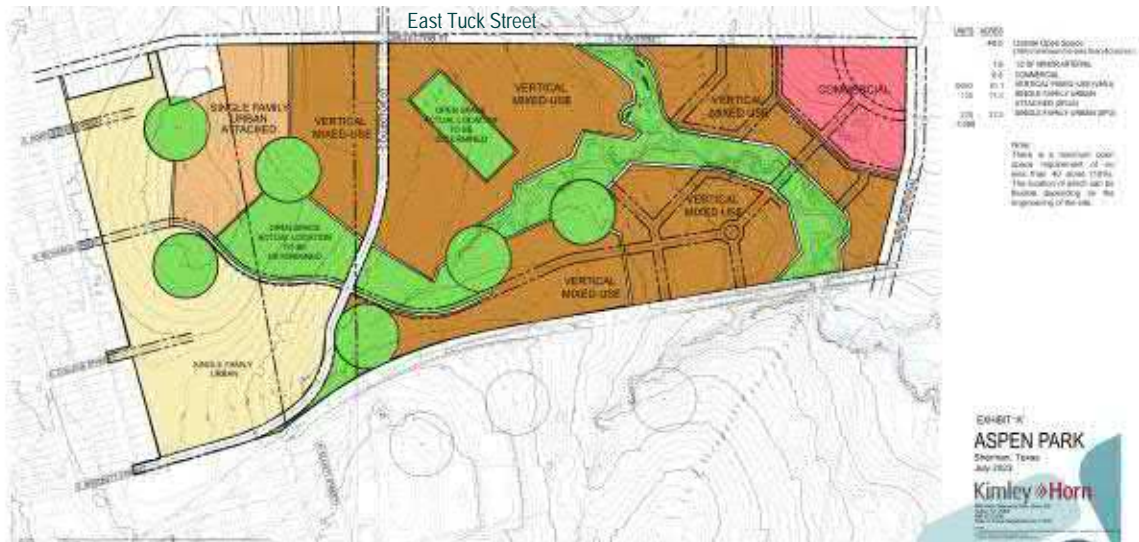


Google Map Link <https://maps.app.goo.gl/M9TarA9hT7N22SoEA>



District	Acres
SF-U District: Single Family Urban District	37.5
SF-UA District: Single Family Urban Attached District	11.4
VMU District: Vertical Mixed-Use Residential District	91.1
C-1 District: C-1 (Retail Business)	11.6

Percentage	Units	Acres	
18% Min		No less than 40	Open Space
1%		1.9	1/2 Minor Arterial
5%		11.6	Commercial
Detached	225	37.5	SF Lots
Attached	125	11.4	
VMU	6,650	91.1	MIXED-USE
	7,000		

Single Family Urban					
225 units		4,000 sf lots	40'x90'		
@	6 u/ac				
		37.5	acres		

Single Family Urban Attached					
125 units		1,200 sf lots	20'x60'		
@	11 u/ac				
		11.4	acres		

Vertical Mixed Use					
6,650 units		300 per phase	22 phases		
@ 65-85	u/ac				
		91.1	acres		



Close to Everything



Future Thoroughfare Plan

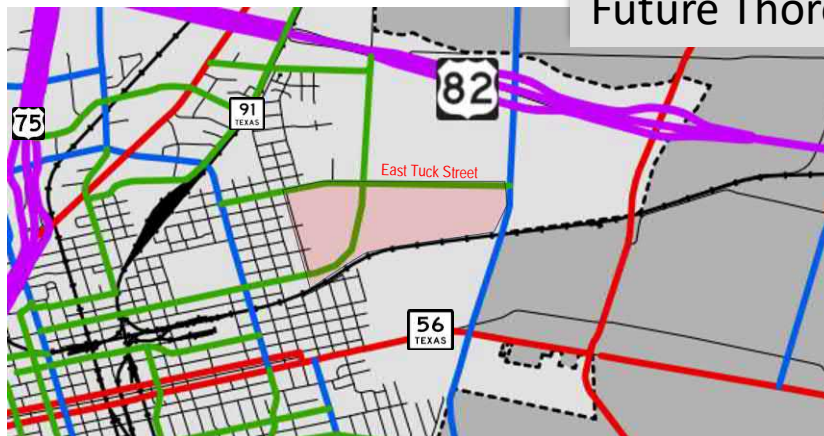


Chart 1: Building Requirements, Single Family Urban District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 4,000 sq ft
		Lot width: 40'
		Lot depth: 90'
		Front setback (front-loaded garage): 20' (garage); 10' (building)
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 10'
		Rear setback (rear-loaded garage): 20'
		Side setback (of corner lot): 5' or 0'/10' (15')
2. Other Regulations	(a) Floor Area	Total floor area shall not be less than 1,000 square feet.
	(b) Landscaping Requirements	1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements. 2. Lots have setbacks of ten (10) or less no front yard trees shall be required. 3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.

Chart 2: Building Requirements, Single Family Urban Attached District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 1200 sq. ft.
		Lot width: 20'
		Lot depth: 60'
		Front setback (front-loaded garage) 1. Lots width of 25' or more: 20' 2. Lots less than 25' wide shall not have front loaded garages.
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 15'
		Rear setback (rear-loaded garage): 20'
		Street side setback: 15' Interior side setback: 0'
2. Other Regulations	(a) Maximum Building Length	The maximum allowable building length shall not exceed 20 homes in a row.
	(b) Landscaping Requirements	1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements; 2. Lots have setbacks of ten (10) or less no front yard trees shall be required. 3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.



Chart 3: Building Requirements for Vertical Mixed Use Building, Vertical Mixed Use District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Lot width: 80'
		Front setback: 12'
		Side setback: 0'
		Rear setback: 10'
	(a) Floor Area Minimum, Dwelling	Efficiency Unit: 430 sq ft per unit
		One-Bedroom Unit: 500 sq ft per unit
		Two or more bedroom unit: 750 sq ft per unit
	(b) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(c) Height Regulations	1. No building shall exceed 80'.
		2. An additional 10-foot front yard setback is required for that portion a structure over 60' in height.
	(d) Parking Regulations	Parking lots must be located behind front building facades or inside of the building itself.
	(e) Maximum Density	1. 65 dwelling units per net acre, single use
		2. 85 dwelling units per net acre, mixed-use
	(f) Minimum Building Separation	1. If project is a wrap, podium, or similar more urban style development with alternate access to parking, the setbacks and building separation may be on 0' on the "interior" lot lines of the project.

Chart 4: Building Requirements for C-1 (Retail Business) District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Front setback: 1. 10' if no parking occurs between the building and R.O.W; 2. 25' if parking occurs between the building and R.O.W.
		Side setback: 0'
2. Other Regulations	(a) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(b) Parking Regulations	1. Parking lots must be located behind front building facades or inside of the building itself. 2. Refer to Section 4.5 Parking.