

"River's Edge Apartments" Planned Development District

Development Standards

- 1) Base Zoning
 - i) "R-3H" Multifamily High Density District as defined by the City of New Braunfels Code of Ordinances Chapter 144, Article III, Section 144-3.4-5 and included in Appendix 'A'.
- 2) Minimum lot area.
 - i) Lot area. The minimum lot area for a multifamily dwelling shall be 20,000 square feet; for each unit over ten an additional 2,250 square feet of lot area shall be required.
- 3) Minimum lot width and depth.
 - i) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - ii) Lot depth. The minimum depth of the lot shall be 100 feet.
- 4) Minimum front, side, and rear building setback areas.
 - i) Front building setback. 25 feet
 - ii) Rear building setback. 25 feet
 - iii) Side building setback. There shall be a side building setback on each side of a building not less than 25 feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots
 - iv) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from public the right-of-way to the garage, if attached to a public right of way, shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed.
 - v) Residential setback.
 - (1) Where a multifamily dwelling abuts a one- or two-family use or zoning district, a multifamily building's average setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet. A building's height for this requirement is to be measured from grade to eve. A building's average setback is to be determined by averaging the distance a building's closest and furthest corners on the side of the building facing the property line.
 - (2) Where a multifamily dwelling abuts a one or two-family use or zoning district, no multifamily building will be within 60 feet of a one or two-family residential structure certified for occupancy.
- 5) Maximum height of buildings.
 - i) 45 feet, 50 feet when a pitched roof is used (minimum 4:12 pitch).
- 6) Maximum building coverage.
 - i) Lot coverage. The maximum building coverage shall be 30% percent of the total lot or tract.
- 7) Maximum Lot Coverage
 - i) Impervious Coverage: The maximum impervious cover for the development shall be 65% of the total lot or tract.
- 8) Minimum parking standards for each general land use.
 - i) One-bedroom apartment or unit: One and one-half spaces.
 - ii) Two-bedroom apartment or unit: Two spaces.
 - iii) Each additional bedroom: One-half space.

9) Other standards as deemed appropriate.

- i) Distance between structures. For multifamily structures, there shall be a minimum of 20 feet between structures side by side; a minimum of 30 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of 20 feet between structures backing rear to rear, and a minimum of 30 feet front to rear. (See Illustration 1.)

Illustration 1

