

Development Standards Comparison Matrix

McCord Pointe

Standard	Winridge	McCord Pointe Area A (Active Adult)	McCord Pointe Area B (Traditional)	Zoning Code (R3)	Bay Creek East
<u>Bulk</u>					
FY Setback	25'	25'	25'	30'	25'
SY Setback	6'	5'	7.5'	15'	10'
Agg. SY Setback	12'	10'	15'	30'	20'
RY Setback	25'	25'	25'	25'	25'
Lot Width	52'	60'	70'	90'	80'
Min. Lot Area	6,700 SF	7,500 SF	9,000 SF	14,000 SF	NA
Min. Home Size	1,800 SF/2,300 SF	1,500 SF	1,800 SF	1800 SF	1,800/2,300 SF
Max. Lot Coverage	50% (multi), 55% (single)	55%	40%	35%	NA
Density	2.5	2.33 u/a ¹	2.33 u/a ¹	2.49	2.37 u/a
<u>Architectural</u>					
Singles	Dimensional	Dimensional	Dimensional	Dimensional	No requirement
Roof Pitch	6:12 (multi), 5:12 (single)	6:12	6:12	6:12, 8:12 (gables)	6:12, 8:12 (gables)
Vinyl	Prohibited	Prohibited	Prohibited	Permitted	Permitted
Front Façade Brick	50% of homes will have 50% brick, remaining homes may have no less than a 30" brick wainscott & 2 colors or 2 other siding materials	50% of homes will have 50% brick, remaining homes may have no less than a 30" brick wainscott & 2 other siding materials	75% of homes will have 50% brick, remaining homes may have no less than a 30" brick wainscott	50%	50%
Side & Rear Brick	No requirement	No requirement	No requirement	1st floor brick wrap on multi-story homes	1st floor brick on side elevations
Façade Articulation	Front & rear façade	Front facade	Front facade	Front & rear façade	Front & rear façade
Roof feature	Gable or 2 ridgelines on front	Gable on front	Gable on front	Gable on front & rear	Unclear
Min. Overhang	11"	11"	11"	9"	12"
Special Lots (requirements for high visibility lots)	Brick or stone wainscot wrap	Must include 1 of following: 1st floor brick wrap, brick wainscott wrap, screened-in porch, 3- season room, morning room, or covered porch	Must include 1 of following: 1st floor brick wrap, brick wainscott wrap, screened-in porch, 3- season room, morning room, or covered porch	50% of side and/or rear elevation	1st floor brick wrap
Anti-monotony	10%	10%	10%	10%	15%
Exterior Chimneys	Brick or stone	Brick or stone	Brick or stone	brick if abutting street	Brick
Front Porch Columns	6x6	6x6	6x6	6x6	5x5
Min. # of Windows	Ranch - 2 front, 1 all others, Multi - 3 front, 2 all others	1 on all sides, 2 facing street	2 on all sides, 3 facing street	1 on all sides, 3 facing street	2 on side facades
Window Treatment	Shutters, mullions or grids on all facing street except large picture, casement & small non- opening	Shutters, mullions or grids on all facing street except large picture, casement & small non- opening	Shutters, mullions or grids on all facing street except large picture, casement & small non- opening	Shutters, mullions or grids on all facing street except large picture, casement & small non- opening	Grids on all rear windows & shutters were practical (on rear windows)
Garage Size	Min. width of depth of 20' + 4 x 4 storage area	Min. depth or width of 22'	Min. depth or width of 22'	Min. 22' in width	2-car min.

Decorative garage doors	Front-loading garages	Front-loading garages	Front-loading garages	Front-loading garages	No requirement
Garage Protrusion	Windows & landscaping 8' or more, 10' max	No requirement	No requirement	Windows & landscaping 8' or more, 10' max	No requirement
Front-loading 3rd Car Garage Bay	Separate door & recessed at least 2'	Separate door & recessed at least 2'	Separate door & recessed at least 2'	Separate door & recessed at least 2'	No requirement
Front-load Garage Width	50 % (60% 3-car) of front façade	45% (50% 3-car) of front façade	45% (50% 3-car) of front façade	45% of front façade	No requirement
Side-load Garage Requirement	No requirement	10%	10%	25%	No requirement
Trim	1 x 6, unless adj to brick	1 x 6, unless adj to brick	1 x 6, unless adj to brick	1 x 6, unless adj to brick	1 x 6, unless adj to brick
<u>Miscellaneous</u>					
Perimeter Landscaping	7 trees, 6 shrubs & mounding, depth 20'	5 trees per 100', mounding, depth 210'	5 trees per 100', mounding, depth 50'	None	Unclear landscape standards, depth 280'
Lot Landscaping	3 trees & 8 shrubs, sod to front corners	3 trees & 8 shrubs, sod to front corners	3 trees & 8 shrubs, sod to front corners	3 trees & 10 shrubs, sod to front corners	Unclear
Perimeter Paths/Sidewalks	Yes	Yes	Yes	Yes	No Perimeter
Internal Paths/Sidewalks	No	Yes	Yes	Certain cases	Yes
Tree Conservation Area	Yes	Yes	Yes	Yes	Yes
Land Dedication	None	None	1 acre	No requirement	None
Open Space	Unclear	27%		25%	Unclear
Model Homes	1 of 4 largest floorplans offered	No requirement	1 of 4 largest floorplans offered	No requirement	No requirement

¹Overall density for entire project.