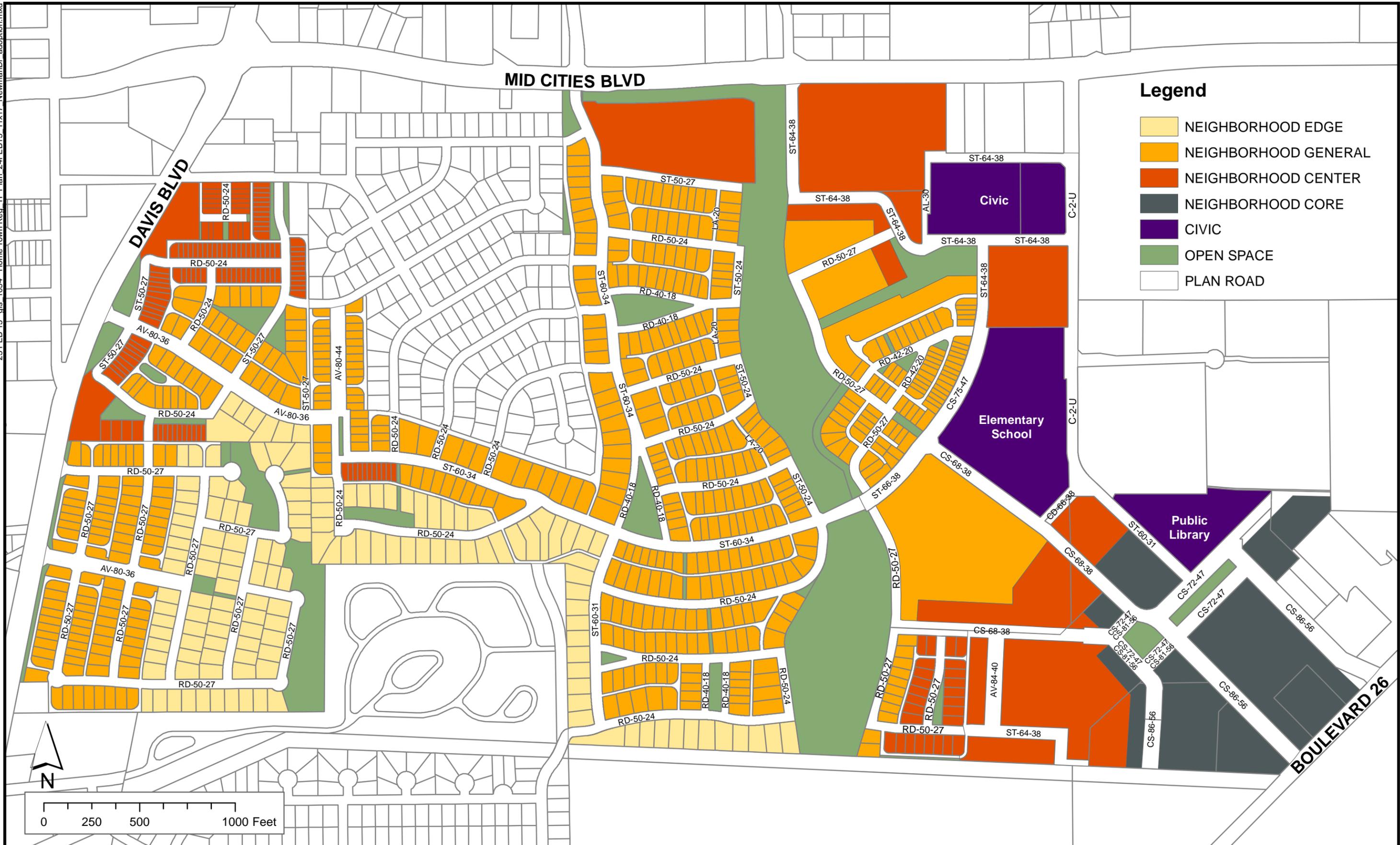
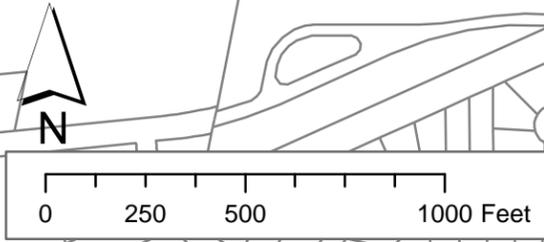


### MID CITIES BLVD

### DAVIS BLVD

### Legend

- NEIGHBORHOOD EDGE
- NEIGHBORHOOD GENERAL
- NEIGHBORHOOD CENTER
- NEIGHBORHOOD CORE
- CIVIC
- OPEN SPACE
- PLAN ROAD



## 2015 TOWN CENTER REGULATING & THOROUGHFARE PLAN

Adoption Date: March 28, 2011 Ordinance No. 3133

Revision Date: March 2, 2015 Ordinance No. 3352

**ORDINANCE NO. 3133**

**AN ORDINANCE AMENDING THE NORTH RICHLAND HILLS COMPREHENSIVE PLAN AND THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING CHAPTER 118 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AND THE TOWN CENTER ZONING AND REGULATING PLAN; PROVIDING A PENALTY, FOR SEVERABILITY; FOR PUBLICATION AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning & Zoning Commission has determined the need to amend the comprehensive zoning ordinance of the City of North Richland Hills Code of Ordinances by changing the regulations, regulating plan and table of uses pertaining to the Town Center subdistricts; and

**WHEREAS**, after appropriate notice and public hearing, the Planning & Zoning Commission of the City of North Richland Hills, Texas has forwarded a recommendation to the City Council for amendment of the City’s zoning ordinance as set forth herein;

**WHEREAS**, notice has been given and public hearings held as required for amendments to the subdivision and zoning ordinance; now therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS;**

**Sec. 1.** The North Richland Hills Comprehensive Plan and the North Richland Hills Comprehensive Zoning Ordinance are hereby amended by amending Section 118-632 of the North Richland Hills Code of Ordinances to read as follows:

**“Sec. 118-632. Town center permitted uses.**

(a) *Table of permitted uses.* The following table presents the district sub-zoning classifications and the permitted uses within those classifications. Uses are listed in accordance with permitted uses (P), uses permitted by a special use permit (S), ancillary uses (A) and prohibited uses (blank). Ancillary uses shall be regulated by Section 118-727 Customary home occupations.

(b) *Special land use regulations.* Special land use regulations for this district must comply with those requirements established in section 118-633 unless otherwise provided for in section 118-471, “North Richland Hills Town Center Development Standards”, section 118-470, “Town Center Parking Standards”, or city approved, properly filed, conditions, covenants, and restrictions for property zoned to the TC district.

Town Center Table of Permitted Uses

TABLE INSET:

| Table of Permitted Uses                             | Town Center Districts |                                  |  |                               |
|---|-----------------------|----------------------------------|--|-------------------------------|
|   | Edge Subzone          | General Subzone                  | Center Subzone                               | Core Subzone                  |
| <b>A. RESIDENTIAL USES</b>                          |                       |                                  |  |                               |
| Single-Family Detached Dwelling Unit                | P                     | P                                | P  |                               |
| Small Lot Single Family Cottage                     |                       | S                                | S  |                               |
| Multifamily Dwelling Unit                           |                       |                                  | P (not permitted in Tracts 2, 3a, 3b, 5, 6b) | P (not permitted in Tract 6a) |
| Townhome  |                       | P (only permitted east of Lakes) | P  | S                             |
| Personal Care Home (16)                             | S                     | S                                | S  | S                             |
| Assisted Living Center                              |                       |                                  | S  | S                             |
| Senior Independent Living Apartments                |                       |                                  | S  | S                             |
| <b>B. UTILITY, ACCESSORY, &amp; INCIDENTAL USES</b> |                       |                                  |  |                               |
| Accessory Building (1)                              | P                     | P                                | P  | P                             |
| Gas Drilling and Production                         |                       |                                  |  |                               |
| Home Occupation (2)                                 | P                     | P                                | P  | P                             |
| Interim Enclosed Parking                            |                       |                                  |  | P                             |
| Public and Private Utility Use (Not Office)         | P                     | P                                | P  | P                             |
| Radio, Television or Cellular Telephone Tower       |                       |                                  | S  | S                             |
| Telephone Exchange, Switching, Relay Station        | S                     | S                                | S  | S                             |
| <b>C. EDUCATIONAL AND INSTITUTIONAL USES</b>        |                       |                                  |  |                               |

|   |   |   |   |   |
|---|---|---|---|---|
| Cemetery/Mausoleum  |   |   |   |   |
| Church, Sanctuary, Rectory or Synagogue                     | P | P | P | P |
| Civic, Social/Fraternal Organization                        |   |   | S | S |
| College/University  |   |   | P | P |
| Community Center  |   | P | P | P |
| Dance Studio/Martial Arts Studio                            |   |   | P | P |
| Day Care Center/Kindergarten                                |   | S | P | P |
| Emergency Clinic  |   |   | P | P |
| Facility for care of alcoholic, narcotic, psychiatric rehab |   |   |   |   |
| Family Counseling Clinic                                    |   |   | P | P |
| Fire Station  | P | P | P | P |
| Hospital  |   |   | S | S |
| Library   | P | P | P | P |
| Medical Clinic  |   |   | P | P |
| Museum  |   |   | P | P |
| Nursing Home/Orphanage                                      |   |   | S | S |
| Post Office   | P | P | P | P |
| Private or Parochial School                                 |   |   | P | P |
| Public Building (not listed elsewhere)                      |   |   | P | P |
| Public School   | P | P | P | P |
| Senior Citizen Center (Noncommercial)                       |   | P | P | P |
| Senior Citizen Center (Commercial)                          |   |   | P | P |
| Social Services Administrative Office                       |   |   | P | P |
| Trade or Business School                                    |   |   | P | P |
| <b>D. RECREATIONAL &amp; ENTERTAINMENT USES</b>             |   |   |   |   |

|  |   |   |   |              |
|--|---|---|---|--------------|
| Amusement Arcade (indoor) (5)  |   |   | S | S            |
| Billiard Parlor (6)  |   |   | S | S            |
| Bingo Hall   |   |   |   |              |
| Bowling Lanes  |   |   | P | P            |
| Carnival, Circus, Street Festival or Special Fundraising Event (Temporary) (7) | P | P | P | P            |
| Children's Entertainment Center  |   |   | P | P            |
| Commercial Recreation (outdoor)  |   |   | S | S            |
| Country Club   |   |   | P | P            |
| Dance Studio or Martial Arts Studio  |   | P | P | P            |
| Drive-in Theater   |   |   |   |              |
| Golf Course  |   |   |   |              |
| Golf Driving Range   |   |   |   |              |
| Miniature Golf Course  |   |   | P | P            |
| Movie Theater (indoors)  |   |   | P | P            |
| Outdoor Festival, Cultural Event, Celebration                                  | P | P | P | P            |
| Park or Playground   | P | P | P | P            |
| Private Club/Nightclub   |   |   | S | S            |
| Race Track   |   |   |   |              |
| Rodeo Ground (8)   |   |   |   |              |
| Roller or Ice Skating Rink   |   |   | P | P            |
| Spa, Health Studio, Fitness or Recreation Center                               |   |   | P | P            |
| Stable (commercial)  |   |   |   |              |
| Swim or Tennis Club  |   |   | P | P            |
| Commercial Amusement Indoor  |   |   | P | P            |
| <b>E. AUTOMOBILE &amp; TRANSPORTATION RELATED USES</b>                         |   |   |   |              |
| Airport, Heliport/Landing Field  |   |   | S | S            |
| Auto/Truck Dealer - New (9)  |   |   |   | S (internet) |

|   |   |   |   |             |
|---|---|---|---|-------------|
|   |   |   |   | sales only) |
| Auto Parts and Accessory Sales (w/machine shop)   |   |   |   |             |
| Auto Parts and Accessory Sales (w/o machine shop) |   |   |   |             |
| Auto, Truck, Trailer Rental                       |   |   |   |             |
| Automobile & Light Truck Repair Shop              |   |   |   |             |
| Automobile Inspection Station                     |   |   |   |             |
| Automobile Lubrication Center                     |   |   |   |             |
| Auto Stereo and Alarm Store                       |   |   |   |             |
| Auto Upholstery Shop                              |   |   |   |             |
| Automotive Window Tinting Store                   |   |   |   |             |
| Bus Passenger Terminal                            |   |   |   | S           |
| Car Wash/Auto Laundry                             |   |   |   |             |
| LPG/CNG Dispensing Station                        |   |   |   |             |
| Marine Equipment Sales/Repair                     |   |   |   |             |
| Paint and Body Shop                               |   |   |   |             |
| Railroad or Motor Freight Terminal                |   |   |   |             |
| RV or Camper Sales Lot                            |   |   |   |             |
| Service Station                                   |   |   |   |             |
| Tire & Battery Sales Store                        |   |   |   |             |
| Truck Service Center                              |   |   |   |             |
| Used Vehicle Sales Lot (10)                       |   |   |   |             |
| Vehicle Storage Facility (11)                     |   |   |   |             |
| Wrecker/Towing Service                            |   |   |   |             |
| Wrecking/Auto Salvage Yard (12)                   |   |   |   |             |
| <b>F. OFFICE USES</b>                             |   |   |   |             |
| Accountant's Office                               | A | A | P | P           |
| Advertising Agency                                | A | A | P | P           |
| Administrative Offices                            | A | A | P | P           |

|  |   |   |   |   |
|--|---|---|---|---|
| Attorney's Office                      | A | A | P | P |
| Chiropractic Clinic                    |   |   | P | P |
| Contractors Office (w/o shop & garage) | A | A | P | P |
| Computer Consultant                    | A | A | P | P |
| Consultant                             | A | A | P | P |
| Dental Office                          |   |   | P | P |
| Governmental Office                    |   |   | P | P |
| General Office Uses                    | A | A | P | P |
| Graphic Design                         | A | A | P | P |
| Insurance Agency                       | A | A | P | P |
| Investment Broker Office               | A | A | P | P |
| Marketing Consultant Office            | A | A | P | P |
| Mortgage Loan Business Office          | A | A | P | P |
| Optometrist/Optician's Office          |   |   | P | P |
| Physician's Office                     |   |   | P | P |
| Private Investigator's Office          | A | A | P | P |
| Professional/Business Office           | A | A | P | P |
| Real Estate Office                     |   |   | P | P |
| Telecommunications Office              | A | A | P | P |
| Tax Return Preparation Office          | A | A | P | P |
| Telemarketing Office                   | A | A | P | P |
| Temporary Employment Agency            | A | A | P | P |
| Title Company/Abstract Company         |   |   | P | P |
| Travel Agency/Airline Ticket Office    | A | A | P | P |
| <b>G. RETAIL AND SERVICE USES</b>      |   |   |   |   |
| Alcohol Beverage Sales On-Premises     |   |   | P | P |
| Antique Shop                           |   |   | P | P |
| Arts & Crafts Store                    |   |   | P | P |
| Audio-Visual Sales and Service Store   |   |   | P | P |

|   |  |  |   |   |
|---|--|--|---|---|
| Bakery Shop                                     |  |  | P | P |
| Bank or Savings and Loan                        |  |  | P | P |
| Barbershop/Beauty Salon                         |  |  | P | P |
| Bicycle Shop                                    |  |  | P | P |
| Bookstore                                       |  |  | P | P |
| Beauty Supply Store                             |  |  | P | P |
| Camera Sales and Service Store                  |  |  | P | P |
| Carpet and Tire Sales Store                     |  |  | P | P |
| Cart Based Retail (outdoor)                     |  |  | P | P |
| Clock Store                                     |  |  | P | P |
| Cleaning and Pressing Pickup Station            |  |  | P | P |
| Clothing Store                                  |  |  | P | P |
| Coffee Shop/Tea Room                            |  |  | P | P |
| Computer Sales and Service Store                |  |  | P | P |
| Computer Software Store                         |  |  | P | P |
| Consumer Electronics Store                      |  |  | P | P |
| Copy Center                                     |  |  | P | P |
| Convenience Store                               |  |  | S | S |
| Department Store                                |  |  | P | P |
| Dog Training School                             |  |  |   |   |
| Dry Cleaners (13)                               |  |  | P | P |
| Equipment Rental Requiring Outdoor Display Area |  |  |   |   |
| Fabric Shop                                     |  |  | P | P |
| Farmer's Market                                 |  |  | S | S |
| Florist Shop                                    |  |  | P | P |
| Furniture & Home Furnishings Store              |  |  | P | P |
| Gift Shop                                       |  |  | P | P |
| Greeting Card Store                             |  |  | P | P |

|                                      |   |   |   |   |
|--------------------------------------|---|---|---|---|
| Grocery Store/Supermarket            |   |   | P | P |
| Hardware Store                       |   |   | P | P |
| Health and Nutrition Foodstore       |   |   | P | P |
| Hot Tubs and Spas                    |   |   |   |   |
| Imported Goods Store                 |   |   | P | P |
| Jewelers                             |   |   | P | P |
| Kennel                               |   |   |   |   |
| Key Shop/Locksmith                   |   |   | P | P |
| Laundry, Self-Service                |   |   | S | S |
| Luggage Sales Store                  |   |   | P | P |
| Medical Appliances and Fitting       |   |   | P | P |
| Mortuary/Funeral Parlor              |   |   |   |   |
| Music Instruction                    | A | A | P | P |
| Nail Salon                           |   |   | P | P |
| Nursery Retail Sales                 |   |   |   |   |
| Office Supplies and Equip. Store     |   |   | P | P |
| Paint Retail Store                   |   |   | P | P |
| Pawn Shop                            |   |   |   |   |
| Pet Store                            |   |   | P | P |
| Pharmacy                             |   |   | P | P |
| Photofinishing Store                 |   |   | P | P |
| Photography Studio                   | A | A | P | P |
| Private Tutoring                     | A | A | P | P |
| Produce Market                       |   |   | S | S |
| Restaurant or Cafeteria              |   |   | P | P |
| Retail Store and Shop                |   |   | P | P |
| Sales and Service of Heavy Equipment |   |   |   |   |
| Shoe Repair Shop                     |   |   | P | P |
| Shoe Store                           |   |   | P | P |

|  |  |  |   |   |
|--|--|--|---|---|
| Shopping Mall or Shopping Center               |  |  | P | P |
| Sporting Goods Store                           |  |  | P | P |
| Sports Card Store                              |  |  | P | P |
| Tailor/Alteration Shop                         |  |  | P | P |
| Tanning Salon                                  |  |  | P | P |
| Telecommunications Business/Sales Office       |  |  | P | P |
| Toy Store                                      |  |  | P | P |
| Trophy & Awards Shop                           |  |  | P | P |
| Veterinarian Clinic (w/outdoor kennels)        |  |  |   |   |
| Veterinarian Clinic (w/o outdoor kennels)      |  |  | P | P |
| Videotapes and Records Store                   |  |  | P | P |
| Weight Loss Center                             |  |  | P | P |
| Women's Accessory Store                        |  |  | P | P |
| <b>H. COMMERCIAL USES</b>                      |  |  |   |   |
| Contractor's Office (w/shop & garage) (17)     |  |  |   |   |
| Feed and Seed Store                            |  |  |   |   |
| Garden Center                                  |  |  |   |   |
| Hardware & Building Materials Retail/Wholesale |  |  |   |   |
| Home Improvement Center                        |  |  |   |   |
| Janitorial Supply and Service Company          |  |  |   |   |
| Lawn Maintenance Service Shop                  |  |  |   |   |
| Lumberyard                                     |  |  |   |   |
| Miniwarehouse (Self-Storage)                   |  |  |   |   |
| Motel or Hotel (14)                            |  |  | S | S |
| Moving or Storage Company                      |  |  |   |   |
| Newspaper Printing Plant                       |  |  |   |   |

|   |  |  |   |   |
|---|--|--|---|---|
| Pest Control Service Store  |  |  |   |   |
| Printing Shop   |  |  | S | P |
| Research Laboratory   |  |  | P | P |
| Sign Shop   |  |  |   |   |
| Swimming Pool Sales and Service Store   |  |  |   |   |
| Truck & Heavy Machinery Sales/Service/Rental  |  |  |   |   |
| Upholstery Shop   |  |  |   |   |
| Warehousing   |  |  |   |   |
| Wholesale Distributor   |  |  |   |   |
| Warehousing & Storage of any commodity except heavy steel, large diameter pipe, junk, salvage, explosive or hazardous chemicals   |  |  |   |   |
| <b>I. AGRICULTURAL USES</b>   |  |  |   |   |
| Agricultural including the raising of field crops, horticulture animal husbandry, subject to the rules and regulations of the city, county, and state health dept. (15) |  |  |   |   |
| Farm or Ranch   |  |  |   |   |
| Greenhouse or Plant Nursery (wholesale)   |  |  |   |   |
| <b>J. MANUFACTURING AND INDUSTRIAL USES</b>   |  |  |   |   |
| Asphalt or Concrete Batching Plant (permanent)  |  |  |   |   |
| Asphalt or Concrete Batching Plant (temporary)  |  |  |   |   |
| Assembling Operations of Commodities, all operations conducted in fully enclosed building   |  |  | S | S |
| Cabinet Shop  |  |  |   | S |
| Chemical Laboratory   |  |  |   |   |

|  |  |  |   |   |
|--|--|--|---|---|
| Cold Storage Plant   |  |  |   |   |
| Commercial Bakery Plant  |  |  |   |   |
| Commercial Carpet Cleaning   |  |  |   |   |
| Commercial Laundry/Dying Plant   |  |  |   |   |
| Food Processing Plant  |  |  |   |   |
| Furniture Manufacturing Plant  |  |  |   |   |
| Machine Shop   |  |  |   |   |
| Manufacturing and Assembling operations of commodities except large steel structures |  |  |   |   |
| Micro-Brewery  |  |  | S | S |
| Petroleum Collection/Storage Facility  |  |  |   |   |
| Reclamation Center   |  |  |   |   |
| Sheet Metal Shop   |  |  | S | S |
| Soft Drink Bottling Plant  |  |  |   |   |
| Storage of Stone, Rock, or Gravel  |  |  |   |   |
| Welding Shop/Foundry   |  |  |   |   |

”

Section 2. THAT DIVISION 10 of Article IV of Chapter 118 (the Comprehensive Zoning Ordinance) and the Comprehensive Plan of the City of North Richland Hills Code of Ordinances are hereby amended by amending such Division to read as follows:

**“DIVISION 10. TC TOWN CENTER DISTRICT**

**118-461. Purpose.**

- (a) The TC town center district is intended to establish development standards to promote a sustainable, high quality, mixed use development scenario that provides the opportunity for many uses typically associated with a city’s town center to develop in an integrated manner.
- (b) The town center is comprised of the following subzones: the “neighborhood edge,” the “neighborhood general,” the “neighborhood center,” and the “neighborhood core.” These subzones provide for a gradient of development and use intensity.

- (c) Development in the edge subzone is almost exclusively single-family detached houses. This subzone most closely resembles the single use development patterns of conventional suburban development (CSD). The general subzone is primarily developed as single-family. There is the opportunity, however, to provide for a limited amount of office use in a house. The center and core subzones allow for a true mix of uses, including residential and nonresidential uses in the same building. Each of the above zones has a different character. This is the result of the intensity and variety of permitted uses. All the components of each zone -- the buildings, the streets, and the public spaces -- are scaled for that zone. As a result, the town center neighborhood is an integrated living environment, instead of an assemblage of single-use areas.
- (d) The town center is much more complex than the CSD, which consists of simplified zoning concepts that segregate activities into districts. Since this is the case, the interrelationship between land uses in a town center drive the creation of atypical development standards when compared to those established with CSD.

**Sec. 118-462. Permitted uses.**

Uses permitted within this TC district are provided in section 118-632, town center table of permitted uses, as well as those that are further defined in section 118-471, “7. Use Standards” in “North Richland Hills Town Center Development Standards.”

**Sec. 118-463. Lot and area requirements.**

The following lot and area requirements, as shown in section 118-471, “North Richland Hills Town Center Development Standards,” and further defined in “3. Urban Subzones,” “4. General Building Types,” “5. Frontage Standards,” and “6. Urban Standards” shall be required of all development located within the TC district.

**Sec. 118-464. General conditions.**

The following general conditions shall be required of all development located within the TC district unless otherwise provided for in section 118-471, “North Richland Hills Town Center Development Standards,” or provided for in city approved, properly filed, conditions, covenants, and restrictions for property zoned to the TC district.

- (1) *Fences.* See section 118-871, screening walls and section 118-873, general screening wall and fence criteria. Town Center exceptions include front yard residential picket fences up to 40 inches in height as approved by the Home Town homeowners association.
- (2) *Customary home occupations.* See section 118-727, customary home occupations.
- (3) *Landscaping requirement.* See Section (8) Open Space Standards, Section (9) Thoroughfare Types and Section (11) Site Design Criteria within the Town Center Development Standards of this code.

(4) *Signs.*

Except as specifically listed below, all other signage and sign standards must comply with Chapter 106 of the City of North Richland Hills Code of Ordinances, as amended.

**(4a) Town Center Allowed Sign Table**

| Character Zone            | Neighborhood Core                         | Neighborhood Center                       | Neighborhood General | Neighborhood Edge | Standard  |
|---------------------------|---|---|----------------------|-------------------|---|
| <b>Sign Type</b>          |   |   |                      |                   |   |
| (1) Wall (Building) Signs | P   | P   | NP                   | NP                | <ul style="list-style-type: none"> <li>• For all commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. (all commercial uses greater than 18,000 shall be allowed to utilize a maximum of 15% of the occupied wall space for a wall sign and wall sign is required to be placed within the sign band on the building elevation.)</li> <li>• Second floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 0.75 sq. ft. per linear foot of second floor frontage along that public street.</li> <li>• May encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk.</li> <li>• Wall signs may be internally or externally lit.</li> <li>• Neon signs are permitted.</li> </ul> |
| (2) Monument Signs        | P (only with frontage on major arterials) | P (only with frontage on major arterials) | NP                   | NP                | One monument sign per lot per street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 50 sq. ft. per sign face and 6 ft. in height.  |
| (3) Window                | P   | P   | NP                   | NP                | Limited to 25% of the   |

| Character Zone                   | Neighborhood Core | Neighborhood Center | Neighborhood General   | Neighborhood Edge | Standard   |
|----------------------------------|-------------------|---------------------|--|-------------------|--|
| Signs                            |                   |                     |  |                   | <p>window area.</p> <p>The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> <li>• Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs.</li> <li>• Mannequins and storefront displays placed at least 1 foot behind window.</li> <li>• Interior directory signage identifying shopping aisles and merchandise display areas.</li> </ul>                        |
| (4) Blade Signs                  | P                 | P                   | P<br>(only permitted for customary home occupations as a 5 sq. ft. max shingle attached to the first floor of buildings facing Bridge Street east of Parker Boulevard and facing Parker Boulevard east of Bridge Street) | NP                | <ul style="list-style-type: none"> <li>• Shall be permitted for all commercial uses only (retail, restaurant, and office)</li> <li>• 15 sq. ft. maximum per sign face.</li> <li>• May encroach a maximum of 4 ft. over a public sidewalk/R-O-W.</li> <li>• Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of 8 ft. from the finished sidewalk.</li> </ul> |
| (5) For sale/for lease signs     | P                 | P                   | P  | P                 | <ul style="list-style-type: none"> <li>• Single family size limited to 6 sq. ft. all other uses size is limited to 32 sq. ft. per sign face</li> <li>• All other standards are the same as Sign Ordinance</li> </ul>   |
| (6) Address signs                | P                 | P                   | P  | P                 | Same as Sign Ordinance   |
| (7) Temporary construction signs | P                 | P                   | P  | P                 | 1 free standing sign per lot during construction only; limited to 32 sq. ft.   |
| (8) Banners                      | P                 | P                   | P  | P                 | Same as Sign Ordinance   |

| Character Zone  | Neighborhood Core | Neighborhood Center | Neighborhood General | Neighborhood Edge | Standard   |
|---|-------------------|---------------------|----------------------|-------------------|--|
| (9) Sandwich board signs                                  | P                 | P                   | NP                   | NP                | <ul style="list-style-type: none"> <li>• Permitted only for retail, service, or restaurant uses</li> <li>• Limited to 8 sq. ft. per sign face per storefront;</li> <li>• Sign may not exceed 2 ft. in width or 4 ft. in height.</li> <li>• A minimum of 6 ft. of sidewalk shall remain clear.</li> <li>• Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited.</li> <li>• Sign shall be removed every day after the business is closed.</li> </ul> |
| (10) Light Pole Banners                                   | P                 | P                   | P                    | P                 | <ul style="list-style-type: none"> <li>• 10 sq. ft. per sign face.</li> <li>• Limited to one per light pole</li> <li>• Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city and property owner's association sponsored events.</li> </ul>  |
| (11) Directory signs                                      | P                 | P                   | NP                   | NP                | <ul style="list-style-type: none"> <li>• Shall be allowed for all multi-tenant buildings only</li> <li>• Two directory signs per multi-tenant building limited to 10 sq. ft. in area</li> <li>• Design of the sign shall be integral to the façade on which the sign is to be affixed.</li> </ul>  |
| (12) Any sign with LED lights or electronic reader boards | NP                | NP                  | NP                   | NP                | <ul style="list-style-type: none"> <li>• Will be reviewed as part of city wide regulations.</li> </ul>   |
| (13) Additional Signs allowed in rights of way            | P                 | P                   | P                    | NP                | <ul style="list-style-type: none"> <li>• Real Estate signs placed directly in front of affected buildings</li> <li>• Traffic Directional Signs allowed only on 60 feet or greater streets; can include multiple locations; only showing name and direction of commercial or civic facilities at least 15,000 square feet of space or identify general districts or</li> </ul>  |

| Character Zone | Neighborhood Core | Neighborhood Center | Neighborhood General | Neighborhood Edge | Standard  |
|----------------|-------------------|---------------------|----------------------|-------------------|---|
|                |                   |                     |                      |                   | locations; consistent color and theming and approved by the Sign Review Committee <ul style="list-style-type: none"> <li>• All Real Estate and Traffic Directional Signs within the right of way shall not exceed six square feet in area with a maximum height of 40 inches</li> </ul> |

- (5) *Inoperative equipment.* No inoperative equipment or vehicle shall be stored or parked in a “common” parking lot.

**Sec. 118-465. Outdoor activities or other uses.**

In connection with any permitted use in the TC district, there shall be allowed the incidental display of merchandise out of doors, subject to the following limitations:

- (1) Display and/or storage of merchandise outdoors shall not exceed more than 20 percent of the total area of the lot.
- (2) All display areas out of doors shall be confined to a pedestrian walkway or courtyard or plaza immediately adjacent to the building housing the primary use and shall not extend from such building a distance of more than ten feet. In no instance shall there be less than six feet of clear space on the walkway for maneuvering.
- (3) All sales of such merchandise shall be consummated indoors, and no cash register or package wrapping counter shall be located out of doors.
- (4) Temporary outdoor sales of merchandise, including cash transfer and package wrapping, may be allowed by the holder of a permanent certificate of occupancy at the location upon application and granting of a temporary use permit, subject to the regulations as specified in article V of this chapter.
- (5) Cart retail and temporary seasonal retail shall be allowed only as an assessor use to a primary business on the adjacent sidewalk space with a required sidewalk right of way permit and a minimum 6 foot wide clear public pathway maintained at all times.
- (6) All outdoor sales and/or special event activities within a public right of way will require a right of way use permit as established by the City of North Richland Hills.

**Sec. 118-466. Parking and loading requirements.**

Development located within the TC district shall provide for parking and loading per article VII, parking and loading regulations, unless otherwise provided for in section 118-470, town center parking standards.

**Sec. 118-467. Zoning request submission requirements.**

Zoning requests for this TC district must comply with those requirements outlined in section 118-471, Exhibit B, North Richland Hills Town Center Development Standards, and in addition, include as a minimum, the following:

- (1) A request to amend the city's comprehensive plan to the town center land use designation. This request shall run concurrently with the zoning request. Property may not be rezoned to the TC district unless the city council approves such an amendment to the comprehensive plan prior to action on the zoning request.
- (2) A regulating plan that identifies subsections (2)a.- d. of this section. If the zoning change request is approved by the city council, such regulating plan shall be attached as an exhibit to the ordinance. Development of the project should generally be in compliance with the approved regulating plan. Any significant change to the regulating plan shall require approval of the city council. A significant change to the regulating plan shall be viewed as a zoning amendment and shall be reviewed and processed as such.
  - a. *Proposed land uses.* A designation of the proposed uses of land within the subject property. This shall include the designation of applicable subzones within the TC district.
  - b. *Proposed streets.* The regulating plan shall indicate the location and dimensions of proposed streets. 60' or greater in right-of-way width. Streets less than 60' in ROW width shall be shown on the Preliminary Plat.
  - c. *Proposed blocks.* The regulating plan shall show all proposed blocks.
  - d. *Proposed dedicated parks, playgrounds and other public spaces.* Sites, if any, to be reserved or dedicated for parks, playgrounds, trails, pedestrian access easements, or other public uses complying with minimum open space requirements.

**Sec. 118-468. Property owners' associations.**

Conditions, covenants, and restrictions (CC&Rs) for all property within the town center district must be filed in the county by the owner before a final subdivision plat may be approved, a lot sold, or a building permit issued. Conditions, covenants, and restrictions which relate to provisions required in this District must be approved by the city attorney, and they must:

- (1) Create a property owners' association with mandatory membership for each property owner.
- (2) Establish architectural standards that are in conformity with the requirements of this TC district.
- (3) Create an architectural review committee to review development for compliance with the architectural standards and issue certificates of approval prior to a building permit being applied for. Such committee shall have as one of its voting members a representative of the city as determined by the city council.
- (4) Provide for the maintenance of the landscaping and trees within the right-of-way.
- (5) At a minimum, the conditions, covenants, and restrictions establishing and creating the mandatory property owners' association shall contain and/or provide for the following:
  - a. Definitions of terms contained therein;
  - b. Provisions acceptable to the city for the establishment and organization of the mandatory property owners' association and the adoption of bylaws for the association, including provisions requiring that the owner of any lot within the applicable subdivision and any successive buyer shall automatically and mandatorily become a member of the association;
  - c. The initial term of the covenants, codes, and restrictions establishing and creating the association shall be for a 50-year period and shall automatically renew for successive ten-year periods, and the association may not be dissolved without the prior written consent of the city;
  - d. The right and ability of the city or its lawful agents, after due notice to the association, to remove any landscape systems, features, or elements that cease to be maintained by the association; to perform the responsibilities of the association if the association fails to do so in compliance with any provisions of the covenants, codes, and restrictions of the association or of any applicable city code or regulations; to assess the association for all costs incurred by the city in performing said responsibilities if the association fails to do so; and/or to avail itself of any other enforcement actions available to the city pursuant to state law or city codes or regulations; and
  - e. Provisions indemnifying and holding the city harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, incurred or resulting from the city's removal of any landscaping, features, or elements that cease to be maintained by the association or from the city's performance of the aforementioned operation,

maintenance or supervision responsibilities of the association due to the associations' failure to perform said responsibilities.

**Sec. 118-469. Special land use regulations.**

Special land use regulations for the TC town center district must comply with those requirements established in this section, unless otherwise provided for in section 118-471, "North Richland Hills Town Center Development Standards," section 118-470, town center parking standards, or city approved, properly filed, conditions, covenants, and restrictions for property zoned to the TC district.

**Sec. 118-470. Parking standards.**

(a) *Shared parking.* The TC town center zoning district is intended to provide for a sustainable, high quality, mixed use development. The components of the development create an integrated living environment, instead of the assemblage of single-use areas that is typical of conventional suburban development (CSD). Since the town center is much more complex, the interrelationship between land uses drives the creation of atypical development standards. One such standard is the concept of shared parking. When compared to CSD, the parking demand generated for individual uses may be overstated if those same uses are developed in a mixed use development. This occurs for a number of reasons:

- (1) Different activity patterns of adjacent or nearby land uses result in variations of peak accumulation by time of day, day of week, or season of the year.
- (2) People often patronize two or more land uses in close proximity to each other in a single trip.
- (3) The density of development and other modes of transportation (walking, bicycles, etc.) reduce the reliance on the use of the automobile, particularly among residents.

Some of the benefits resulting from shared parking include efficient parking; maximization of parking, which eliminates potential areas of nonused parking spaces, as well as the cost associated with those nonused spaces; and the allowance for the development of other nonparking functions such as open space or other people generating usage. Application of the shared parking concept is to be on a block by block basis. The required parking for a specified block shall be provided for on-site, on-street, and in specific instances (theater, recreation center, etc.) on an adjacent block or on adjacent property in accordance with a joint parking agreement between property owners. Double counting of parking spaces for different blocks is not allowed. To facilitate the monitoring of the shared parking concept, any development that wishes to use the shared parking concept shall have a mandatory property owners' association (POA). One of the functions of the POA shall be to create a town center parking authority (TCPA). As each block is developed, the TCPA will verify the parking requirements. When a building permit for the first building on a block is submitted to the city, the amount of on-site parking to be provided in conjunction with the building shall not be less than 50 percent of the total proposed on-site parking for the entire block. The TCPA will

determine the required number of parking spaces for the proposed development of the entire block using the city approved parking ratios for the town center district. A minimum of 50 percent of the total required on-site parking spaces must be constructed prior to a certificate of occupancy being issued for any use in the first building on the block. Once building permits have been submitted to the city that account more than 50 percent of the total development on the block, the concept of shared parking may be applied. The shared parking concept includes on-street and off-street parking spaces. When building permits have been submitted to the city for the proposed development on a block that exceeds 50 percent, the total number of required on-site parking spaces shall be provided for. The TCPA shall determine the number of required parking spaces, based on the city approved parking ratios for the town center district. Once a block is totally developed, the TCPA shall monitor all parking for the block. Any changes to building occupancy must be reviewed with the TCPA to confirm that the proposed building usage has an ample parking supply. Any application for building permit or certificate of occupancy to the city shall be stamped for parking compliance by the TCPA. This includes new development, as well as modifications or changes of existing building usage.

(b) *Shared parking study criteria.* Uses may join in establishing a shared parking area using the city approved parking ratios and percentage of peak hour parking tables where it can be demonstrated before the city staff that parking for two or more specific uses occurs at alternating periods. Such shared parking areas shall be established in accordance with the following provisions:

(1) It shall be demonstrated as a condition precedent to consideration of a shared parking area that such area will result in a reduction of at least ten percent of the aggregate required parking for such uses.

(2) The applicant shall submit a parking analysis to the planning director for his approval, in accordance with the following provisions. Such analysis shall utilize the hourly accumulation of parked vehicles by percentage of peak hour weekday and weekend tables, which provides:

- a. An analysis of the anticipated hours of operation of such use or uses;
- b. A summary of peak parking demand for such uses;
- c. The total square footage of floor area of such uses;
- d. Employment and/or customer characteristics of such uses, whichever is applicable; and
- e. Miscellaneous pertinent information as may be applicable to the request or as may be requested by the city staff.

(c) *Hourly accumulation of parked vehicles by percentage of peak hour weekdays and weekends.* See tables 1 and 2 at the end of this division.

(d) *Town center parking authority (TCPA)*. The responsibilities of the TCPA shall be outlined in the covenants, codes, and restrictions for the mandatory property owners' association in the town center district. Those responsibilities shall include, but are not limited to, the following:

- (1) Establish parking authority requirements and staffing;
- (2) Review proposed developments and verify required parking capacities based on shared parking requirements. Stamp drawings of proposed development indicating, if applicable, compliance with parking requirements;
- (3) Enter into shared parking agreements with owners of adjacent property;
- (4) Maintain an updated plan of available parking on-site and off-site;
- (5) Verify parking requirements for changes in building usage and occupancy. Stamp drawings of proposed development changes, if applicable, for compliance with parking requirements;
- (6) Maintain a copy of parking maintenance manuals for all parking areas;
- (7) Conduct quarterly site tours to verify maintenance and need for repairs; direct requirement for repairs where required;
- (8) Maintain ongoing record of special events in the town center and develop parking allocation/management for special event parking;
- (9) Establish the need to construct new parking facilities;
- (10) Verify development and construction of new parking facilities; and
- (11) Develop policy for enforcement and violations of parking regulations.

(e) *Shared parking locational criteria included herein.*

- (1) Residential (exclusive of single-family detached): On the same block as the use or on that portion of the street immediately adjacent to that block.
- (2) Institutional (library): On the same block as the use or on that portion of the street immediately adjacent to that block, or within 500 feet from a library or other institutional use.
- (3) Recreational (ice rink, cinema, or amphitheater): On the same block as the use or on that portion of the street immediately adjacent to that block, or within 500 feet of the use.

- (4) Office, retail, and service uses: On the same block as the use or on that portion of the street immediately adjacent to that block.
- (5) Storage (flex office/warehouse): On the same block as the use or on that portion of the street immediately adjacent to that block.
- (f) *Schedule of minimum number of parking spaces.* All parking shall be calculated on gross square footage of building area.

|    |   |   |
|----|---|---|
| 1. | RESIDENTIAL   |   |
|    | a. Single-family dwelling:                            | 3 per dwelling unit                     |
|    | b. Ancillary apartment in an edge or general subzone: | 1 per bedroom                           |
|    | c. Townhouse:   | 2 per dwelling unit                     |
|    | d. Mansion apartment (fourplex):                      | 2 per dwelling unit                     |
|    | e. Apartment:   | 1.5 per 1 bedroom, 2 per 2 & 3 bedrooms |
|    | f. Ancillary lodging in an edge or general subzone:   | 1 per bedroom rented                    |
| 2. | INSTITUTIONAL   |   |
|    | a. Recreation center:                                 | 1 per 400 sq. ft.                       |
|    | b. Library:   | 1 per 400 sq. ft.                       |
| 3. | RECREATIONAL  |   |
|    | a. Ice rink:  | 1 per 333 sq. ft.                       |
|    | b. Cinema (theater):                                  | 1 per 3 seats                           |
|    | c. Amphitheater:                                      | 1 per 3 seats                           |
| 4. | PERSONAL SERVICE                                      |   |
|    | a. Retail   | 1 per 250 sq. ft.                       |
|    | b. Office   | 1 per 250 sq. ft.                       |
|    | c. Restaurant   | 1 per 150 sq. ft.                       |
| 5. | BUSINESS SERVICE                                      |   |
|    | a. Corporate office:                                  | 1 per 300 sq. ft.                       |
|    | b. Small business/professional services:              | 1 per 300 sq. ft.                       |
| 6. | STORAGE   |   |
|    | a. Flex office/warehouse:                             | 1 per 400 sq. ft.                       |

Parking for any other use not specifically listed shall be provided for at the ratio established by the city in this chapter.

TABLE 1  
HOURLY ACCUMULATION OF PARKED VEHICLES BY PERCENTAGE OF PEAK HOUR WEEKDAYS

| TIME OF DAY | OFFICE*<br>% | FLEX OFFICE/<br>WAREHOUSE**<br>% | RETAIL*<br>% | CINEMA*<br>% | RESIDENTIAL**<br>% | REC.<br>CENTER**<br>% | ICE RINK**<br>% | LIBRARY**<br>% | AMPHITHEATER**<br>% | RESTAURANT*<br>% |
|-------------|--------------|----------------------------------|--------------|--------------|--------------------|-----------------------|-----------------|----------------|---------------------|------------------|
| 6:00 a.m.   | 3            | 3                                | 0            | 0            | 100                | 30                    | 5               | 0              | 0                   | 0                |
| 7:00 a.m.   | 20           | 35                               | 8            | 0            | 81                 | 35                    | 10              | 0              | 0                   | 2                |
| 8:00 a.m.   | 63           | 75                               | 18           | 0            | 73                 | 40                    | 25              | 5              | 0                   | 5                |
| 9:00 a.m.   | 93           | 95                               | 42           | 0            | 67                 | 30                    | 20              | 5              | 0                   | 10               |
| 10:00 a.m.  | 100          | 100                              | 68           | 0            | 62                 | 15                    | 15              | 15             | 0                   | 20               |
| 11:00 a.m.  | 100          | 94                               | 87           | 0            | 53                 | 15                    | 25              | 25             | 5                   | 30               |
| 12:00 p.m.  | 90           | 85                               | 97           | 25           | 54                 | 25                    | 35              | 35             | 10                  | 50               |
| 1:00 p.m.   | 90           | 90                               | 100          | 55           | 53                 | 25                    | 30              | 40             | 15                  | 70               |
| 2:00 p.m.   | 97           | 95                               | 97           | 55           | 54                 | 15                    | 40              | 50             | 15                  | 60               |
| 3:00 p.m.   | 93           | 90                               | 95           | 55           | 54                 | 15                    | 65              | 50             | 25                  | 60               |
| 4:00 p.m.   | 77           | 75                               | 87           | 60           | 60                 | 20                    | 85              | 40             | 50                  | 50               |
| 5:00 p.m.   | 47           | 44                               | 79           | 65           | 67                 | 65                    | 60              | 60             | 75                  | 70               |
| 6:00 p.m.   | 23           | 20                               | 82           | 70           | 79                 | 85                    | 95              | 75             | 90                  | 90               |
| 7:00 p.m.   | 7            | 7                                | 89           | 75           | 88                 | 100                   | 100             | 100            | 100                 | 100              |
| 8:00 p.m.   | 7            | 7                                | 87           | 85           | 90                 | 90                    | 100             | 100            | 100                 | 100              |
| 9:00 p.m.   | 3            | 3                                | 61           | 85           | 95                 | 75                    | 100             | 60             | 85                  | 100              |
| 10:00 p.m.  | 3            | 3                                | 32           | 85           | 99                 | 50                    | 75              | 0              | 75                  | 90               |
| 11:00 p.m.  | 0            | 0                                | 13           | 70           | 100                | 15                    | 35              | 0              | 25                  | 70               |
| 12:00 a.m.  | 0            | 0                                | 0            | 55           | 100                | 5                     | 20              | 0              | 20                  | 50               |

NOTE: The hourly accumulation by time of day is based on \*\*Shared Parking\*\* (ULI) and \*\*Carl Walker, Inc. proprietary database.

TABLE 2  
HOURLY ACCUMULATION OF PARKED VEHICLES BY PERCENTAGE OF PEAK HOUR WEEKENDS

| TIME OF DAY % | OFFICE* % | FLEX OFFICE/ WAREHOUSE** % | RETAIL* % | CINEMA* % | RESIDENTIAL*** % | REC. CENTER* % | ICE RINK** % | LIBRARY** % | AMPHITHEATER** % | RESTAURANT* % |
|---------------|-----------|----------------------------|-----------|-----------|------------------|----------------|--------------|-------------|------------------|---------------|
| 6:00 a.m.     | 0         | 0                          | 0         | 0         | 100              | 25             | 20           | 0           | 0                | 0             |
| 7:00 a.m.     | 20        | 30                         | 3         | 0         | 95               | 30             | 60           | 0           | 0                | 2             |
| 8:00 a.m.     | 60        | 70                         | 10        | 0         | 85               | 45             | 80           | 0           | 0                | 3             |
| 9:00 a.m.     | 80        | 100                        | 30        | 0         | 75               | 60             | 100          | 0           | 10               | 6             |
| 10:00 a.m.    | 80        | 90                         | 45        | 0         | 70               | 70             | 75           | 35          | 20               | 8             |
| 11:00 a.m.    | 100       | 85                         | 73        | 0         | 64               | 80             | 50           | 60          | 30               | 10            |
| 12:00 p.m.    | 100       | 70                         | 85        | 30        | 64               | 95             | 60           | 70          | 45               | 30            |
| 1:00 p.m.     | 80        | 60                         | 95        | 70        | 65               | 85             | 50           | 75          | 50               | 45            |
| 2:00 p.m.     | 60        | 50                         | 100       | 70        | 64               | 80             | 60           | 85          | 50               | 45            |
| 3:00 p.m.     | 40        | 40                         | 100       | 70        | 65               | 60             | 50           | 100         | 60               | 45            |
| 4:00 p.m.     | 40        | 35                         | 90        | 70        | 65               | 55             | 60           | 100         | 75               | 45            |
| 5:00 p.m.     | 20        | 10                         | 75        | 70        | 67               | 35             | 70           | 75          | 85               | 60            |
| 6:00 p.m.     | 20        | 5                          | 65        | 80        | 69               | 30             | 95           | 60          | 90               | 90            |
| 7:00 p.m.     | 20        | 3                          | 60        | 90        | 75               | 30             | 100          | 60          | 100              | 95            |
| 8:00 p.m.     | 20        | 0                          | 55        | 100       | 82               | 20             | 100          | 60          | 100              | 100           |
| 9:00 p.m.     | 0         | 0                          | 40        | 100       | 90               | 5              | 100          | 0           | 85               | 100           |
| 10:00 p.m.    | 0         | 0                          | 38        | 100       | 96               | 5              | 80           | 0           | 75               | 95            |
| 11:00 p.m.    | 0         | 0                          | 13        | 80        | 98               | 5              | 50           | 0           | 25               | 85            |
| 12:00 a.m.    | 0         | 0                          | 0         | 70        | 100              | 5              | 20           | 0           | 20               | 70            |

NOTE: The hourly accumulation by time of day is based on \*\*Shared Parking\*\* (ULI) and \*\*Carl Walker, Inc. proprietary database.

**Sec. 118-471. Town Center Development Standards, 2011**

**(1) TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND).**

**1.000 INTENT:** The TND is designed to foster development in the pattern of cores and neighborhoods within urbanized areas and villages within the countryside.

**2.100 DESCRIPTION:** The TND supports the following conventions:

- A neighborhood pattern to be limited in size by the walking distance from its edges to its center.
- A variety of housing, shops, workplaces and civic buildings located in close proximity.
- Housing which serves a range of income and age groups.
- Workplaces that provide for home occupation and business incubators as well as for conventional offices.
- Thoroughfares that equitably serve the needs of the pedestrian, the bicycle and the automobile.
- Public open spaces in the specific form of parks, squares and plazas to serve as places of recreation and community activity.
- Sites reserved in locations that foster civic buildings as symbols of community.
- Private buildings that clearly define the public spaces and mask the majority of the parking lots.
- Architecture and landscaping which respond to the climate and character of the region.

**2.200 JUSTIFICATION:** The TND supports the following intentions:

- To provide the elderly and the young with their independence by locating most daily activities within walking distance.
- To minimize traffic congestion by reducing the number and length of necessary automobile trips.
- To make public transit a viable alternative by organizing appropriate building concentrations.
- To help citizens watch over their collective security by providing appropriate public spaces.

- To integrate a wide range of household types by providing a full range of housing types.
- To support a sense of community by encouraging suitable civic buildings.

### **3.000 DEVELOPMENT PARAMETERS:**

**3.100 Parcel Location:** The TND is a specialized zoning district which may be permitted land zoned residential, commercial or industrial.

**3.200 Parcel Size:** The minimum parcel for a Traditional Neighborhood Development TND shall be 80 acres. There shall be no maximum size limit. In the event that the owner of the property adjacent to the land zoned for TND development, irrespective of whether or not a street or other right-of-way separates the properties, wishes to develop in a similar manner, there is no minimum acreage requirement. Any tract that is proposed to be developed as a TND shall be further subdivided into neighborhoods.

**3.300 Neighborhood Size:** The minimum size of each neighborhood shall be 40 acres and the maximum shall be 200 acres. Larger parcels shall be developed as multiple neighborhoods, each subject to the set of TND provisions. Each neighborhood shall be further divided into the following subzones: Edge, General, Center and Core.

### **4.000 MASTER PLAN AND ZONING:**

**4.100 Master Plan:** The city master plan may show areas where TNDs are encouraged.

*See (2) Regional Zones*

**4.110 Zoning:** The city may create a specialized zoning district for TND's which will include detailed descriptions of standards for: Regional zones, urban subzones, general building types, frontage standards, urban standards, use standards, open space standards, thoroughfare standards, parking standards, and architectural standards.

**4.200 Regulating Plan:** The owner's zoning submittal shall include a regulating plan showing center and general subzones and where appropriate edge and core subzones. These subzones create a range, from urban to rural by specifying a coordinated set of requirements for private buildings, public open spaces, and thoroughfares.

*See (1) Regulating Plan and (3) Urban Subzones*

**4.21 Shared Parking Standards:** The owner's zoning submittal may include shared parking areas for uses in center and core subzones. Any shared parking area shall only be so designated upon approval of the city council as part of the zoning change. Such shared parking standards shall be identified on the regulating plan and shall be monitored and maintained by a mandatory property owners association. These regulations allow compact pedestrian friendly blocks and produce a finer grain of development.

**4.310 Private Buildings:** The requirements refer to type, use and frontage according to subzone. Public buildings are not coded in this manner. Their specifications will be subject to approval by the town center architect.

*See (4) General Building Types, (6) Urban standards, (7) Use Standards and (5) Frontage Standards*

**4.320 Public Spaces:** The requirements specify parks, greens, squares and plazas.

*See (8) Open Space Standards*

**4.330 Thoroughfares:** The requirements specify velocity and streetscape to create boulevards, avenues, streets and roads with corresponding rear alleys and lanes. The size of the thoroughfares is determined by adjacent land uses, desired traffic movement, and design speed.

*See (9), Thoroughfare Standards*

**4.340 Architecture:** *See (12) Architecture Standards*

(2) **REGIONAL ZONES** consist of:

| C CORRIDOR   | N NEIGHBORHOOD   | D DISTRICT   |
|--|--|--|
| <p>• <b>Corridor:</b> open space connectors and linear transportation rights of way. The corridor includes natural and manmade components ranging from wildlife trails to rail lines. The natural corridors are formed by the assembly of natural, agricultural, and recreational open spaces, such as parks, schoolyards, and golf courses. These continuous spaces can be part of a larger network, connecting the urban open spaces to the countryside. The transportation corridor is determined by its intensity. Heavy rail corridors should remain tangent and external to all urbanized areas. Light rail and streetcar corridors may occur at boulevards at the edges of neighborhoods. Bus</p> | <p>• <b>Neighborhood:</b> compact urbanized areas providing a balanced range of human needs. The neighborhood includes a balanced set of activities: shopping, work, schooling, recreation, and dwelling. This is particularly useful for those such as the young, old, or handicapped. The neighborhood provides business incubators as well as housing for a variety of lifestyles. Inclusive housing refers to the housing needs of people at all stages of life. The neighborhood has a center and an edge which contribute to the identity of the community. The center is a public space, which maybe a plaza, a square, a green, or an important street intersection. It is located near the center of the neighborhood, unless compelled by a geographic circumstance to be elsewhere. Eccentric locations may be justified by a shoreline, a transportation corridor, or a compelling</p> | <p>• <b>District:</b> urbanized areas specialized around a predominant activity. The district is restricted from allowing the full range of activities of a neighborhood. A district is only justified to accommodate uses that cannot be incorporated into the neighborhood structure. Examples are theater districts, capitol areas and college campuses. Other districts accommodate large scale transportation or manufacturing uses, such as airports, container terminals, refineries, and “big-box” retailing. The structure of the district should parallel that of the neighborhood: an identifiable focus encourages orientation and identity, while</p> |

| C CORRIDOR   | N NEIGHBORHOOD  |  | D DISTRICT   |
|--|---|--|--|
| <p>corridors may pass into neighborhoods on streets. The corridor may also be a continuous parkway, providing long-distance walking and bicycle trails. The corridor should not be the residual space bounding separate zones. Rather, it is a public element characterized by its visible continuity.</p> | <p>view. The center is the appropriate location of the neighborhood's public buildings. Shops and workplaces are usually associated with the center. In the aggregation of neighborhoods which create towns and cities, these buildings should be at the edge, where they gain synergy as neighborhoods connect.</p> <p>The edges of a neighborhood vary in character. In villages, the edge is usually defined by open space. In towns and cities, the edge is often another neighborhood or</p> | <p>through traffic off local streets. Neighborhood thoroughfares are designed to provide equitably for pedestrian comfort and for automobile movement. Pedestrian activity encourages the casual meetings that form the bonds of community.</p> <p>The neighborhood identifies appropriate locations for civic buildings. These enhance community identity and foster community participation.</p> | <p>clear boundaries facilitate the formulation of special management organizations.</p> <p>Interconnection with adjacent neighborhoods encourages pedestrian access. Districts benefit from transit systems, and should be located within the regional network.</p> <p>Districts must be justified by a public process leading to approval by the appropriate public body.</p> |



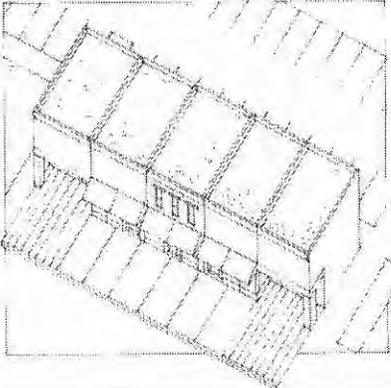
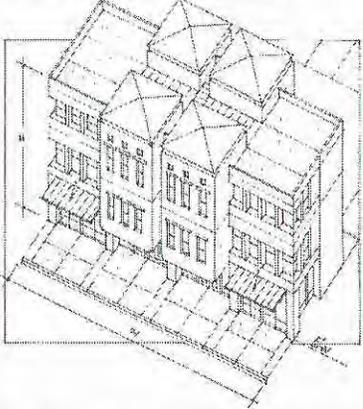
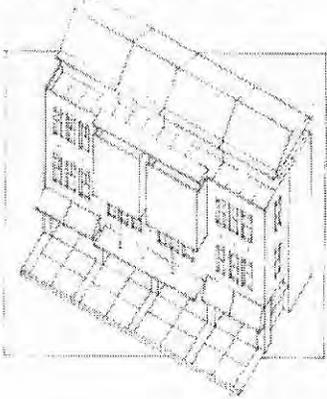
|   | ← LESS URBAN   | GENERAL ZONE  | CENTER ZONE   | MORE URBAN →  |
|---|--|---|---|---|
|   | NE EDGE ZONE   | NG GENERAL ZONE   | NC CENTER ZONE  | TC CORE ZONE  |
|   | <p>•The <b>Neighborhood Edge Zone</b> is the least dense, most purely residential zone of the neighborhood. The size varies as a proportion of the overall area depending on whether the model is more rural (village-like) or more urban (town-like). A Neighborhood Edge Zone is dependent on site conditions and may be optional, not usually necessary for cities.</p>                     | <p>•The <b>Neighborhood General Zone</b> is mixed in function, but principally residential. It has a generalized character, and is usually the largest area of the neighborhood.</p>                        | <p>•The <b>Neighborhood Center Zone</b> is the multifunctional social center of a neighborhood. It is usually at a central location, within walking distance of the surrounding, primarily residential areas.</p>                       | <p>•The <b>Town Core Zone</b> is the most dense business, service, and institutional center. It is usually shared by several neighborhoods. It always straddles thoroughfares at their most active intersection. It is usually within walking distance of a substantial residential population. A Core Zone is optional, usually necessary only for towns and cities.</p>                     |
| <i>Summary of permitted combinations for each zone:</i> |  |   |   |   |
|   | <p>NE EDGE ZONE</p> <p>•The <b>Neighborhood Edge Zone</b> is the least dense, most purely residential zone of the neighborhood. The size varies as a proportion of the overall area depending on whether the model is more rural (village-like) or more urban (town-like). A Neighborhood Edge Zone is dependent on site conditions and may be optional, not usually necessary for cities.</p> | <p>NG GENERAL ZONE</p> <p>•The <b>Neighborhood General Zone</b> is mixed in function, but principally residential. It has a generalized character, and is usually the largest area of the neighborhood.</p> | <p>NC CENTER ZONE</p> <p>•The <b>Neighborhood Center Zone</b> is the multifunctional social center of a neighborhood. It is usually at a central location, within walking distance of the surrounding, primarily residential areas.</p> | <p>TC CORE ZONE</p> <p>•The <b>Town Core Zone</b> is the most dense business, service, and institutional center. It is usually shared by several neighborhoods. It always straddles thoroughfares at their most active intersection. It is usually within walking distance of a substantial residential population. A Core Zone is optional, usually necessary only for towns and cities.</p> |
| <i>Summary of permitted combinations for each zone.</i> |  |   |   |   |
| <b>BUILDING TYPE</b><br><i>See (3) Building Types</i>   | Buildings of the low density freestanding edge yard type.  | Buildings of the medium density freestanding side yard and edge yard types.   | Buildings of the higher density attached courtyard, rear yard, and also side yard types.  | Buildings only of the high density attached courtyard and rear yard types.  |
| <b>FRONTAGE TYPE</b>                                    | Frontages which weakly define the public space with deep setbacks: common lawn and porch and fence.  | Frontages which are varied with medium setbacks: doorway, and porch and fence.  | Frontages which create continuous street walls with shallow setbacks: arcade, shop front, stoop, and  | Frontages which create continuous street walls with shallow setbacks: arcade, shop  |

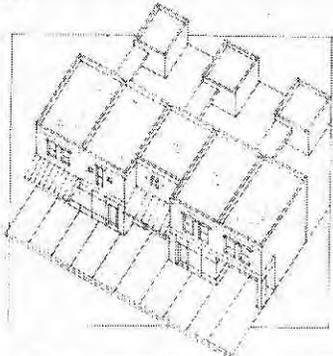
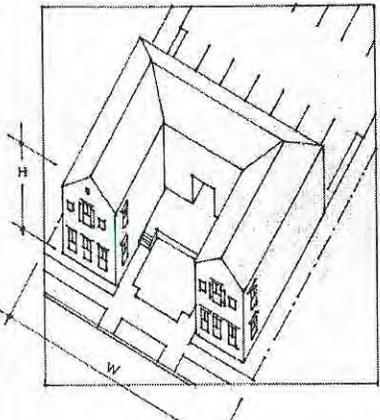
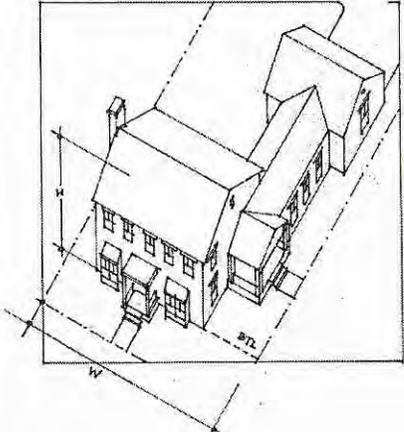


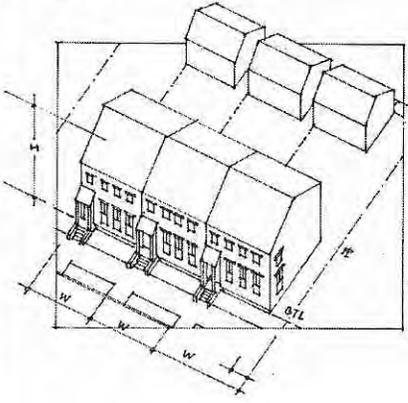
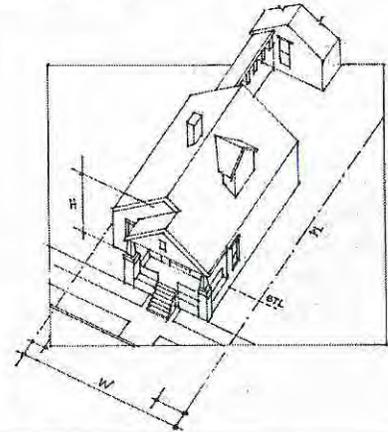
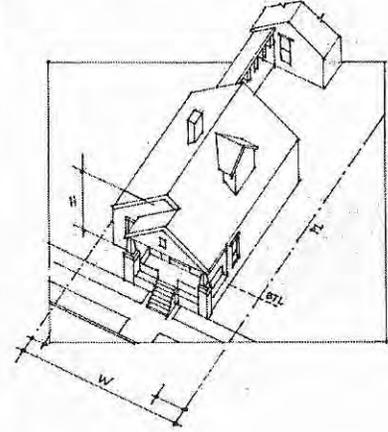




Building Type Matrix (P=Permitted, NP=Not Permitted, S=Special Use Permit)

| Sub Zone<br>Building Type   | Neighborhood<br>Edge | General | Center   | Core |
|---|----------------------|---------|--|------|
| <p>Shopfront commercial building (single or multiple stories)</p>  | NP                   | NP      | P  | P    |
| <p>3-Story Mixed Use (loft building)</p>                          | NP                   | NP      | <p>P<br/>(not permitted in Tracts 2, 3a, 3b, 5 and 6b as indicated on Regulating Plan)</p> | P    |
| <p>4-Story Mixed Use (loft building)</p>                         | NP                   | NP      | NP   | P    |

|  |    |    |  |    |
|--|----|----|--|----|
| <p>2-and 3 story live-work (1<sup>st</sup> floor must have 15 feet minimum ceiling heights measured from floor to floor)</p>  | NP | NP | P<br><br>(For any platted lot in Tracts 2, 3a, 3b, 5 & 6b the use can contain only one residential dwelling unit or multiple commercial units i.e. no apartment dwellings allowed in Tracts 2, 3a, 3b, 5 & 6b) | P  |
| <p>Apartment building</p>    | NP | NP | P<br><br>(not permitted in Tracts 2, 3a, 3b, 5 & 6b as indicated on Regulating Plan)   | NP |
| <p>Multi-unit house</p>   | NP | NP | P  | NP |

|   |    |  |  |    |
|---|----|--|--|----|
| <p>Townhouse</p>   | NP | P<br><br>(only permitted on property east of the Lakes)            | P  | S  |
| <p>Detached house</p>   | P  | P  | P  | NP |
| <p>Small lot less than 40 feet wide with detached house (cottage)</p>  | NP | S<br><br>(only allowed east of Lakes in place of townhomes by SUP) | S<br><br>(only allowed east of Lakes in place of townhomes by SUP) | NP |

(5) **FRONTAGE STANDARDS.** An illustrated matrix referenced by the Urban Standards that describes the range of frontages available for residential and commercial construction, and assigns those frontages to the different sectors of the regulating plan.

**Streetscape and Frontage:** The combination of the private frontage and the public streetscape which defines much of the physical character of the public realm. The combination constitutes the layer between the building and the vehicular lanes. Streetscape frontages range in character from urban to rural as a function of their setback and of the composition of their elements.

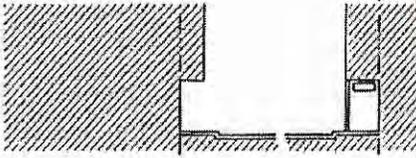
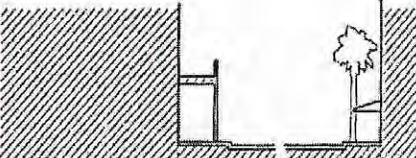
**Public Streetscape:** The publicly-held layer between the lot line and the edge of the vehicular lanes. The variables of streetscape are the type and dimension of curbs, walks, planters, street trees, and streetlights.

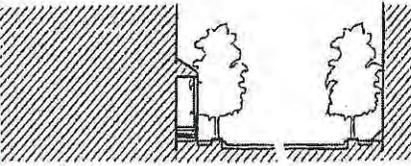
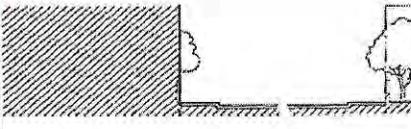
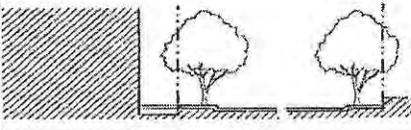
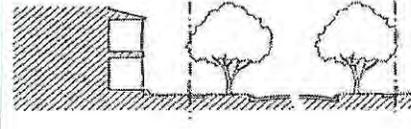
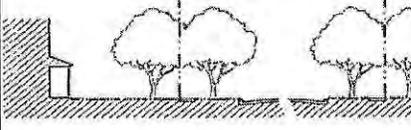
**Private Frontage:** The privately-held layer between the facade of a building and the lot line. The variables of private frontage are the dimensional depth of the front yard and the combination of architectural elements such as fences, stops, porches, and colonnades.

**Correlation:** The codes that govern the frontages and streetscapes of traditional neighborhoods are based on the urbanism inherent in the great cities, towns, and villages of the world. These specified frontages and streetscapes define the public realm and expand the available options beyond the limited number found in conventionally-planned subdivisions.

**Note:** Frontages are independent of building type. For example, a row house type may have as its frontage a stoop, a door yard, or a porch.

**Non Town Center street frontages:** Extended building setbacks up to a maximum of 100 feet may be approved by DRC with the inclusion of major entryway features and a minimum of a 15 foot landscape buffer in front of buildings directly adjacent to non Town Center arterial street frontages.

|  |   |
|--|---|
| <p>• <b>Arcade Frontage:</b> The building overlaps the sidewalk above while the ground story remains set back at the lot line. This type is indicated for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the right-of-way shall be required. In addition, provisions for indemnifying and holding the city harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit from such an encroachment shall be required. To be useful, the arcade should be no less than 10 feet wide. The arcade and its supports shall be a minimum of 4 feet from the back of the curb.</p> |  |
| <p>• <b>Shop Frontage:</b> The facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof, an awning or an attached colonnade. The absence of a raised ground story makes residential not a preferred use on the ground floor, although this use is appropriate above. An encroaching stoop shall always maintain a minimum of 6 feet passage clear on a sidewalk. An easement for private use of the right-of-way shall be required. In addition, provisions for indemnifying and holding the city harmless from any and all costs, expenses, suits, demands,</p>   |  |

|  |   |
|--|---|
| <p>liabilities or damages, including attorney's fees and costs of suit from such an encroachment shall be required.</p>  |   |
| <p>• <b>Stoop Frontage:</b> The facade is aligned close to the frontage line with the ground story elevated from the sidewalk securing privacy for the windows. This type is suitable for ground floor residential uses at short setbacks with row houses and apartment buildings. An easement for private use of the public right-of-way shall be required to accommodate the encroaching stoop. In addition, provisions for indemnifying and holding the city harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit from such an encroachment shall be required. This type may be interspersed with the shop front. An encroaching stoop shall always maintain a minimum of 6 feet passage clear on a sidewalk.</p> |    |
| <p>• <b>Forecourt Frontage:</b> The facade is aligned close to the frontage line and a portion of it is set back. The forecourt thus created is suitable for gardens, vehicular drop-offs, and utility off-loading. This type should be used sparingly and in conjunction with the two frontage types above, as a continuous excessive setback is boring and undesirable for pedestrians. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.</p>   |    |
| <p>• <b>Dooryard Frontage:</b> The facade is set back from the frontage line with an elevated garden, terrace, or a sunken light court, in between. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for restaurants and cafes as the eye level of the sitter is level with that of the passerby standing.</p>   |   |
| <p>• <b>Porch and Fence Frontage:</b> The facade is setback from the frontage line with a protecting porch appended. The porch should be within a conversational distance of the sidewalk while a fence at the frontage line maintains the demarcation of the yard. To be useful, the porch should be no less than 8 feet wide. There is a great variety of porches.</p>   |  |
| <p>• <b>Common Lawn Frontage:</b> The facade is set back substantially from the frontage line. The front yard thus created should remain unfenced and be visually continuous with adjacent yards. The ideal is to simulate buildings sitting in a common rural landscape. A front porch is not required, as social interaction from the enfronting thoroughfare is unlikely at such a distance.</p>  |  |

LESS URBAN

**6. URBAN STANDARDS.** The urban regulations are a matrix of drawings and text regulating those aspects of the private building types which form the public realm. It differs from conventional zoning codes in that, rather than being generally proscriptive, it is specifically prescriptive. For example, all buildings must place a specified percentage of their street facades on a common frontage line, and parking is regulated to certain areas to avoid interruptions in the street frontage. The urban regulations may encourage or require the provision of certain building elements which enhance the sense of community such as stoops, porches, garden walls, and outbuildings.

**Lot:** lot width and depth shall be according to the designated dimensions. Lot coverage by buildings shall not exceed the designated ratio.













areas, greens, squares, promenades or linear greens. Open Spaces should be designed to be prominently featured and add value to the neighborhood. Required public open spaces can be publicly or privately maintained but must provide general public access and pedestrian connectivity to be counted as a required open space. Shaded pedestrian corridors such as promenade's are encouraged to link neighborhoods to civic and core areas and provide linkage between major destinations and neighborhoods. Required yards and retention/detention areas are not considered as public open spaces. Courtyards, porches, patios and balconies are considered private open spaces.

**Court:** a private exterior space partially surrounded by a building and opening to a thoroughfare. It is often used as a vehicular entrance or drop-off, and its landscape may be paved

**Green:** an open space of limited extent available for unstructured recreation, circumscribed by building frontages, its landscape consisting of grassy areas and trees, naturalistically disposed, and requiring only limited maintenance.

**Patio:** a private area entirely surrounded by a single building invisible from the public thoroughfare, and valuable for isolating incompatible uses from neighboring buildings.

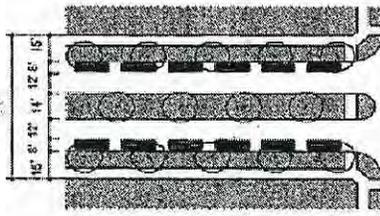
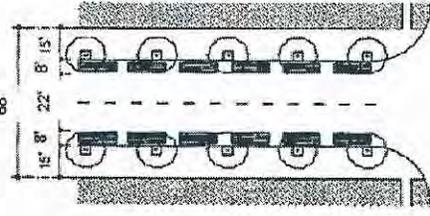
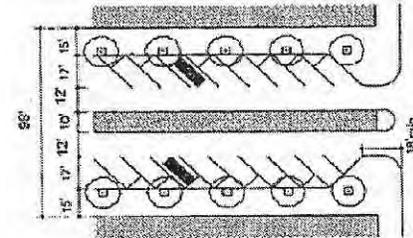
**Playground:** a small open area specifically designed and equipped for the play of children. A playground is usually fenced and may include an open shelter. Playgrounds should be interspersed within residential areas, a short walking distance from dwellings.

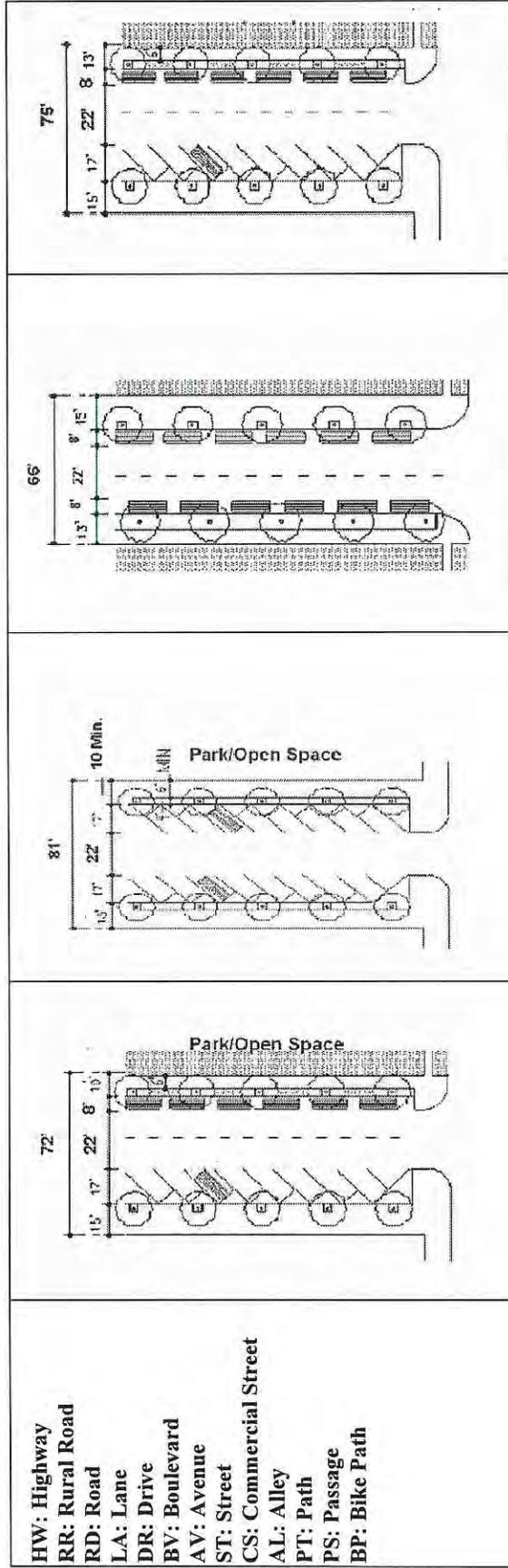
**Plaza:** A primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

**Promenade:** A promenade is a linear form of open space with a broad 8' sidewalk and trees on both sides. It may be incorporated into the Public right of way. Benches shall be provided at least once for each 100 linear feet of promenade.

**Square:** a public space, seldom larger than a block, at the intersection of important streets, set aside for civic purposes and circumscribed by building frontages. Its landscape consists of paved walks, lawns, trees, and civic buildings, all formally disposed and requiring substantial maintenance.

**(9) THOROUGHFARE TYPES. All pavement widths are measured from "face of curb" to "face of curb". At final site plan approval the City shall designate no parking areas with required improved bump-outs or chokers to establish fire fighting staging areas as needed. Final tree species approved by DRC with final site plan approval.**

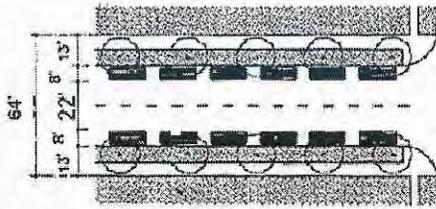
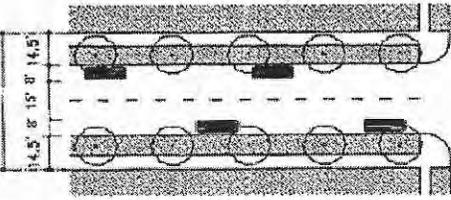
|  | Avenue  | Commercial Streets  |   |
|--|---|---|---|
| <b>HW: Highway</b><br><b>RR: Rural Road</b><br><b>RD: Road</b><br><b>LA: Lane</b><br><b>DR: Drive</b><br><b>BV: Boulevard</b><br><b>AV: Avenue</b><br><b>ST: Street</b><br><b>CS: Commercial Street</b><br><b>AL: Alley</b><br><b>PT: Path</b><br><b>PS: Passage</b><br><b>BP: Bike Path</b> |    |    |  |
| <b>bk = Bike Lane</b><br><b>34 = Pavement Width</b><br><b>80 = Right-of-Way Width</b><br><b>AV = T-fare Type</b>   | <p>Avenues are appropriate as approaches to civic buildings. In residential neighborhoods, avenues have a median that may be planted naturalistically to become a greenway.</p> | <p>Commercial streets are appropriate for commercial buildings at the Neighborhood Center. Trees are confined by individual planters, creating a sidewalk of maximum width, with areas accommodating street furniture. Clear trunks and high canopies are necessary to avoid interference with shopfronts, signage and awnings.</p> |   |
| <b>Movement</b>  | Free Movement   | Speed Movement  | Slow Movement   |
| <b>Vehicular Design Speed</b>  | 30 MPH  | 30 MPH  | 20 MPH  |
| <b>Traffic Flow</b>  | Two ways  | Two ways  | Two ways  |
| <b>Parking Lanes</b>   | Striped both sides  | Striped both sides  | Diagonal parking both sides   |
| <b>Curb Radius</b>   | 15 feet   | To be determined  | To be determined  |
| <b>R.O.W. Width</b>  | 84 feet   | 68 feet   | 86 feet   |
| <b>Pavement Width</b>  | 20 and 20 feet  | 38 feet   | 56 feet   |
| <b>Sidewalk Width (minimum)</b>  | 6 feet  | 15 feet   | 15 feet   |
| <b>Planter Width</b>   | 8 ft wide planters & 14 ft w  | 4 feet  | 4 feet  |
| <b>Planter Type</b>  | Continuous  | Individual w/ Tree Well   | Individual w/ Tree Well   |
| <b>Planter Pattern</b>   | Staggered Allee 30' on Center   | Allee 30' on Center   | Allee 30' on Center   |



|  |   |  |   |   |  |
|--|---|--|---|---|--|
| <b>HW: Highway</b><br><b>RR: Rural Road</b><br><b>RD: Road</b><br><b>LA: Lane</b><br><b>DR: Drive</b><br><b>BV: Boulevard</b><br><b>AV: Avenue</b><br><b>ST: Street</b><br><b>CS: Commercial Street</b><br><b>AL: Alley</b><br><b>PT: Path</b><br><b>PS: Passage</b><br><b>BP: Bike Path</b> | <p>Commercial streets are appropriate for commercial buildings at the Neighborhood Center. Trees are confined by individual planters, creating a sidewalk of maximum width, with areas accommodating street furniture. Clear trunks and high canopies are necessary to avoid interference with shopfronts, signage and awnings.</p> | <p><b>CS-72-47</b></p> <p>Slow Movement<br/>20 MPH<br/>Two ways</p> <p>Diagonal one side / Parallel one side</p> <p>To be determined</p> <p>72 feet<br/>47 feet<br/>6 feet min. one side/<br/>15' other side</p> <p>4 feet</p> <p>Tree Well Bldg side/Planter Park side</p> <p>Allee 30 feet o.c. approx</p> | <p><b>CS-81-56</b></p> <p>Slow Movement<br/>20 MPH<br/>Two ways</p> <p>Diagonal parking both sides</p> <p>To be determined</p> <p>81 feet<br/>56 feet<br/>15 feet &amp; 10 feet</p> <p>5 feet</p> <p>Tree well or continuous Planter</p> <p>Allee 30 feet o.c. approx</p> | <p><b>CS-66-38</b></p> <p>Slow Movement<br/>20 MPH<br/>Two ways</p> <p>Parallel parking both sides</p> <p>To be determined</p> <p>66 feet<br/>38 feet<br/>6 feet min one side/<br/>15' other side</p> <p>7 feet</p> <p>Tree well or continuous Planter</p> <p>Allee 30 feet o.c. approx</p> | <p><b>CS-75-47</b></p> <p>Slow Movement<br/>20 MPH<br/>Two ways</p> <p>Diagonal one side / Parallel one side</p> <p>To be determined</p> <p>75 feet<br/>47 feet<br/>6 feet min. one side/<br/>15' other side</p> <p>7 feet</p> <p>Tree Well Bldg side/Planter Park side</p> <p>Allee 30 feet o.c. approx</p> |
|--|---|--|---|---|--|

**Residential Streets**

- HW: Highway
- RR: Rural Road
- RD: Road
- LA: Lane
- DR: Drive
- BV: Boulevard
- AV: Avenue
- ST: Street
- CS: Commercial Street
- AL: Alley
- PT: Path
- PS: Passage
- BP: Bike Path

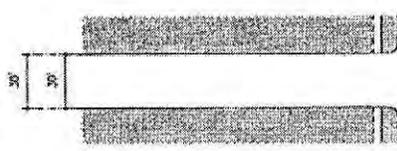
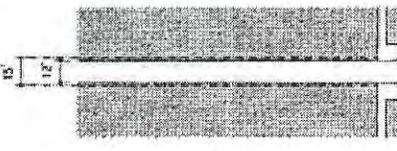
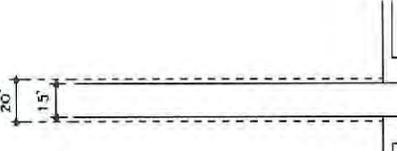
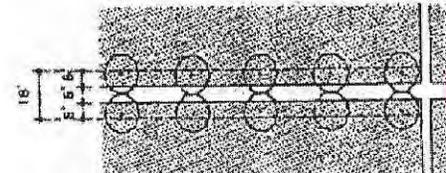
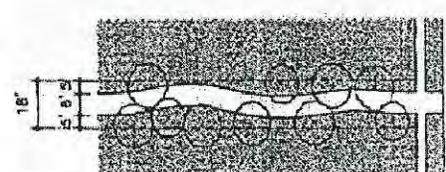


bk=Bike Lane  
 34=Pavement Width  
 80=Right-of-Way Width  
 AV=Thoroughfare Type

Streets are appropriate for residential buildings at the Neighborhood Center and General. A single species of tree should be planted in steady alignment in continuous planting strips. A vertical canopy is necessary to avoid building facades at shallow frontage setbacks.

|                               | ST-64-38           | ST-60-31           |
|-------------------------------|--------------------|--------------------|
| <b>Movement</b>               | Free Movement      | Slow Movement      |
| <b>Vehicular Design Speed</b> | 30 MPH             | 20 MPH             |
| <b>Traffic Flow</b>           | Two Ways           | Two Ways           |
| <b>Parking Lanes</b>          | Both Sides         | Both Sides         |
| <b>Curb Radius</b>            | 15 feet            | 10 feet            |
| <b>R.O.W. Width</b>           | 64 feet            | 60 feet            |
| <b>Pavement Width</b>         | 38 feet            | 31 feet            |
| <b>Sidewalk Width</b>         | 6 feet             | 6 feet             |
| <b>Planter Width</b>          | 7 feet             | 8.5 feet           |
| <b>Planter Type</b>           | Continuous         | Continuous         |
| <b>Planter Pattern</b>        | Allee 30 feet o.c. | Allee 30 feet o.c. |

| Roads   |  |
|---|--|
| <p>HW: Highway<br/> RR: Rural Road<br/> RD: Road<br/> LA: Lane<br/> DR: Drive<br/> BV: Boulevard<br/> AV: Avenue<br/> ST: Street<br/> CS: Commercial Street<br/> AL: Alley<br/> PT: Path<br/> PS: Passage<br/> BP: Bike Path</p>  |  |
| <p>bk=Bike Lane<br/> 34=Pavement Width<br/> 80=Right-of-Way Width<br/> AV=Thoroughfare Type</p>   |  |
| <p>Roads are relatively rural, appropriate in the Neighborhood General and Edge. Since the frontage usually includes a substantial setback, the tree canopy may be quite wide. The rural aspect may be supported by the provision of alternating tree species in imperfect alignment.</p> | <p><b>RD-42-20</b></p>                             |
| <p><b>Type</b></p>  | <p>Small Road</p>                                  |
| <p><b>Movement</b></p>  | <p>Residential Street<br/> Free Movement</p>       |
| <p><b>Vehicular Design Speed</b></p>  | <p>15 MPH</p>                                      |
| <p><b>Traffic Flow</b></p>  | <p>Two Ways</p>                                    |
| <p><b>Parking Lanes</b></p>   | <p>One Side/No parking posted on opposite side</p> |
| <p><b>Curb Type</b></p>   | <p>Raised</p>                                      |
| <p><b>Curb Radius</b></p>   | <p>To be determined</p>                            |
| <p><b>R.O.W. Width</b></p>  | <p>50 feet</p>                                     |
| <p><b>Pavement Width</b></p>  | <p>27 feet</p>                                     |
| <p><b>Sidewalk Width</b></p>  | <p>6 feet</p>                                      |
| <p><b>Planter Width</b></p>   | <p>5.5 feet</p>                                    |
| <p><b>Planter Type</b></p>  | <p>Continuous</p>                                  |
| <p><b>Planting Pattern</b></p>  | <p>Allee 30 feet o.c.</p>                          |
|   | <p><b>RD-50-27</b></p>                             |

| SERVICE  |  | PASSAGE AND PATH   |  |  |   |   |
|--|--|--|--|--|---|---|
| <p>HW: Highway<br/> RR: Rural Road<br/> RD: Road<br/> LA: Lane<br/> DR: Drive<br/> BV: Boulevard<br/> AV: Avenue<br/> ST: Street<br/> CS: Commercial Street<br/> AL: Alley<br/> PT: Path<br/> PS: Passage<br/> BP: Bike Path</p> |   |   |    |   |    |   |
| <p>bk = Bike Lane<br/> 34 = Pavement Width<br/> 80 = Right-of-Way Width<br/> AV = Thoroughfare Type</p>  | <p>Alleys provide service areas, parking access, and utility easements in the rear of more urban buildings. They are paved from building face to building face, with drainage by inverted crown.</p> | <p>Lanes service the rear of buildings usually houses in the Neighborhood Center and Core. They are urban in character with a 12 ft strip of paving at the center.</p> | <p>Lanes service the rear of buildings usually houses in the Neighborhood Center and Core. They are urban in character with a 12 ft strip of paving at the center.</p> | <p>Lanes service the rear of buildings usually houses in the Neighborhood Center and Core. They are urban in character with a 12 ft strip of paving at the center.</p> | <p>Passages provide pedestrian shortcuts through long blocks and connect rear parking areas with street frontages. Passages are not required to be, but may be roofed over, lined by shopfronts, or landscaped where appropriate. Passages are also those walkways shown on the Regulating Plan that separate the buildings in the Center and Core Zones.</p> | <p>Bicycle paths are available for bicycle use, connecting to the general network of streets and roads while providing access to recreational destinations.</p> |
|  | AL-30  | LA-15  | LA-20-15   | PS-18-6  | BP-18-8   |   |
| Movement   | Slow Movement  | Slow Movement  | Slow Movement  | Pedestrian only  | Bicycle & Pedestrian only   |   |
| Vehicular Design Speed   | 5 MPH  | 5 MPH  | 5 MPH  | N/A  | N/A   |   |
| Traffic Flow   | Two way  | Two way  | Two way  | N/A  | N/A   |   |
| Parking Lanes  | No parking   | No parking   | No parking   | N/A  | N/A   |   |
| Curb Radius  | To be determined   | To be determined   | To be determined   | N/A  | N/A   |   |
| R.O.W. Width   | 30 feet  | 15 feet  | 20 feet  | 18 feet  | 18 feet   |   |
| Pavement Width   | 30 ft concrete, 20 ft clear striped for fire access  | 12 feet min concrete   | 15 feet  | N/A  | 8 feet (minimum)  |   |

**(10) PARKING STANDARDS.**

**Parking:** the technique for storage of automobiles when not in use. The manner of accommodation of parking is the distinguishing characteristic between a CSD and a TND.

TND masks parking behind buildings to enhance the pedestrian quality of the frontage. Parking capacity determines density. Shared parking regulations allow compact, pedestrian friendly community design.

**Off-Street Parking:** a parking area located within a lot, generally to the rear of a building frontage, masking it from the public space.

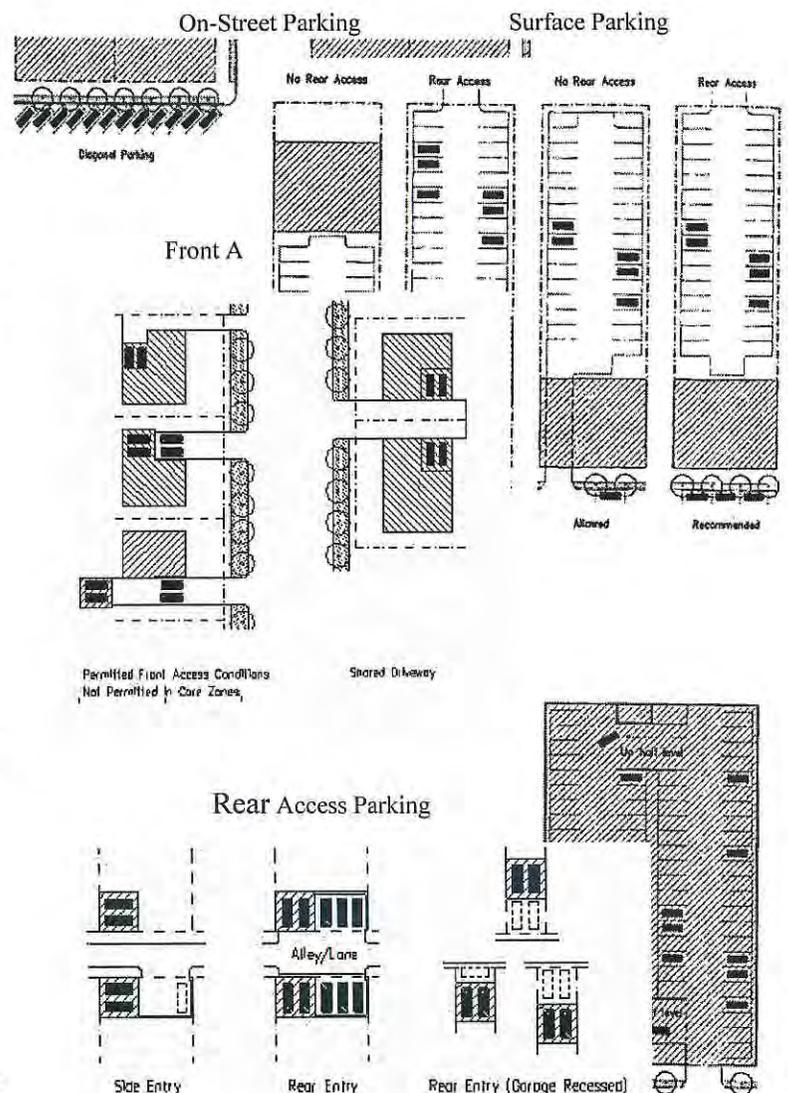
**On-Street Parking:** a single line of parking located along the curb line of a thorough fare accessible directly from a moving lane. On-street parking counts toward the required parking ratio in the Center and Core Zones.

**Parallel Parking:** a pattern of parking where the vehicle is stored parallel to the curb line. Parallel parking permits a narrower street section and creates a positive sidewalk experience. It requires a difficult maneuver and provides the lowest density per frontage foot.

**Diagonal Parking:** a pattern of parking where the vehicle is stored at an angle to the curb line. Diagonal parking creates a less positive sidewalk experience, but it permits the easiest maneuver and provides a higher parking density.

**Head-In Parking:** a pattern of parking where the vehicle is stored perpendicular to the curb line. Head-in parking requires the widest street section and a dangerous maneuver backing out. This pattern provides the highest parking density.

**Deck Parking:** a specialized building type dedicated to parking in quantity by vertical stacking. Deck parking is usually appropriate only in Core Zones. This building type being destructive to pedestrian quality, should be assigned to the B-grid, masked by liner buildings, or provided with a habitable frontage at the ground level.



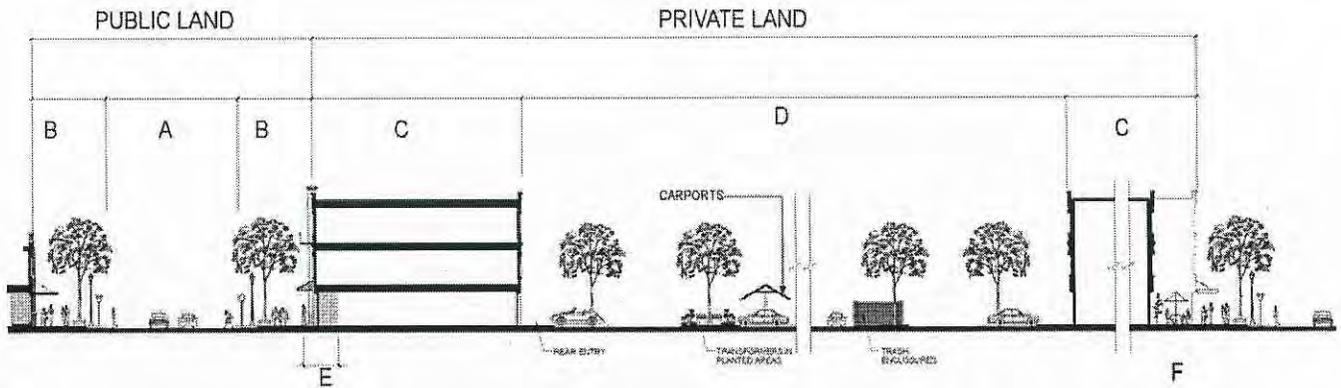
**Buildingside Parking:** the requirement that parking be adjacent to the destination of the trip. This rule of thumb commonly holds true when the pedestrian experience is unpleasant, as it usually is in CSD. Within a TND there is seldom a need for building side parking as the pedestrian experience is designed to be positive. To walk some distance (even several blocks) intentionally is designed to be acceptable and even pleasurable.

**Teaser Parking:** a small amount of on-street parking which is highly visible, usually at the front of a building, signaling the location of a more substantial parking area hidden behind the building.

**Interim Enclosed Parking:** interim enclosed parking may be allowed on the first floor of vacant commercial space within the commercial core area behind a store front tinted window or façade not clearly visible from the street front and with entry from the rear of the building.

**(11) SITE DESIGN CRITERIA:** Public Land (Areas labeled A and B in the site section figure)

The following Design Criteria shall be used to establish minimum standards of quality for development within the Town Center District. Single family detached and attached units are exempted from Site Design Criteria requirements. These standards do not constitute submittal requirements for the Concept plan, but may be verified throughout the submittal process that includes construction documents and Site plan submittals.



**LEGEND**

- A VEHICLE PORTION OF THE STREET - REFER TO TOWN CENTER THOROUGHFARE STANDARDS
- B PEDESTRIAN PORTION OF THE STREET - (STREETSCAPE)
- C BUILDINGS: PRIVATE DEVELOPMENT
- D PRIVATE LAND, PRIVATE ACCESSORY USES
- E PORTION OF BUILDING GOVERNED BY ORDINANCE
- F PRIVATE OPEN SPACE

**Vehicle Portion of the Street:** This includes the Drive lanes and curbside parking configuration between the curbs. Refer to the Town Center Thoroughfare Standards for design criteria.

Pedestrian Portion of the Street (Streetscape): This includes the sidewalks, street trees, parkway plantings, street lights, furniture, sidewalk dining, and signage. The Streetscape is bounded by the front façade of the adjacent buildings. Streetscape dimensions and planting requirements are identified in the Town Center Thoroughfare Standards. DRC may permit changes to the streetscape standards provided:

- the goals and intent of the Town Center District are maintained
- the proposed design fits the context
- the proposed design provides public benefits
- the proposed design does not hinder or erode future opportunities for development

Width: The streetscape is a continuous strip of land between the street and the private property to allow for circulation and plantings. The streetscape must be at least 11 feet wide and not more than 17 feet, unless approved by the DRC.

Landscape Materials: In the absence of sidewalk paving, the minimum planting schedule requires trees located no more than 36 feet apart. Tree species must comply with the permitted species list in the Town Center Zoning Ordinance

Street Lights: The streetlights must comply with the development standard for streetlights. The fixtures are to be placed not more than 140 feet apart. Fixtures may be equipped with 2 banner arms on each pole, placed perpendicular to the street Installed under the City Franchise Agreement with the local electricity franchise.

Street Signs: Street signs must comply with the development standard and must indicate the names of both streets at the intersection. A minimum of two signs per intersection, on opposite corners, is required.

Street Furniture: Benches, trash receptacles, drinking fountains must comply with the Home Town development standards.

Sidewalks: The minimum allowable clear pathway must be at least 6 feet wide. Sidewalks within public Rights of Way may be used for sidewalk dining and temporary merchandise sales subject to Section 118-465 Outdoor activities and other uses and the requirements of right of way use permits established by the City.

Public Open Space: This is green space and open space owned and operated by public or private entities for the use and enjoyment of the public. A minimum of 5% of the gross area of the site within all sub-zones shall be public access open space in addition to the street ROW as established in the Town Center Thoroughfare Standards. Please see Section 8 OPEN SPACE STANDARDS – Required Open Space.

**SITE DESIGN CRITERIA: Private Land**

**Private Open Space:** This is green space and open space owned and operated by private owners for the use and enjoyment of the residents, tenants, customers, or guests.

**Courtyards:** Courtyards or Plazas are located adjacent to a public R.O.W. or public space and permit public habitation, although access may be through a restaurant or other business space. Courtyards are bounded by building walls on at least 2 sides. No minimum dimension is required to count as Private Open Space.

**Balconies:** Balconies shall be considered as Private Open Space provided the balconies are at least 5 feet deep and located on the type 'A' facades.

**Off-Street Parking:** Area used for the storage of vehicles for employees, residents, customers, or visitors. Land for parking may be publicly or privately owned. Shared parking is permitted in conformance with Section 118-470 of the Town Center Zoning Ordinance.

**Landscape Requirements:** Provide one tree and 200 SF of landscaping for each 20 parking spaces. Location: No more than 20% of the street frontage may contain parking. This is a restricted condition.

**Lighting:** Lighting must comply with City regulations. Light poles cannot exceed 36 feet in height. Light fixtures must comply with the development standard, HPS type with a light shielding design to limit lighting to parking lot ground surfaces, and illuminate 1<sup>st</sup> floor facades. Fixtures must be screened to prevent glare into 2nd story windows.

**Ancillary Structures:** Uninhabited structures located on private property serving the primary structure. This would include covered parking, temporary structures, as well as those listed below.

**Dumpster Enclosures:** Masonry (or material on primary building) enclosure with opaque access gate.

**Utility Appurtenances:** Such as transformers, switchgear, utility meters, splice-boxes, check-valves, etc. must be located at an inconspicuous place on the back or side of the building or concealed by a landscape and or masonry screen.

**Covered Parking (Carports):** Structures shall comply with the regulations governing building materials for Type 'A' or Type 'B' Facades.

**Fencing:** Fencing bounding a commercial use must be metal or masonry or other material as approved by the DRC. Chain link fencing or fencing of a quality or character similar to chain link fencing is prohibited.

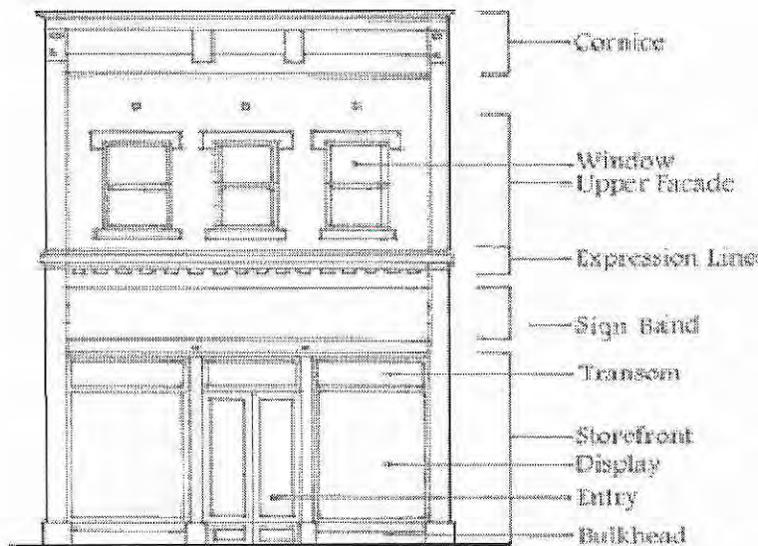
**Entryway Features:** Entryway features required for all lots with frontage on non-Town Center arterial streets.

(12) **ARCHITECTURAL STANDARDS.**

The following standards include publicly required architectural criteria for commercial, mixed-use, apartment buildings and townhomes. Single family detached dwelling units have separate private architectural review by the Town Center Architect.

**A. BUILDING DESIGN CRITERIA: Commercial and Mixed-use Buildings**

The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing commercial and mixed use buildings. The image below is an example of a building façade to indicate the meaning of the terms used in the context of these guidelines.



**Building Facades:** Facades are the portion of the building subject to public view or forming a wall or boundary to an open space or public right of way. The primary surface of the wall is the plane from which recesses and projections are measured. The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type ‘A’ (better quality) and Type ‘B’ (lesser quality). Type A facades face public R.O.W. or any structures adjacent to non Town Center zoned properties. Type B facades face parking lots and alley areas.

**Build-to Line:** Any building located on a lot with frontage on the public ROW not including alleys, must place the primary surface of the front wall of the building on the front property line for at least 80% of the length of the frontage. The front property line is the Required Build-to line. Habitable courtyards are encouraged and do not count against the 20% maximum setback frontage.

**Proportions:** The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance.

Vertical stripes, however, are undesirable. Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports.

**Towers:** Towers afford a gracious and civic method of providing landmarks and consequently should be used sparingly. Locations for towers and ultimate tower height are subject to the approval of the DRC. Towers may project from the front wall primary surface a maximum of 4 feet.

**Pilasters and Columns:** Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. They may project from the primary surface of the front wall into the public ROW a maximum of 16 inches.

**Entry Conditions:** The pedestrian entry is required to be placed on the public ROW façade and requires at least one pedestrian entry into the building for each 75 feet of frontage on the property line. Civic buildings may have fewer entries. These entries must be located and designed in a ceremonial manner.

**Maximum Façade Length:** One story buildings may be 75 feet long with a single building façade design; two or more stories are unlimited. Commercial one-story buildings of 20,000 SF or more and facing Boulevard 26, are exempt from this requirement.

**Minimum Ground Floor Height:** Ground floor commercial and mixed use building plate heights (floor to floor) shall be at least 15 ft. in height. Upper floor to floor heights shall be a minimum of 10 ft.

**Transition A to B Facades:** An A Façade must front all public ROW's not including alleys, and continue around a corner a minimum of 15 feet or 30% of the distance to the next building whichever is less, before transitioning to a B Façade.

**Storefront:** The Storefront is the retail or service presentation to the sidewalk and to the street. A storefront with ample glass and visibility into the space behind contributes to the entertaining character and provides things for pedestrians to see as they walk. Full floor-to-ceiling glass is not desirable since it detracts from the building façade. Storefront regulations do not apply to 'B' Facades.

**Total Glass Area:** Between grade and the heads of 1st floor windows on the 'A' Facades, the total glass area including window frames, must be a minimum of 50% of the area, and a maximum of 85% of the area.

**Bulkhead:** This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 36 inches.

**Display Window, Glass:** The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is

permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.

**Display Window, Sills:** Window sills must be sloped to drain over the window pediment.

**Display Window, Jambs:** The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.

**Display Window, Head:** For retail storefronts, a transom windows, shall be used. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. Entrances to upper level uses may be defined and integrated into the design of the overall building facade. Doors and windows that operate as sliders are prohibited, unless approved by the DRC.

**Entry Doors:** Entry doors must be a minimum of 30% glass, no maximum.

**Entry Doors, Jambs:** Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display window.

**Entry Doors, Transom:** A transom or transom-type panel is recommended above the entry door(s).

**Entry Doors, Canopy:** If an awning or canopy is placed over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the ADA accessible route of the sidewalk.

**Sign Band:** The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business.

**Location:** The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills or the bottom of the cornice is the top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.

**Maximum Height:** The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.

**Maximum Length:** The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, unlimited on two or more stories.

**Upper Façade:** The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

Windows: Total window area on the street façade may range from 20% of wall surface area to 70% of wall surface area as measured from the head of the first floor windows to the bottom of the eave or cornice across the length of the 'A' Façade. Generally, windows should align with windows above or below and left to right creating a regular pattern within each façade design, although interrupting the regular pattern to improve the design is encouraged.

Windows, Sills: Recommended, masonry or metal or wood, sloped to drain.

Windows, Jamb: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of 3 inches unless trim or panning is used.

Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

Balconies, Doors: Swinging doors required; sliding doors prohibited.

Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

Balconies, Floors: Floors must be a solid, concrete surface; metal grates are prohibited. Floors may project into the public ROW. See Zoning Ordinance.

Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be convex shaped to prevent placement of objects on the railing.

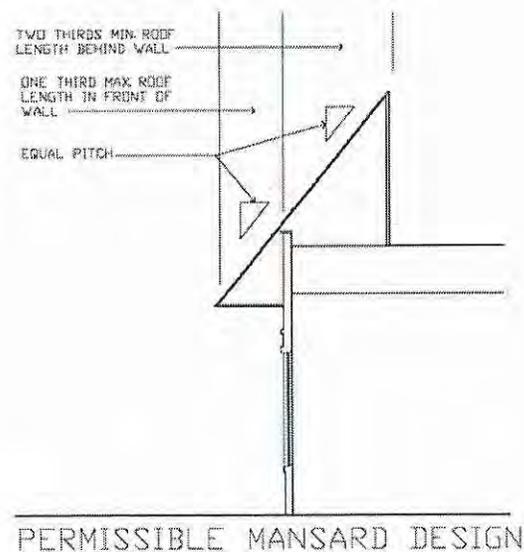
Cornice/Eave/Parapet: A cornice shall delineate the tops of facades that do not utilize a pitched roof. The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

**Roof:** The water repelling surface covering the building area below.

Material Specifications: For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance is acceptable. Mansard roofs are prohibited unless two thirds of the roof area is above and behind the plane of the front façade wall. Flat membrane-type roofs that are visible are prohibited .

Eaves: Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.

Gutters and downspouts: If they are to be visible on the 'A' Façade, they must be incorporated into the façade design. They must be made of architectural metals. Scuppers are permitted for overflow drains only on Type A facades, but are permitted on type B facades.



**Visible Interior:** The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW.

**Window Display:** The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.

**Window Display Floor:** A raised floor is recommended but not required.

**Window Display Lighting:** Lighting should be warm in color and either incandescent, color corrected fluorescent, or metal halide.

\*Exception to requirement for visible interior includes approved interim enclosed parking allowed on the first floor of vacant commercial space within the commercial core area behind a store front tinted window or façade not clearly visible from the street front and with entry from the rear of the building.

**Materials:** The materials employed to construct the buildings and public areas of Home Town carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. DRC will review all material proposals for compliance with these regulations. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion. All materials permissible on “A” Facades are also permissible on ‘B’ Facades.

**Unrestricted Materials:** These materials may be used without limits for walls in ‘A’ or ‘B’ Facades: Brick, Stone, Cast Stone, Ceramic Tile, and Stucco. Masonry materials shall be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate

**Restricted Materials:** The following materials may be used only for walls above the first floor in ‘A’ and ‘B’ Facades: Reinforced Exterior Insulation and Finish System (EFIS) and

Cementitious horizontal siding, in a smooth, paintable finish and of traditional dimensions with a 50-year warranty.

Limited Materials: The use of the following materials is encouraged provided the material does not exceed 15% of the area of the 'A' or the 'B' Façade: wood, fiberglass, metal, ceramic-faced concrete block.

'B' Façade Materials: Rear facades shall not be designed as blank walls and while they may not have the same level of detailing as the other facades, they shall be designed to incorporate vertical and horizontal changes in color, materials, that are in keeping with the other street facing facades. The following materials may be used on 'B' Facades: Concrete masonry units, EIFS and cementitious horizontal siding, in a smooth, paintable finish and of traditional dimensions with a 50-year warranty. Murals are allowed as public art.

Prohibited Materials: The following materials may not be used for buildings subject to these guidelines unless specifically exempted by an approved Special Development Plan. Aluminum siding, vinyl siding, wood siding, or corrugated metal siding. All other materials not specifically listed above fall into this category unless approved by the DRC.

## **B. BUILDING DESIGN CRITERIA: Multi-family and attached residential townhome buildings**

Standards Specific to all multifamily buildings (apartments & condos) in the Neighborhood Center and Neighborhood Core zones: Single family, fee simple properties are not covered under this section.

### **Location on the street:**

- For corner buildings, at least one primary entrance shall address the one primary street unless configured as a courtyard or forecourt building.
- Town homes and courtyard apartments shall utilize rear-loaded, or side loaded garages.

### **Pedestrian-Friendly Building Massing and Scale:**

- On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.

### **Architectural Elements:**

- Gable roofs, if provided, shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Other roof types shall be appropriate to the architectural style of the building.
- Roofs covering courtyards or porches may have a minimum pitch of 2/12.
- Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.

- Architectural metal downspouts required; no open scuppers allowed, on the Type 'A' facades. Type B facades may have scuppers.

**Building Materials:**

Unrestricted Materials: At least 75 % of each façade (excluding doors and windows) visible from any public right-of-way or adjoining properties (except alleys) of new buildings shall be finished in one the following materials. No more than any combination of three of the following different materials shall be used on any single facade:

Masonry (brick; stone; man-made stone or stucco utilizing a three-step process). Masonry materials shall be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate;

Restricted Materials: Cementitious horizontal siding, in a smooth, paintable finish and of traditional dimensions with a 50-year warranty shall be restricted to a maximum of 50% of the block face on the first floor of any building block face. Deviations can be granted by the Development Review Committee on the end cap of a block face based on architectural significance.

- The following shall be only allowed up to 25% of each façade as an accent material:
  - Decorative wood (naturally resistant to decay), metal, synthetic materials or reinforced Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
- Alley facing facades and all buildings adjacent to non Town Center zoned properties shall be of finished quality and of the same color and materials that blend with the front of the building.
- Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber and architectural grade asphalt shingles.
- An enclosed garage or carport shall be designed and constructed of the same material as the primary building.

**Street Wall Facades on Major Collector Streets** - All buildings on Parker Boulevard and Bridge Street facing Walker Creek elementary school property shall be required to have at least 85% of the street facing façade (excluding doors and windows) in brick or stone in a complementary manner to the existing elementary school. Up to 15% of the street facing façade for these buildings are allowed an accent material limited to decorative wood, metal, synthetic materials, or tile.

All buildings facing Parker Boulevard north of Grand Avenue and south of the elementary school property shall be required to have at least 85% of the street facing façade (excluding doors and windows) in brick, stone or stucco.

### **C. BUILDING DESIGN CRITERIA: Single-family detached residential buildings**

Single family detached dwelling units on a lot 40 feet or greater in width shall be regulated by the general standards in the Town Center district, building materials as described below and require architectural standards enforced by private deed restrictions.

Single family detached dwelling unit on a lot between 30 feet and less than 40 feet in width measured at the front building line (cottage) shall only be allowed in lieu of townhome lots as approved under a special use permit. Cottages are subject to general standards in the Town Center district and the following building materials and public architectural standards. These smaller single family detached units are considered an alternative owner occupied housing unit that can serve as a substitute for more traditional attached townhome units. These units can be single or two story and require a rear or side garage entry. The typical dwelling unit size of these units are between 1,200 and 1,800 square feet, generally similar in size to a townhome but detached and frequently single story. The public architectural standards for single family detached dwelling units on lots less than 40 feet wide measured at the front building line have an emphasis on the requirement of a veranda or front or side porch with unique architectural features that promotes high value and quality on a smaller single family residential lot. The value of these homes will be higher than similar sized townhomes.

#### **Building Materials:**

The following building materials will be required on all single family detached dwelling units in the Town Center district.

Unrestricted Materials: At least 75 % of each façade (excluding doors and windows) visible from any public right-of-way or adjoining properties of new buildings shall be finished in one the following materials. No more than any combination of three of the following different materials shall be used on any single facade:

- Brick; stone; man-made stone; stucco utilizing a three-step process; or cementitious horizontal siding, in a paintable finish and of traditional dimensions with a 50-year warranty. Masonry materials, with the exception of dry stack stone, shall be installed in a craftsman like manner that are a minimum of one inch thick, face to back, and imbedded in a cementitious reinforced substrate.

Restricted Building Materials: these materials shall be only allowed up to 25% of each façade as an accent material:

- Decorative wood (naturally resistant to decay), metal, synthetic materials or reinforced Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
- Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber and architectural grade asphalt shingles.
- An enclosed garage or carport shall be designed and constructed of the same material as the primary building.

**Required architectural features:**

The following architectural features will be required as part of a special use permit on all single family detached cottage dwelling unit buildings on lots between 30 feet and less than 40 feet in width measured at the front building line.

- Front (or Charleston-style side) porch
- Porch roof or second story porch
- Roof overhang of 1 foot minimum on the street façade unless the architectural style (i.e. French Country) calls for a smaller overhang
- Finished or decorative soffit on roof overhang
- Cementitious horizontal siding construction must have a minimum 4 inch wide rake boards, corner boards, and window and door trim.
- Brick construction must have Soldier course or arch over doors and windows and along roof rake
- Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade.
- Finished floor elevation at least 3 six-inch risers above grade at building frontage. Unless topography makes this unfeasible.
- Windows: single or double hung, and divided light on the street façade. Casement windows are allowed when architecturally appropriate.
- Porch columns: decorative in traditional style
- At least three of the following ornamentations required on the primary street facing front:
  - Porch and step railing with balusters
  - Decorative gable feature
  - Decorative window molding or lintels
  - Attic window or dormer
  - Soffit/eave running trim
  - Window shutters
  - Ornamental roof top feature
  - Picket fence
- At least two of the following porch ornamentations required on all buildings:
  - Turned balusters with finials
  - Spandrel and bracket additions
  - Porch ceiling fan
  - Porch swing
  - Lighting sconce

**(13) QUALITY BUILDING AMENITIES.**

The following regulations shall be required on all non-single family dwellings and buildings within the Town Center zoning district.

- (a) Elevators required on all 3 story and above buildings with the exception of individually platted townhome lots

(b) Required enclosed stairways and corridors. Operable windows may be installed in corridors but must be architecturally compatible to the building as approved by the Town Center architect. Corridors are not required to be heated or air conditioned when not inside the insulated envelop. If there is adjacent structured parking, the corridor may be located between the building and the parking structure, but may not be visible from the public right-of-way.

(c) Alarm systems required

(d) Sprinklers required

(e) All HVAC units required on roof tops except for individually platted townhome lots and mixed use buildings less than 12,000 square feet in size. All allowed ground HVAC units shall be screened and placed at the side or rear of the lot and not visible from the street.

(f) All non-single family dwellings shall conform to the latest version of the International Energy Conservation Code (i.e. 2009 IECC)

**(14) ADMINISTRATION OF TOWN CENTER ORDINANCE.**

This section sets forth the provisions for reviewing and approving development applications within the Town Center District. The intent is to ensure that all development and redevelopment is consistent with the provisions of this ordinance and the goals for the Town Center zoning district. All sections of this ordinance shall be applied during the review process.

a. Overview of the Development Review Process: Development and redevelopment within all sub zones is streamlined and shall follow the following guidelines:

i. The Development Review Committee shall approve all concept and site plans. The Planning & Zoning Commission shall approve all preliminary plats and the P&Z Commission shall recommend and City Council shall approve all final plats.

ii. All development or redevelopment of one or more properties shall submit a concept plan prior to a site plan.

iii. All development must have a site plan and final plat approved by the city prior to building permit application.

b. Concept Plan: The Concept Plan in the Town Center District is intended to illustrate that the general development pattern proposed is consistent with the purpose and intent of the standards. The applicant shall submit a Concept Plan for the entire contiguous property under consideration for development. A Concept Plan is not intended to be a detailed proposal; rather, it shall illustrate general location of land uses, street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this ordinance. The Concept Plan in this Zone shall illustrate the general design direction of the site(s) with adequate information on the design intent, intensity, and phasing of the project.

Requirements of Concept Plan Submittal- The applicant shall prepare a Concept Plan demonstrating compliance with the District's purpose and standards and the City's

Comprehensive Land Use Plan for review by the Development Review Committee (DRC). A Concept Plan shall include the following:

Map(s) and/or reports that include the following information (maps drawn to an appropriate scale):

- 1) location of the subject property including delineation of Sub Zones, required and recommended streets, and any special frontage requirements.
- 2) the layout of proposed blocks and streets consistent with this ordinance and other city ordinances and plans.
- 3) delineation of the proposed street type of each new and existing street.
- 4) the location, proposed acreage, and type of open space areas with an indication for each whether it will be privately owned, a common area for residents only or dedicated to public use.
- 5) the location, proposed acreage, and delineation of building types, civic, and open space uses by Sub Zone and compliance with the Standards for each Sub Zone.
- 6) conceptual images of proposed buildings, open spaces, and streets including typical elevations, photographs or other graphics.
- 7) A schedule for the proposed development (or for each phase, if it is to be developed by phases), which schedule shall not be binding but shall be provided in order to show generally how the applicant will complete the project containing the following information:
  - The order of construction by section delineated on the Concept Plan;
  - The proposed schedule for construction of improvements to open space areas;
  - The proposed schedule for the installation of required public or utilities improvements and the dedication of public rights-of-way, easements and properties.

c. Site Plan: All multifamily and mixed use developments within the Town Center District must have a site plan approved by the Development Review Committee prior to the issuance of a Building Permit. All Site Plan applications shall meet the submittal requirements for a PD Site Plan in Section 118-241 of the City of North Richland Hills Zoning Ordinance

d. The City's Development Review Committee shall be responsible for the following:

- i. Reviewing applications for concept plans, site plans, and any other development related applications within all sub zone areas with the exception of preliminary and final plats which will follow approvals through the Planning & Zoning Commission and City Council.
- ii. Make determinations on the applications and interpretations of guidelines, standards, and requirements of this ordinance.
- iii. Approval of Concept and Site plans within all sub zone areas that comply with all applicable city ordinances including approval of minor changes to subzone boundaries up to 100 feet in distance with approval of final site plans.

e. Appeals and Special Development Plans

All applications that appeal the decision of the DRC, request a modification to any of the standards within this district, request any development bonuses, or development incentives shall be reviewed and processed as “Special Development Plans”

Special Development Plans: Special Development Plans are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan may only be approved by the City Council after a recommendation has been made by Planning and Zoning Commission. The DRC shall review and make recommendations on all SDPs prior to forwarding it to the Planning and Zoning Commission. In evaluating a Special Development Plan, the Planning & Zoning Commission and City Council shall consider the extent to which the application meets the following:

- the goals and intent of the Town Center District in the city
- provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area
- fits the adjoining context by providing appropriate transitions
- provides public benefits such as usable civic and open spaces, livable streets, structured and shared parking, and linkages to transit
- does not hinder or erode future opportunities for development of a sustainable mixed use urban core

f. Amendments to Approved Site Plans

The Planning Director may approve minor changes to and deviations from approved site plans with the applicant’s written justification of the nature of changes. Minor changes are those that do not materially change the circulation and building location on the site, increase the building area, or change the relationship between the buildings and the street. Any significant changes to and deviations from approved site plans shall be regarded as an amendment to that particular plan and shall be reviewed and subject to DRC approval. The Planning Director shall make the determination as to whether a proposed change is minor or significant.

g. Amendments to the Regulating Plan and/or Zoning Text:

Amendments and changes to the Regulating Plan, text changes, changes that move the boundary lines of subzones, roadways, parks, or open space by 100 feet or greater or requests for Special Development Plans shall be processed as an amendment to the zoning ordinance under Article II, Division 5 of the North Richland Hills Zoning Ordinance.

h. Plat Approval:

i. Preliminary Plat Approval: An application for Preliminary Plat may be submitted only after approval of a Concept Plan or site plan for development. A Preliminary Plat may be submitted for all of a planned development or for a portion of development. The Preliminary Plat shall generally conform to the approved Concept Plan. The applicant shall follow Chapter 110, Article IV of the city's Subdivision Regulations, for the Preliminary Plat Submittal Requirements.

*Simultaneous Submittals* - Applications for a Preliminary Plat approval may be submitted for review simultaneously with the Concept or Site Plan application. In such cases, any approval of the Preliminary Plat must be conditioned upon the approval of the Concept or Site Plan. If the approved Concept or Site Plan includes any additions or conditions by the DRC, the Preliminary Plat undergoing simultaneous review must be amended to conform to the approved Concept or Site Plan.

ii. Final Plat Approval: An application for Final Plat approval shall be submitted only after a Preliminary Plat has been approved for development. A Final Plat may be submitted for all of a planned development or for a portion of development. The Final Plat shall conform to the approved Preliminary Plat and Concept or Site Plan. The applicant shall follow Chapter 110, Article V of the city's Subdivision Regulations, for the Final Plat Submittal Requirements.

**Sec. 118-472. Town Center Density restrictions.**

The following density rules and requirements shall be in effect for the 93.3 acres of property east of the Lakes at Home Town based on the attached Tract Map and Regulating and Thoroughfare Plan.

**Tract 1** – (30.6 acres) A maximum of 600 apartment units and up to 60 flexible units with no more than a maximum of 630 total multi-family residential units allowed including flexible units, maximum of 30 townhouses allowed, single family detached required fronting the Lakes and allowed without limits in the General and Center subzones, no single family detached is allowed in the Core subzone.

**Tract 2** – (16 acres) Maximum of 95 townhomes allowed, no apartment units allowed, single family detached required fronting the Lakes, no limit on single family detached homes. Commercial allowed in the Center subzone with no limits.

**Tract 3a & 3b** – (25 acres) Maximum of 120 townhomes allowed, no apartment units allowed, single family detached required fronting the Lakes, no limit on single family detached homes.

**Tract 4** - (11.1 acres) Maximum of 260 apartment units allowed, no limit on commercial space.

**Tract 5** – (4 acres) Maximum of 48 residential units allowed, including townhouses and/or single family detached homes, no apartment units allowed, no limit on commercial space.

**Tract 6a & b** – (4.5 acres) no residential units allowed, only public and commercial buildings allowed.

**Tract 7** - (2.7 acres) Maximum of 60 apartment units allowed, no limit on commercial space.

**Core Commercial Space:** Buildings 1, 2a and 2b in Venue I shall maintain the street floors as commercial space. (36,500 square feet) A minimum of 70,000 square feet of commercial first floor space is required to be constructed on Tract 1 within the Core subzone area (a maximum of 60,000 allowed for flexible space based on Tract 1 rules).

**Required commercial space ratios:** Tract 1 shall be allowed to construct not more than 315 apartment units prior to any required commercial space being built. Any additional apartments built above 315 units shall be required to construct a minimum of 235 square feet of commercial space for each new apartment unit up to 70,000 square feet.

**Flexible 1<sup>st</sup> floor units in Core subzone built to commercial standards :** The first floor space in Buildings 3a and 3b in Venue I are allowed to convert to a maximum of 22 residential units. Tract 1 in the Core subzone will be allowed to convert a maximum of 60,000 square feet of first floor commercial space to a maximum of 60 residential units.

Section 4. Violations of Chapter 118 of the Code of Ordinances as amended by this ordinance shall be punishable by a fine not exceeding \$2,000.00. Each day a violation continues shall be a separate offense punishable hereunder.

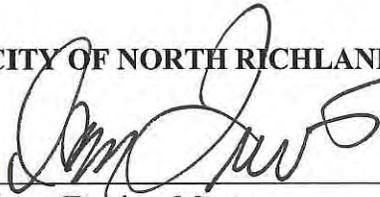
Section 5. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

Section 6. This Ordinance shall be effective immediately upon passage.

PASSED AND APPROVED ON THIS 28<sup>th</sup> DAY OF MARCH, 2011.

~~CITY OF NORTH RICHLAND HILLS~~

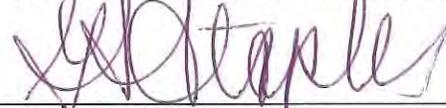
By:

  
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Oscar Trevino, Mayor



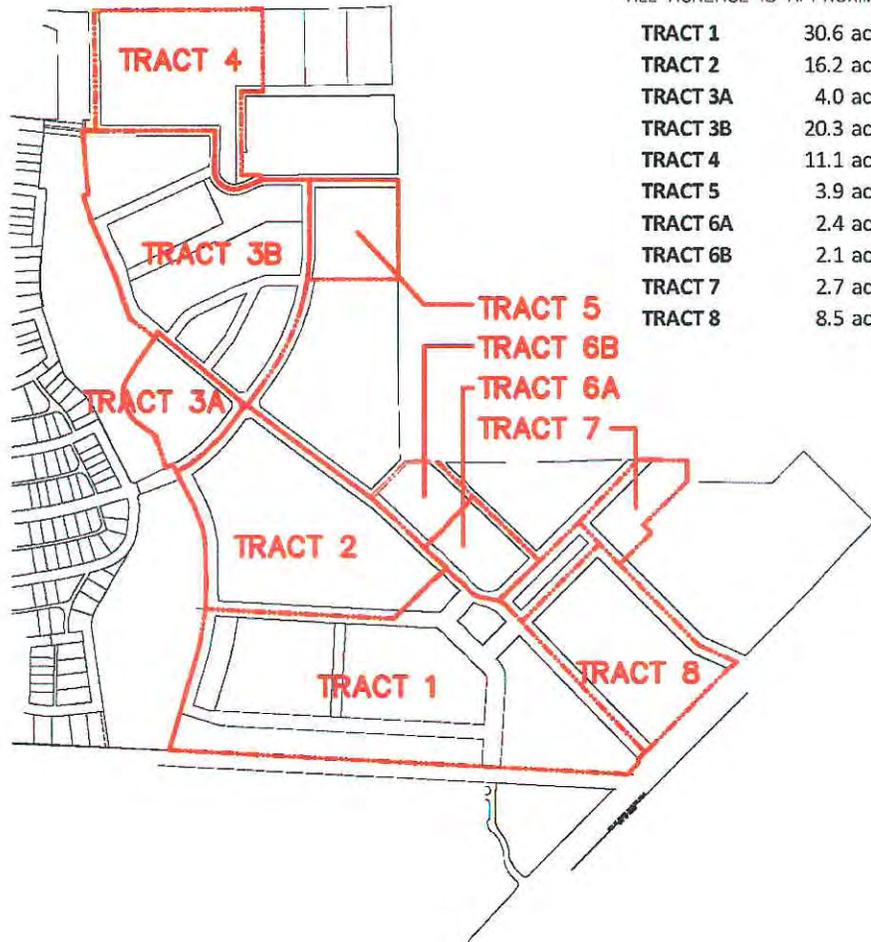
  
\_\_\_\_\_  
Patricia Hutson, City Secretary

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
George A. Staples, Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
John Pitstick,  
Director of Planning & Development



TOWN CENTER REGULATING PLAN, & THOROUGHFARE PLAN  
 HOMETOWN, NORTH RICHLAND HILLS, TX  
 JULY, 2010