

EASTON PARK

Residential Development Guidelines



2C

Kieke Park

UPDATE NOTES:

9-28-2020

Please note, the **ONLY** updates since this document's previous version (published on 9-4-2020) are the blue highlighted items found on the following pages.

Be sure to download the full "Development Guidelines for Kieke Park (2C) - (9-28-2020).

Available on the Easton Park (Residential) page at www.KenAnderson.com



2.6 Urban Yard Home – Requirements

In addition to the General Requirements (for ALL homes) provided in Section 2.5, below are the specific requirements for all Urban Yard Homes.

A. Lot Coverage

The total of all hard surfaces created during initial construction of the residence (including: building pad, garage, Driveway, Private Walkways, porches, patios, etc.) shall not exceed:

Sixty-Five (65%) Percent Maximum

B. Lot Setbacks

(Reference Exhibits: “B1” – “B5”)

C. Square Footage

All air-conditioned interior space shall be measured from interior stud to interior stud and be included in the house square footage. Stairs and two-story spaces shall only be counted once.

The allowable square footage for all Urban Yard Homes in Kieke Park shall be:

LOT WIDTH	MINIMUM SQFT.	MAXIMUM SQFT.
50'	1,800	2,800
60'	2,400	No Maximum
70'	2,400	3,400

D. Minimum House Width

The minimum width of a house shall be no less than fifteen (15') feet narrower than the applicable typical product Lot width. See examples below.

TYPICAL LOT WIDTH	MINIMUM HOUSE WIDTH
50'	35'
60'	45'
70'	45'

E. Private Walkways

One (1) four (4') foot minimum City of Austin Visitability walkway must extend from the primary entrance of a home to a public pedestrian sidewalk or front driveway.

If a second walkway is provided from the home to a public pedestrian sidewalk or front driveway it does not have to be compliant with City of Austin Visitability requirements and may be constructed of materials compatible with the architectural style of the home (i.e. pavers, stepping stones, etc.)

F. Public Sidewalks

Builder is responsible for installing a five (5') foot public sidewalk which shall be constructed per the construction documents for Typical Roadway Sections, as provided by the Developer.

All public sidewalks must be doweled and properly reinforced.



2.7 Motor Court & Mini Motor Court Home – Requirements

In addition to the General Requirements (for ALL homes) provided in Section 2.5, below are the specific requirements for all Motor Court & Mini Motor Court Homes.

A. Lot Coverage

The total of all hard surfaces created during initial construction of the residence (including: building pad, garage, Driveway, Private Walkways, Public Sidewalks, porches, patios, etc.) shall not exceed coverage percentages noted below.

- (1) **Motor Court**
Seventy (70%) Percent Maximum
- (2) **Mini Motor Court**
Seventy-Five (75%) Percent Maximum

B. Lot Setbacks

(Reference Exhibits: “B6” – “B10”)

C. Square Footage

All air-conditioned interior space shall be measured from interior stud to interior stud and be included in the house square footage. Stairs and two-story spaces shall only be counted once.

The allowable square footage for all Motor Court & Mini Motor Court homes in Kieke Park shall be:

LOT DESIGNATION	MINIMUM SQFT.	MAXIMUM SQFT
Mini Motor Court (“Mini Quad”)	1,400	2,100
Motor Court (“Quad”)	1,900	No Maximum

D. Minimum House Width

The minimum width of a house shall be as follows:

TYPICAL LOT WIDTH	MINIMUM HOUSE WIDTH
45'	34'
60'	34'

E. Driveway Widths

Overall dimension of all shared driveways shall be centered on the property line.

- (1) **Minimum Width**
Fourteen (14') feet
- (2) **Maximum Width**
Twenty (20') feet