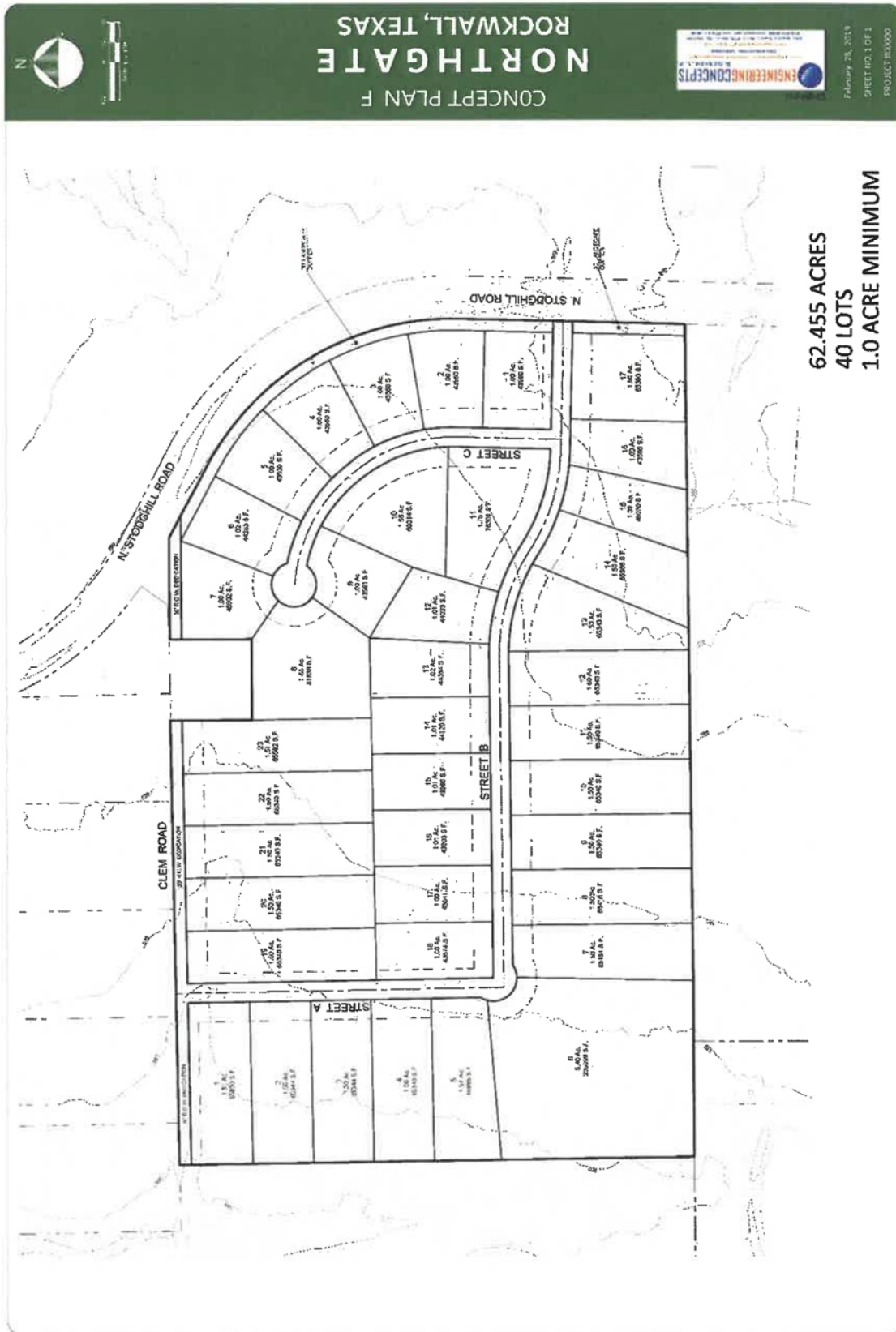


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|---------------------------------|--------------------------|--------------------------|--------------------|--------------------|
| A | 120' x 200' | 43,560 SF | 17 | 42% |
| B | 130' x 400' | 65,340 SF | 23 | 58% |
| <i>Maximum Permitted Units:</i> | | | 40 | 100.00% |

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 0.65 dwelling units per gross acre of land; however, in no case should the proposed development exceed 40 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

| Lot Type (see Concept Plan) ▶ | A | B |
|--|-----------|-----------|
| <i>Minimum Lot Width</i> ⁽¹⁾ | 120' | 130' |
| <i>Minimum Lot Depth</i> | 200' | 400' |
| <i>Minimum Lot Area</i> | 43,560 SF | 65,340 SF |
| <i>Minimum Front Yard Setback</i> ^{(2) & (5)} | 70' | 70' |
| <i>Minimum Side Yard Setback</i> | 25' | 25' |
| <i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)} | 30' | 30' |
| <i>Minimum Length of Driveway Pavement</i> | 70' | 70' |
| <i>Maximum Height</i> ⁽³⁾ | 38' | 38' |
| <i>Minimum Rear Yard Setback</i> ⁽⁴⁾ | 50' | 50' |
| <i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i> | 2,500 SF | 2,500 SF |
| <i>Maximum Lot Coverage</i> | 20% | 20% |
| <i>Permitted Encroachment in Required Setbacks</i> ⁽⁵⁾ | Allowed | Allowed |

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: As measured from the rear yard property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

**Exhibit 'D':
Density and Development Standards**

4. **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement.
- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages shall be oriented in a *traditional swing* (or *j-swing*), side entry, or in a flat-front entry configuration (i.e. *even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a single garage door facing the street that is behind the width of the double car garage that is accessed from a *traditional swing* configuration. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*) [examples of acceptable garage configurations are depicted in Figure 1].

Figure 1: Example Garage Doors



5. **Anti-Monotony Restrictions.** The development shall adhere to the *Anti-Monotony Matrix* depicted in Table 3 below (for spacing requirements see Figures 2 & 3 below).

Table 3 : Anti-Monotony Matrix

| <i>Lot Type</i> | <i>Minimum Lot Size</i> | <i>Elevation Features</i> |
|-----------------|-------------------------|---------------------------|
| A | 120' x 200' | (1), (2), (3) |
| B | 130' x 400' | (1), (2), (3) |

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (a) Number of Stories

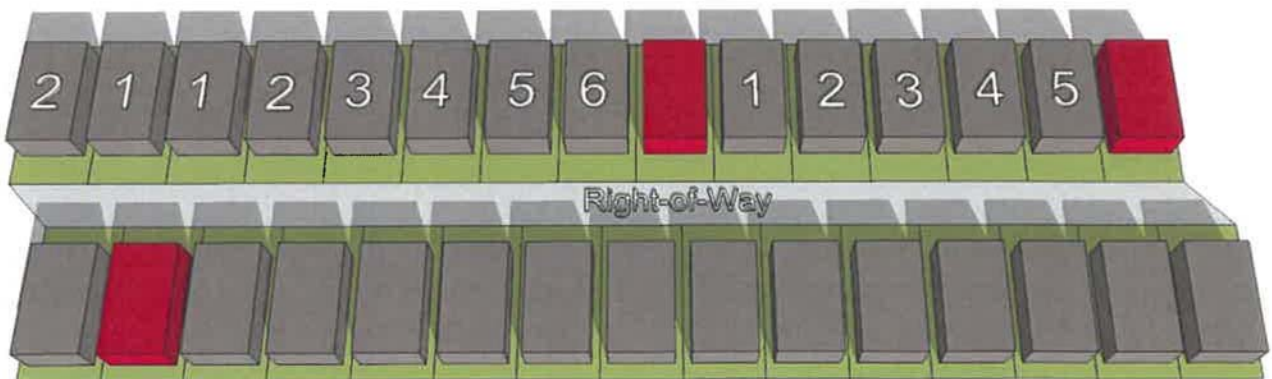
Exhibit 'D':
Density and Development Standards

- (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 2: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 3: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Wrought Iron/Tubular Steel.** All Lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the front

Exhibit 'D':
Density and Development Standards

building line of any structure shall be required to be pipe-rail or similar. No chain link or wooden fencing shall be allowed.

- (b) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of the subdivision, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall not exceed six (6) feet in height. All perimeter fencing of the development shall incorporate masonry columns at 45-feet off center spacing.

7. *Landscape and Hardscape Standards.*

- (1) *Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (2) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (a) *Landscape Buffer and Sidewalks (FM-3549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.
- (b) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum 20-foot landscape buffer shall be provided
- (3) *Street Trees*. Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:
- (i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots
- (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.
- (iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

**Exhibit 'D':
Density and Development Standards**

(5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Streets*. All streets (excluding drives, fire lanes and private parking areas) shall be built according to the City's street standards as shown below in *Figure 3*.

Figure 3: Rural-Local Roadway Cross-section



9. *Lighting*. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of three (3) feet inside the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be

Exhibit 'D':
Density and Development Standards

considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure 5 below). Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4. The final design of these areas shall be provided on the PD Site Plan.

Figure 4: Neighborhood Signage

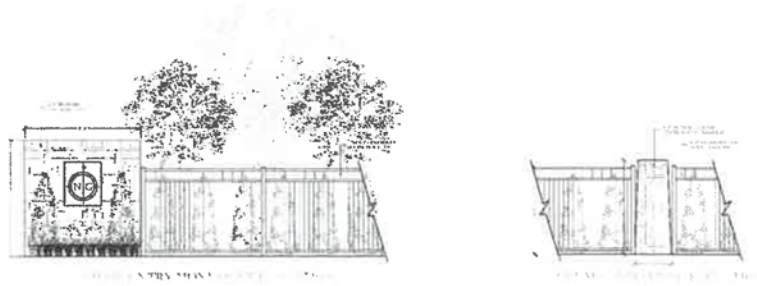
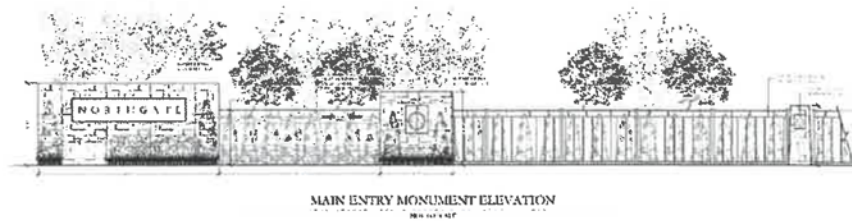


Figure 5: Neighborhood Signage/Enhanced Landscaping Areas

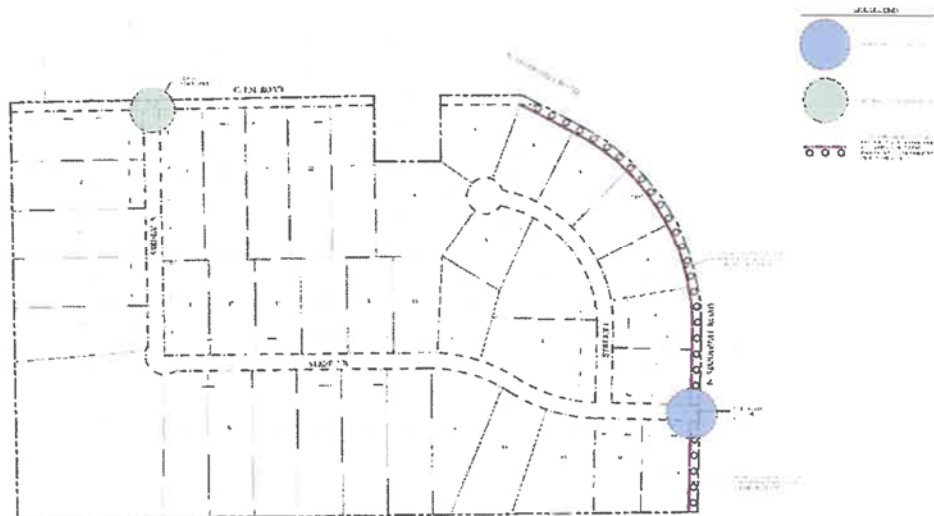


Exhibit 'D':
Density and Development Standards

13. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
14. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
- (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
 - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
 - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
15. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.