

City of Seagoville
TOWN CENTER
ZONING DISTRICT STANDARDS



DRAFT

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 P&Z Recommendation

**SEAGOVILLE TOWN CENTER
Zoning District Standards**

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TOWN CENTER Zoning District Standards

I. PURPOSE, GOALS AND INTENT

A. PURPOSE

The purpose of the Town Center District is to implement the adopted recommendations of the Town Center Plan by encouraging new development and redevelopment in the Town Center area.

The **goals** of this Zoning District are:

1. To make the Town Center area a sustainable “Great Place” within the region that will attract high quality investment and reinvestment over time;
2. To capitalize on the existing historic character of the Town Center and provide Seagoville with a thriving Town Center;
3. To provide development and land use flexibility within the framework of a form-based development Zoning District; and
4. To provide a mix of residential, retail and office uses in a pedestrian-friendly environment.

The **intent** of this Zoning District is:

1. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians;
2. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid-block;
3. To provide shared and consolidated parking both on-street and in the center of blocks that will benefit the entire district;
4. To contribute to the definition and use of public sidewalks, parks and plazas;
5. To design and build an infrastructure of buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use; and
6. To design streets and buildings which will contribute to creating a safe environment.

II. DEFINITIONS

For the purposes of the Town Center District Ordinance, the following definitions shall apply.

Accessory Unit. A dwelling unit constructed over a garage for an Estate or Village building type, which may have a kitchen and one or more bathrooms, but which shall not have a separate water meter apart from the main house (i.e, shall not be metered separately from the main house).

Allee. An orderly planting of trees behind the street curb which forms a row of street trees on both sides of the roadway.

Approved Plant List. The City’s list of approved plant materials, Article XVI-B (Ordinance #08-05) in the Zoning Ordinance, as amended.

Big Box Retail. Buildings containing 65,000 square feet or more in a single story for a single user.

Block. A continuous street edge along any one side, between any intersections with a *Street*, *Mews*, or *Court*.

Bosque. A heavily treed common or public area.

Building Façade, Primary. Any façade that faces a public street or open space.

Build-to-Line (BTL). The *build-to-line* on a block is the platted line of a uniform distance away from the property line, up to which the front building facades are required to be built but cannot encroach except when allowed for corner lots. The *build-to-line* shall be established and platted for each street within the parameters established by the Town Center Neighborhoods Street Standards for a given street type as set forth in the Town Center Neighborhoods Street Types Matrix (Appendix V). *Gifts to the street* may encroach the *build-to-line*.

Court. A street with buildings fronting across the street from a central green or bosque. The Town Center Neighborhoods Street Type Matrix (Appendix V) delineates the cross-section dimensions for a *Court*.

Entry, Primary. The main entry to a building on a block face. There must be at least one main building entry for each ground floor use, tenant or lobby on each block face which contains the use or tenant. Any additional building entries may be considered a *Secondary Entry*.

Gifts to the Street. Building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades. *Gifts to the street* may encroach the build-to-line.

Green. A publicly accessible space with turf and landscaping fronted by buildings either directly or across the street.

Landmark Buildings. Buildings which are located on axis with a terminating street or at the intersection of streets. Such buildings shall incorporate architectural features which address height and articulation that emphasize the importance of such a location.

Mews. A “C”-shaped street behind buildings fronting directly on a green. The Town Center Neighborhoods Street Type Matrix (Appendix V) delineates the cross-section dimensions for a *Mews*.



MEWS STREET BEHIND BUILDINGS FACING OPEN SPACE

Parking, Long-Term. Customer or tenant parking which is intended for the primary use of vehicles parked for a duration of more than two hours, and which is neither priced nor managed to encourage turnover.

Parking, Reserved. Parking which is assigned or reserved for tenants or visitors of a particular building or business.

Parking, Shared. Parking which is shared by tenants, visitors and the general public. Hours of availability may be further defined in cooperation with the City.

Parking, Short-Term. Customer or tenant parking which is intended to serve commercial businesses or residential uses that has a regular turnover of two hours or less.

Public Space. Whether maintained by the City, private association or public improvement district, publicly accessible parks, bosques, greens, squares, courtyards, plazas, commons, tot lots, trails, natural areas, and open spaces shall constitute *Public Space*.

Pull-Through Garage. A garage that is sited at the rear of a lot and behind the principal structure that requires a driveway adjacent to the principal structure to connect the garage with the street fronting the principal structure.

Zoning Plan. The plan approved by the City which applies the Town Center District and which identifies certain sub-areas and the location of, among other items.

Shall. A term requiring compliance.

Should. A term encouraging compliance.

Side Street. A street that principally is fronted by the side yards of residential buildings on corner lots, and/or that facilitates alley ingress/egress.

Stoop. A structure that is located approximately at the level of the first floor of the main structure, and that is intended to provide access to a residential unit.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.

Town Center District Engineering and Landscape Standards (District Standards). Any approved City standards which govern such items as street, streetscape, drainage, signage and other public improvements in the Town Center District.

Town Center Neighborhoods Zoning Plan. The plan for Town Center Neighborhoods that establishes and delineates the development concept for the new neighborhood.

Transparency. Windows, glass doors and other clear façade treatments that provide a sense of openness to a structure.

Tri-Partite Architecture. Buildings which are designed with a distinct base, middle and top..

Type 1 Residence. Manor, Estate and Village house types , as delineated in the Town Center Neighborhoods Building Type Matrix (Appendix VI).

Type 2 Residence. Cottage and Casita house types, as delineated in the Town Center Neighborhoods Building Type Matrix (Appendix VI).

Type 3 Residence. Cottage or Casita (on a Mews, Court or Zero Lot ZLine), Multi-Unit House, Townhome house types, as delineated in the Town Center Neighborhoods Building Type Matrix (Appendix VI).

Waiver to Design Standards, Major (Major Waiver). A significant change to both the standards and intent of this Zoning District, and involves Planning and Zoning Commission and City Council approval.

Waiver to Design Standards, Minor (Minor Waiver). A minor change to the standards, but not the intent, of this Zoning District and involves staff approval.



TRI-PARTITE ARCHITECTURE: BUILDINGS WITH A "BASE", "MIDDLE" AND "TOP"

III. GENERAL DISTRICT STANDARDS

A. ZONING PLAN

1. Authority

A Zoning Plan is the coding key for application of this district’s provisions to properties, and shall be considered part of this Zoning District. It may establish such things as:

- a. Major street types within the district;
- b. Sub-district areas;
- c. Required at-grade retail construction;
- d. Public open space and plazas; and
- e. Regional Hike and Bike Corridors.

2. Zoning of Property

- a. **Site Plan Required.** An approved Site Plan which is consistent with this ordinance and the Zoning Plan shall be required prior to issuance of any Building Permit.
- b. **Non-Conformity.** Uses which are legal and conforming at the time of rezoning to the Town Center District shall be allowed to continue as they are (i.e., “grandfathered”) as legally non-conforming uses under their then-applicable regulations until those uses are deemed abandoned, e.g.—
 - i. They have been replaced with a conforming use, or
 - ii. Such building or structure is or hereafter becomes vacant and remains unoccupied or out of use for a continuous period of six months, or the special equipment and furnishings peculiar to the use which is inconsistent with this ordinance has been removed from the premises and have not been replaced within such six-month period, or
 - iii. The intention of the owner to permanently discontinue the use is apparent.
 - iv. Existing public schools are exempted from these requirements.
- c. **State or National Designated Buildings.** Certain standards in this ordinance would not apply to designated buildings.

B. SUB-DISTRICTS CREATED

The Town Center District shall be divided into the following three sub-districts, the boundaries of which shall be established by the Zoning Plan for the District:

1. ***Town Center Core.*** The Town Center Core is comprised of a majority of the historic downtown commercial area. It is intended to be a mixed-use (retail, office and residential) area which is pedestrian-friendly, and serves as the central retail area for the Town Center Area.
2. ***Town Center Neighborhoods.*** The Town Center Neighborhoods sub-district is intended to provide a mix of residential unit types to support a pedestrian-oriented neighborhood within walking distance of the Town Center Core.
3. ***Town Center Freeway Frontage.*** The Town Center Freeway Frontage sub-district is intended to provide an attractive entrance to the Town Center. It is also intended to accommodate *big box retail*, but in a way that can readily be redeveloped into smaller pedestrian-oriented uses over time.

C. WAIVERS OF DESIGN STANDARDS

In order to provide flexibility and create high quality projects, certain standards in the Town Center District may receive a waiver. (See Sub-section *VIII.B Waivers*, below, for applicability, processes and procedures.)

Minor Waivers include such items as:

- Depth or height of required retail space
- Requirement to line a parking garage with buildings
- Requirement for continuous building frontage
- Establishment of build-to-line
- Encroachment into the build-to-line
- Increased building height for “landmark” buildings
- Design of buildings without tri-partite architecture
- Required frequency of building entries along a street edge
- Window detailing
- Exterior building materials
- Exterior building color

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- Balcony and patio railing
- Landscape standards
- Location of bicycle parking
- Parking garage design standards
- Access drives

Major Waivers include such items as:

- Required retail construction
- Building height for non-landmark buildings
- Exceeding the maximum leasable retail area
- Required setback of the 4th floor and above
- Residential at-grade design standards
- Parking requirements
- Backing any lot or building to a trail, natural area or Public Space, with or without rear-loaded or pull-through garages

D. FUNCTION/LAND USE

1. General Land Use

- a. Retail, Personal Service, Residential and Office uses shall be allowed throughout the District.

For a specific list of permitted uses, see *Appendix I Town Center District Land Use* attached.

- b. Where “Required Retail Construction” is designated on the Zoning Plan, the ground floor adjacent to the street shall be constructed to retail building standards for a depth of at least 50 feet, however a smaller depth may be allowed if the retail is serving as a “liner” use which is masking a parking garage by Minor Waiver.
- c. All access drives shall require a Minor Waiver.

2. Residential Land Use

- a. In the Freeway Sub-District, residential uses are allowed, but only up to a maximum of 50% of a mixed use master planned development.
- b. A significant amount of commercial use must be part of the first phase of development.

3. Accessory Uses

Accessory uses such as tennis courts, swimming pools, parking and storage shall only be allowed in the rear of multiple unit residential buildings.

E. HEIGHT, BUILD-TO LINES, PEDESTRIAN WALKWAY WIDTH

The standards for building height, build-to lines and walkway width shall be governed by **Table 1 District Standards** below.

TABLE 1 DISTRICT STANDARDS

STANDARD	TOWN CENTER CORE	TOWN CENTER NEIGHBORHOODS	TOWN CENTER FREEWAY FRONTAGE
Building Height ^{1,3}	Max 3 stories Min. 2 stories	Max 2 stories ¹ Min. 1 story	Max 4 stories Min. 1 story
Build-to-Line ^{2,4}			
Malloy Bridge Road	(See Appendix V Street Types)		90 feet
Kaufman Street	(See Appendix V Street Types)		NA
U.S. Highway 175 Frontage Roads	NA	NA	90 feet
All Other Roads	(See Appendix V Street Types)		18 feet
Pedestrian Walkway Width (clear)			
Non-Residential	6 feet	6 feet	6 feet
Residential	5 feet	5 feet	5 feet

Notes: ¹ Maximum of 2 stories when the building is within 200 feet of single-family zoned property.

² Build-to-lines are measured from the “back of curb” of the planned street as set out in *Appendix V Street Types* for the district, as may be modified in its application by the City.

³ Increased height for landmark buildings may be approved as part of Site Plan approval by Minor Waiver. Additional height for other buildings shall be considered a Major Waiver.

⁴ Except where existing historic building lines have established a block face.

IV. TOWN CENTER **CORE** SUB-DISTRICT DESIGN STANDARDS

A. PURPOSE AND INTENT

It is the intent of the Town Center Core sub-district to create an attractive and active village style district by taking advantage of the fact that the size, disposition, function, and design of buildings and streetscape play an important role in achieving that goal.

1. Buildings should directly contribute to the attractiveness, safety and function of the street and other public areas.
2. Buildings that accommodate retail-at-grade should feature the retail activity over the building's architecture.
3. Buildings should be constructed in a manner, and with materials, that are highly durable and that will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.
4. It is intended by this Zoning District to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.



RETAIL SHOULD BE EMPHASIZED OVER THE BUILDING ARCHITECTURE WHERE IT IS PRESENT

B. BLOCK FACE

It is intended that building walls in the Town Center Core should be continuous along block faces to create a strong edge to the street, which will contribute toward creation of an attractive and active pedestrian environment. Also contributing to that goal will be allowing some limited variation and opportunities for outside dining, pocket parks and special building entry features.

1. Block faces shall contain **continuous building frontage** with the exception of a mid-block access to parking which is no greater than 34 feet in width and 16 feet in height. Any development which does not provide continuous frontage shall require approval of a Minor Waiver.



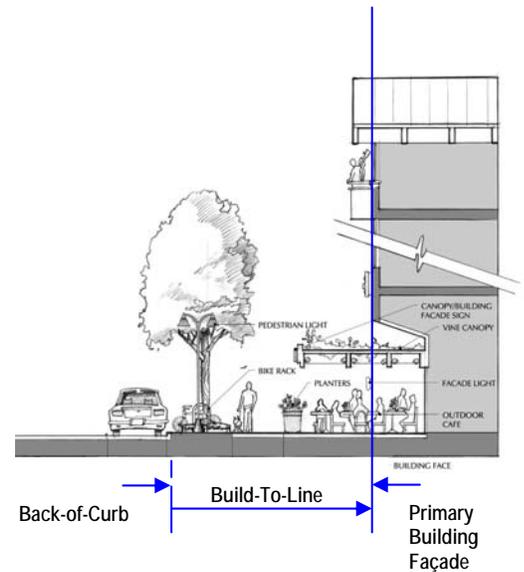
OUTDOOR DINING

“Continuous building frontage” will be considered to be met if 80% or more of the primary building façade is located within 15 feet of the build-to-line requirement. However, administrative approval of a Minor Waiver may permit 70%, provided that the reduction results in an attractive outdoor dining area, building entry feature, or other amenity which contributes to the streetscape. A greater reduction shall require approval of a Major Waiver.

3. Facades shall generally be built **parallel to the street frontage**, except at street intersections, where a corner façade containing a primary building entrance may be curved or angled toward an intersection.

4. **Build-to-Lines (Setbacks)**

- a. Build-to-lines shall be measured from the planned street back-of-curb, as established on the approved Zoning Plan for the district and the standards in this ordinance (see *Table 1 Sub-District Standards*), or the City’s approved Thoroughfare Plan. The entire area between the back-of-curb and the primary building façade shall be dedicated as public right-of-way or shall have a public access and usage easement placed upon it.



- b. Awnings may encroach above the public sidewalk without limitation, provided they leave a minimum clearance of 9 feet above the sidewalk, and they are set back a minimum of 18 inches from the back-of-curb and they will not impede street tree growth.

C. **BUILDING STANDARDS**

1. **Building Form**

- a. The **maximum leasable retail area** allowed in each building shall be 65,000 square feet. Any building that has more than 65,000 square feet of leasable retail area shall require approval of a Major Waiver.
- b. All buildings shall be designed and constructed in **tri-partite architecture** so that they have a distinct base, middle and top.

- c. Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a **Landmark Building**. Such buildings shall be designed with landmark features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.
2. **Architectural Features**
- a. **Windows** shall have at least a 3-inch reveal and, except for retail-at-grade, shall be vertical in proportion.
 - b. No **glass curtain wall** shall be permitted except by approval of Major Waiver.
 - c. Each building and separate lease space at-grade along the street edge shall have a functioning **Primary Entry** from the sidewalk. Such entries must be inset from the front building plane by at least 3 feet. **Secondary Entries** may be set back as little as 2 feet. Functioning entries must be located no greater than 60 feet apart. Corner entries may count as a **Primary Entry** for both intersecting street frontages.
 - d. **Architectural elements** of the primary building façade may encroach beyond the build-to-line by up to 12 inches provided that pedestrian flow will not be significantly impeded, with a Minor Waiver. These elements may include stoops, porches, bay windows, eaves, planters and light wells for a below-grade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth.
- 3 **External Façade Materials**
- The following shall apply to all exterior walls of buildings and parking structures which are visible from any public street right-of-way, walkway, plaza, trail or open space:
- a. **Ground floor exterior walls**, excluding windows, doors and other openings, shall be constructed of one hundred percent (100%) brick, stone or cultured stone on the exterior façade.
 - b. **Overall**, a minimum of eighty-five percent (85%) of exterior walls which are visible from any public street right-of-way, walkway, plaza, trail or open space, excluding windows, doors and other openings, shall be constructed of

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brick, stone or cultured stone. Where such a wall turns a corner, the surface materials shall continue around the corner for a minimum wall length of eight feet.

- c. The remainder of exterior walls may be constructed of noncombustible materials including high durability, color intrinsic exterior stucco and Class PB Exterior Insulating and Finishing Systems (EIFS). Stucco and EIFS shall be used only for walls, architectural features, and embellishments that are not subject to pedestrian contact. On wholly residential structures, cementitious fiberboard may be used for up to 10% of the façade provided it is above the ground floor.
- d. Unpainted metal, or metal subject to rusting or weathering, shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by Minor Waiver approval.
- e. Windows and glazing shall be limited to a minimum of 30% and a maximum of seventy percent (70%) of each building elevation. (See 6.b below for special requirements for retail-at-grade.)
- f. A variation of up to 15% of the standards above, and the material type may be approved by administrative approval of a Minor Waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.

4. Color

- a. The dominant color of all buildings (including above-grade parking structures) shall be muted shades of warm gray, red, beige and/or brown. Bright colors, neon or florescent colors, black and stark white shall not be used except as accent colors except as provided below.

There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that neon and florescent colors are prohibited.

- b. Roof colors shall be a shade of cool gray, warm gray, brown or red.

5. Residential-at-Grade

- a. All buildings which contain residential units at-grade shall include a primary front door entrance into each grade level dwelling unit, which may be accessed from the sidewalk. Any change to this standard shall be considered a Major Waiver.
- b. The entry shall be located a minimum of two (2) feet above the sidewalk elevation and shall include a minimum 24 square-foot stoop. Any change to this standard shall be considered a Major Waiver.
- c. Units must also include windows which provide residents a view of the street and sidewalk area. Any change to this standard shall be considered a Major Waiver.
- d. Lobbies to upper stories may be located at grade level.
- e. Balcony and patio railings and fences shall be constructed of wrought iron or other type of ornamental metal. Wood, non-ornamental metal, plastic/PVC and chain-link fencing are prohibited. Masonry columns may be used on patios provided that they are used as accents and they are compatible with the associated building’s masonry and



architecture.

6. Non-Residential-at-Grade

- a. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk.

- b. **Retail uses adjacent to the sidewalk at-grade** shall:
- i. Be constructed to meet fire code separation from any other uses constructed above;
 - ii. Have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed provided they are in compliance with Building Codes;
 - iii. Have a canopy which extends at least 6 feet over the sidewalk for at least 75% of the frontage on any portion of a building located on a public sidewalk; and
 - iv. Have clear glass windows for at least 60%, but no greater than 80%, of the ground floor façade.



D. STREETScape AND LANDSCAPE

1. **Streetscape standards** shall be established by the City for sidewalk paving, street trees, tree grates, lighting fixtures, trash receptacles and benches for both residential and non-residential ground-level frontages, and such streetscape standards shall be incorporated into this Zoning District by reference.
2. **Non-Residential ground floor frontages** shall not be required to provide additional landscaping beyond that required in the *Town Center District Engineering and Landscape Standards*.
3. **Residential ground floor frontages** shall be required to landscape a minimum width area of five (5) feet between the edge of sidewalk and the primary building façade, excluding access to sidewalks, stairs, stoops, porches and patios. This area shall be landscaped with ground cover, low shrubs, ornamental trees and/or street trees. In addition, street tree wells may also be landscaped with low-maintenance, cold- and drought-hardy ground cover and low shrubs.

E. LANDSCAPE REQUIREMENTS

Landscaping within the Town Center Core sub-district shall comply with the provisions in this sub-district, the City’s streetscape standards, and the landscaping standards contained in Section XVI-B of the City’s *Zoning Ordinance*. Unless specifically cited otherwise in this sub-district, all landscaping standards in Section XVI-B of the *Zoning Ordinance* shall apply. Where conflicts exist between this sub-district and those standards, the requirements in this sub-district shall be applied.

1. **Street trees.**
 - a. Street trees shall be large shade tree species having a minimum caliper of four inches, selected from the following list:
 - Pond Cypress
 - Cedar Elm
 - Texas Red Oak
 - Homestead Elm
 - Lace Bark Elm
 - Alle Elm
 - Chinese Pistachio
 - October Glory Maple
 - Pecan
 - Texas Ash

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- Magnolia
 - Chinquapin Oak
 - Shumard Oak
 - Sycamore
 - Burr Oak
- b. Street trees shall be planted at a rate of one tree per 30 feet along all street frontages, and at a regular spacing of approximately 30 feet on center unless clustering is necessary to accommodate driveways and other obstacles.
- 2. Plant material.**
- a. Front yards shall be landscaped with living plant materials except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color in accordance with the City’s Approved Plant List.
 - b. Required trees on individual residential lots (per the Zoning Ordinance) shall be of a species listed in the City’s Approved Plant List.
- 3. Paving material.**
- a. Paving material shall be warm toned, natural materials such as brick, stone and color-stained and sealed concrete.
 - b. Asphalt and gravel as paving materials are prohibited.
- 4. Parking lot landscape**
- a. Surface parking lots shall be screened from all adjacent public streets and neighboring sites in accordance with Section XVI-B.7.D.3 in the Zoning Ordinance. The screen must extend along all edges of the parking lot, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.
 - b. Surface parking lots shall have interior landscaped islands and trees in accordance with Section XVI-B.7.D in the Zoning Ordinance.

V. TOWN CENTER **NEIGHBORHOODS** SUB-DISTRICT DESIGN STANDARDS

A. PURPOSE AND INTENT

The Town Center Neighborhoods sub-district has roots in Seagoville’s best and most enduring quality: its small-town ambience. It builds upon this foundation with traditional community-making principles — a network of interconnected, tree-lined streets, houses with porches and stoops, and a variety of common open spaces laced with trails that foster social activity, personal interaction and strong neighborhood bonds and inclusiveness.

The Town Center Neighborhoods sub-district exemplifies the principles for creating enduring neighborhood livability and value, such as:

- Providing publicly accessible open space within 800 feet of all residential properties;
- Providing a mixture of property and home sizes and types;
- Creating a range of uniquely different amenities for almost every property in the neighborhood;
- Creating “safe streets”; and
- Richly landscaping and shading streets and sidewalks.

This sub-district not only creates a high-quality living environment for new residents, but also enhances surrounding neighborhoods through sharing of new open space amenities, providing greater access to City-wide trail corridors, and providing housing opportunities for a range of household types with a diverse level of disposable income, including families, retirees, empty-nesters and singles.

B. ALLOWED STREET AND BUILDING TYPES

1. The Town Center Neighborhoods Street Types Matrix (Appendix V) establishes the allowed street types and cross-section dimensions, with the corresponding building types allowed on a particular street type.
2. Allowed alley sections respond to house type and location.
3. Curb return radii are delineated in the Town Center Neighborhoods Street Types Matrix (Appendix V)

C. BUILDING TYPES/HOUSING MIX

1. **Building Types.** The Town Center Neighborhoods Building Types Matrix (Appendix VI) establishes the building types, structure square footage, height maximums, and yard dimensions which shall be allowed.
2. **Minimum Mix of Building Types**
 - a. At least 10 percent of the total units constructed shall be comprised of Type 1 Residences from the Town Center Neighborhoods Building Types Matrix (Appendix VI).
 - b. At least 30 percent of the total units constructed shall be comprised of Type 2 Residences from the Town Center Neighborhoods Building Types Matrix (Appendix VI).
 - c. At least 30 percent, of the total units constructed shall be comprised of Type 3 Residences from the Town Center Neighborhoods Building Types Matrix (Appendix VI).
 - d. Construction of some quantity of housing units from all 3 types (i.e., Type 1, Type 2 and Type 3) shall occur by at least the second phase of construction of a project within the Town Center Neighborhoods sub-district, or when more than 10 acres (excluding public space and trails) of the project has been developed, whichever occurs first.
3. **Accessory Units**

Accessory units of up to 800 square feet in size shall be allowed over a garage on Manor, Estate and Village (Type 1) lots.
4. **Waivers to Unit Type Mix**

A revision of the building type mix shall be considered a Minor Waiver provided that the minimum mix is met. Otherwise, it shall be considered a Major Waiver.

D. RESIDENTIAL ARCHITECTURAL STANDARDS

1. Facades and Roofs

- i. All buildings shall be designed such that no mechanical equipment (HVAC, etc.), except vents and stacks, are visible from any public right-of-way or

open space, whether the equipment is located on the ground, exterior walls or the roof.

- ii. Generally, windows shall be oriented vertically and shall utilize distinct frames, materials or colors for window surrounds. Windows should also utilize mullions between grouped windows.
- iii. For all exterior walls, the following exterior construction finishes shall be allowed: Hardy-Plank (or a similar cementitious-fiber board plank in terms of warranty and finish), brick, stone, man-made stone and stucco (which meets or exceeds ASTM C1328-05 and ASTM E2266-04).

The following shall be allowed for up to 15% of any total wall surface as an accent material only: wood, Exterior Insulating Finishing System (EIFS – which meets or exceeds ASTM standard # C1397-05) over a cementitious base, rock, exterior grade glass block and exterior grade finish tile.

- iv. Front-loaded garage doors shall be divided into single bays separated by at least an 18 inch column and shall have separate doors for each bay. Garage doors shall be inset at least 12-inches from the front façade.



- v. Roof materials for all structures shall be of such quality in materials and workmanship as to have a minimum 30-year manufacturer’s warranty, and shall be comprised of laminated, dimensional composition shingle (minimum 30-year), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors. Minimum roof pitch shall be at least 6:12, except for the roofs of sheds, patios and porches.

- 2. **Plate Height.** Plate heights shall be no less than nine (9) feet for the first floor and eight (8) feet for the second or higher floors.
- 3. **Base of Building.** The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade’s height; or where feasible, the

grade of the slab and the first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

4. Fences

a. Fence Materials

- i. Wrought iron style fencing and board style fencing constructed with metal posts and cementitious fiber board are allowed. All forms of chain link, plastic and natural or stained wood fencing are prohibited where it can be viewed from a public area.
- ii. A combination of masonry and metal fencing where masonry columns are located between 12 and 16 feet apart, or with a masonry base not to exceed 36 inches and metal fencing above.
- iii. Notwithstanding the above, white picket fences may be constructed provided they do not exceed 3 feet in height. Such picket fences may be constructed of painted wood or cementitious fiberboard.
- iv. Drought tolerant landscaping may be planted in combination with fencing.
- v. Masonry must match the masonry of the primary structure.

- b. **Fences between houses** may be up to 6 feet in height and solid, but may not extend closer to the front street than 10 feet behind the front outside façade corner of the home.



c. Fences along a side street:

- i. May be no closer to the street than the street-side wall or corner of the home unless it is wrought iron style fencing,
- ii. May not overlap the house (i.e., pass between the house and the street right-of-way line) either from the front or the rear unless it is wrought iron style fencing, and



- iii. May be up to 6 feet in height at the rear of the building, but must have a ratio of "solid" to "open" of no more than 2:1 (wrought iron style ornamental fence with greater openness is encouraged).
- d. Notwithstanding subsections i and ii above, **picket fences** are allowed to within 18 inches of any property line adjacent to a street. (See subsection e.i below)
- e. **Fences along a rear** alley may be up to 6 feet in height and located at least 3 feet back from the property line. They may also be solid unless facing a public school, trail or open space area. All parkway areas along alley or street rights-of-way shall be irrigated and planted with grass, ground cover, shrubbery and/or trees, and shall be maintained by the adjacent property owner.
- f. **Allowed configurations for fences:**
 - i. **Picket fences** shall be a minimum of 30% open (i.e., maximum 70% opacity) and shall include corner posts set in concrete. They may be a maximum of 42 inches in height with posts up to 48 inches in height if located in a front yard setback (maximum 6-foot height in side or rear yards) or adjacent to a Public Space, trail or natural area (can transition up to allowed 6-foot height for side yard fence within 10 feet into the side yard). Permitted materials include painted or stained and sealed rot-resistant wood or metal.
 - ii. **Wood fences** greater than four (4) feet in height shall be painted or stained and sealed rot-resistant wood, and shall be constructed using metal posts at least 18" deep into ground and set in concrete, or masonry columns.
 - iii. **Wrought iron style** ornamental metal fences shall be constructed of minimum ½ inch thick or larger material primarily oriented vertically. There shall be 4" to 6" spacing between vertical elements, and a maximum opacity of 70% (i.e., at least 30% open).



- iv. The **finished side** of all perimeter fencing which is visible from any public area or right-of-way shall face outward, and fences shall be stained (and sealed), painted or finished on both sides.
 - g. **Waivers.** A Minor Waiver to these standards may be approved where the intent is achieved and the result will provide a more effective solution based on local site conditions.
5. All HVAC equipment must be screened in accordance with subsection VIII.B.4.

E. STREETScape AND LANDSCAPE STANDARDS

1. General

- a. The streetscape standards of the Town Center Neighborhoods sub-district are based on safety, comfort and walkability. Town Center Neighborhoods are intended to be designed as interconnected, socially inclusive, walkable neighborhoods, and the arrangement of streetscape elements should make walking much more safe and desirable by creating a buffer from the vehicular lanes of the street, providing shade, calming auto traffic speeds, and enhancing the street's aesthetics. Proper species selection and placement of street trees also creates a "comfort zone"—an "outdoor room" created by the street trees and the fronts, stoops and porches of adjacent homes, that allows for casual conversation, chance meetings and strong neighbor-to-neighbor relationships that enhance neighborhood stability, security and inclusiveness.
- b. The public streetscape is defined as the section of the right-of-way between the property/lot line and the vehicular lanes, and it generally consists of a parkway/planting strip for street trees at the street's edge and continuous sidewalks. The public streetscape also includes elements such as lighting, street furnishings, and intersection features such as crosswalks and bulb-outs. The public streetscape and the private frontage shall be integrally designed.
- c. Streetscape standards shall be established by the City for sidewalk paving, street trees, lighting fixtures and other streetscape fixtures within the Town Center Neighborhoods sub-district.
- d. Landscaping within the Town Center Neighborhoods sub-district shall comply with the provisions in this

sub-district, the City's streetscape standards, and the landscaping standards contained in Section XVI-B of the City's *Zoning Ordinance*. Unless specifically cited otherwise in this sub-district, all landscaping standards in Section XVI-B of the Zoning Ordinance shall apply. Where conflicts exist between this sub-district and those standards, the requirements in this sub-district shall be applied.

2. Residential Avenues, Streets, Mews, Courts and Alleys

- a. The Residential Streets' streetscape is defined in the Town Center Neighborhoods Street Types Matrix (Appendix V).
- b. Street trees shall be selected from the Tree List below, and shall be planted at a rate of one tree per 30 feet along the street, and at a regular spacing of approximately 30 feet on center and aligned in a regular alley.
- c. Residential alley trees shall be selected from the Tree List below, and shall be planted adjacent to the property line separating residential lots, and be planted within the property line parallel to alley but outside the rear fence line. The adjacent property owner shall be responsible for the health of the tree, and shall replace it if it dies.
- d. Mews trees shall be selected from the Tree List below, and shall be planted adjacent to the property line separating residential lots, and set back four (4) to ten (10) feet from the paved section of the mews street.
- e. At the time of planting, residential street trees shall be a minimum of 3 inch caliper and 7 feet in planted height; alley and mews trees shall be a minimum of 1.5 inch caliper and 5 feet in planted height.

3. Tree List for Town Center Neighborhoods Sub-District

1. For residential streets, alleys and mews, only the following "signature" street trees may be planted in the public streetscape area (including rights-of-way):
 - Pond Cypress
 - Cedar Elm
 - Texas Red Oak
 - Homestead Elm
 - Lace Bark Elm
 - Alle Elm
 - Chinese Pistachio

- October Glory Maple
 - Pecan
 - Texas Ash
 - Magnolia
 - Chinquapin Oak
 - Shumard Oak
 - Sycamore
 - Burr Oak
2. Required trees on individual residential lots shall be as provided in Section XVI-B.8 of the Zoning Ordinance, and shall be of a species listed in the City’s Approved Plant List.

4. Street and Alley Lighting

- a. Street lights shall be provided at all intersections of streets, and at all intersections of streets with alleys and mews.
- b. Alley lighting shall be located on garage walls facing the alley, and shall not exceed 100 watts and shall not glare/overspill onto neighboring properties.

G. PUBLIC SPACE AND TRAILS

1. At least fifteen (15) percent of the gross area of the development area shall be comprised of Public Space as defined herein . Up to fifty (50) percent of flood plain areas improved for public open space and trails may count towards the fifteen (15) percent minimum requirement only if the lots and buildings face onto the Public Space (i.e., do not back onto the public space, but rather ensuring that the area is visible, accessible and usable by the public).
2. Backing lots or buildings onto trails, natural areas or any type of Public Space shall be prohibited unless approved as a Major Waiver. If a lot or building is approved to back onto a trail, natural area or Public Space, it shall utilize a rear fence that is in accordance with the design standards in subsection V.D.4.e.i in order to enhance visual attractiveness and security of the Public Space, trail or natural area; and if a



rear-loaded garage or pull-through garage is approved by Major Waiver and utilized, the garage shall be located within three (3) feet of the side property line or shall utilize a common wall with an adjacent garage to enhance the visibility of the Public Space, trail or natural area.

3. All building lots shall be located within 800 feet of a Public Space.
4. Public Space shall have a minimum or average dimension of 50 feet, unless the Public Space is in a crescent shape, where the radius shall be a minimum of 50 feet.
5. Perimeter fencing within and adjacent to Public Spaces shall be constructed in accordance with the design standards in subsection V.D.4.e.i, shall be set back at least 18 inches from any public sidewalk, shall be shielded by landscaping unless constructed of ornamental metal (i.e., wrought iron), and shall provide at least one (1) public gate for each street frontage side.



VI. TOWN CENTER **FREEWAY FRONTAGE SUB-DISTRICT
DESIGN STANDARDS**

A. PURPOSE AND INTENT

It is the intent of the Town Center Freeway Frontage sub-district to contribute to the creation of the Seagoville “Home Town” character and “announce” the entry to the Town Center through architectural style and materials. Plans for property’s development should be laid out in a manner that will create block patterns with shared access.

B. SITE LAYOUT

1. Sub-dividable

- a. The subdivision of larger properties into smaller lots must ensure that the sole access to lots is not solely from the U.S. Highway 175 frontage road or from Malloy Bridge Road. Shared access to other adjacent development shall be provided.

**EXAMPLE OF A POSSIBLE
FUTURE REDEVELOPMENT
OF BIG BOX SITES**



- b. Buildings in excess of 65,000 square feet in size shall be laid out in a manner that will readily permit the leasing of 20,000 square-foot spaces or smaller.
- c. Parking in excess of one 64-foot wide bay (i.e., 24' drive aisle plus two rows of parking on each side of aisle), may be located between the main structure and Malloy Bridge Road or the U.S. Highway 175 frontage road, for buildings 65,000 square feet in size or greater, provided that such parking area and access roadways can be developed into a street and block type development with off-street parking located primarily behind the structures (see diagram above). This includes the placement of site utilities beneath or adjacent to access driveways and interior drive aisles that may in the future become access roads (public or private) for new development.

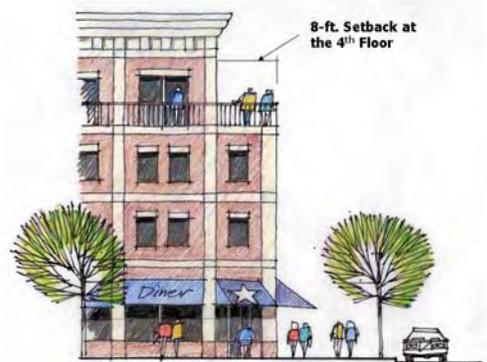
2. **Shared Access**

Access shall be shared (i.e., mutual access easements shall be required at shared driveways, and through all lots for interconnectivity between lots) between lots and developments adjacent to Malloy Bridge Road and the U.S. Highway 175 frontage road in order to facilitate the circulation of traffic.

C. **BUILDING STANDARDS**

1. **Building Form**

- a. All buildings shall be designed and constructed in **tri-partite architecture** so that they have a distinct base, middle and top; and all windows shall have a vertical proportion.
- c. Landmark features should be located at the southern corners of the U.S. Highway 175 frontage roads at Malloy Bridge Road. They may be buildings or other architectural features denoting a gateway to the Town Center.



2. **Architectural Features**

- a. Buildings which are **greater than three (3) stories** in height must be set back at the 4th floor at least 8 feet behind the building face of the first 3 floors along street frontages. Any change to this standard shall be considered a Major Waiver.

- b. **Windows**, except for retail-at-grade, shall be vertical in proportion and have at least a 3-inch reveal. The vertical proportion may be created with the use of deep mullions with the use of a Minor Waiver.
 - c. No **glass curtain walls** shall be permitted except by approval of Major Waiver.
 - d. Each building and separate lease space at-grade along the street edge shall have a functioning **Primary Entry** from the sidewalk. Such entries must be inset from the front building plane by at least 4 feet. **Secondary Entries** may be set back as little as 2 feet.
 - e. **Architectural elements** of the primary building façade may encroach beyond the build-to-line by up to 2 feet provided that pedestrian flow will not be significantly impeded, with a Minor Waiver. These elements may include stoops, porches, bay windows, eaves, planters and light wells for a below-grade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth. This does not apply to the Town Center Core.
3. **External Façade Materials**

The following shall apply to all exterior walls of buildings and parking structures which are visible from any public street right-of-way, walkway, plaza, trail or open space:

- a. **Ground floor exterior walls**, excluding windows, doors, and other openings, shall be constructed of one hundred percent (100%) brick, stone or cultured stone on the exterior façade.
- b. **Overall**, a minimum of eighty-five percent (85%) of exterior walls which are visible from any public street right-of-way, walkway, plaza, trail or open space, excluding windows, doors and other openings, shall be constructed of brick, stone or cultured stone. Where such a wall turns a corner, the surface materials shall continue around the corner for a minimum wall length of eight feet.
- c. The remainder of exterior walls may be constructed of noncombustible materials including high-durability, color intrinsic exterior stucco (which meets or exceeds ASTM standards # ASTM C1328-05 and ASTM E2266-04) and Class PB Exterior Insulating and Finishing Systems (EIFS – EIFS – which meets or exceeds ASTM standard # C1397-

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- 05). Stucco and EIFS shall be used only for walls, architectural features, and embellishments that are not subject to pedestrian contact. On wholly residential structures, cementitious fiberboard may be used for up to 10% of the façade provided it is above the ground floor.
- d. Unpainted metal, or metal subject to rusting or weathering shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by Minor Waiver approval.
 - e. Windows and glazing shall be limited to a minimum of 30% and maximum of seventy percent (70%) of each building elevation. (See 6.b below for special requirements for retail-at-grade.)
 - f. A variation of up to 15% of the standards above, and the material type may be approved by administrative approval of a Minor Waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.

4. Color

- a. The dominant color of all buildings (including above-grade parking structures) shall be muted shades of warm gray, red, beige and/or brown. Bright colors, neon or florescent colors, black and stark white shall not be used except as accent colors except as provided below.

There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that neon and florescent colors are prohibited.

- b. Roof colors shall be a shade of cool gray, warm gray, brown or red.

D. STREETScape STANDARDS

Streetscape standards shall be established by the City for sidewalk paving, street trees, tree grates, lighting fixtures, trash receptacles and benches, and such streetscape standards shall be incorporated into this Zoning District by reference

E. LANDSCAPE REQUIREMENTS

Landscaping within the Town Center Freeway Frontage sub-district shall comply with the provisions in this sub-district, the City's streetscape standards, and the landscaping standards contained in Section XVI-B of the City's *Zoning Ordinance*. Unless specifically cited otherwise in this sub-district, all landscaping standards in Section XVI-B of the Zoning Ordinance shall apply. Where conflicts exist between this sub-district and those standards, the requirements in this sub-district shall be applied.

1. Street trees.

- a. Street trees shall be large shade tree species having a minimum caliper of four inches, selected from the following list:
 - Pond Cypress
 - Cedar Elm
 - Texas Red Oak
 - Homestead Elm
 - Lace Bark Elm
 - Alle Elm
 - Chinese Pistachio
 - October Glory Maple
 - Pecan
 - Texas Ash
 - Magnolia
 - Chinquapin Oak
 - Shumard Oak
 - Sycamore
 - Burr Oak
 - b. Street trees shall be planted at a rate of one tree per 30 feet along all street frontages (within the buffer area required by the Zoning Ordinance), and at a regular spacing of approximately 30 feet on center unless clustering is necessary to accommodate driveways and other obstacles.
2. **Plant material.** Non-paved areas of front yards shall be landscaped with living plant materials. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color in accordance with the City's Approved Plant List.
 3. **Paving material.**
 - a. Paving material shall be warm toned, natural materials such as brick, stone and color-stained and sealed concrete.

- b. **Asphalt** and gravel as paving materials are prohibited.
4. **Parking lot landscape**
- a. Surface parking lots shall be screened from all adjacent public streets and neighboring sites in accordance with Section XVI-B.7.D.3 of the Zoning Ordinance. The screen must extend along all edges of the parking lot, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.
 - b. Surface parking lots shall have interior landscaped islands and trees in accordance with Section XVI-B.7.D of the Zoning Ordinance.

VII. PARKING

A. AUTOMOBILE PARKING

1. Intent

The following is the intent of the City’s parking policies for this Zoning District:

- a. Support the creation of shared parking in order to enable visitors to park once at a convenient location, and to access a variety of commercial enterprises in a pedestrian-friendly environment.
- b. Manage parking so that it is convenient and efficient, and so that it supports an active and vibrant retail environment.
- c. Maximize on-street parking.
- d. Ensure visibility and ease of access to parking.
- e. Provide flexibility for changes in land uses which have different parking requirements within the District.
- f. Provide flexibility for the redevelopment of small sites.
- g. Design parking structures so that they do not dominate the public environment by lining the edge of structures with residential or commercial uses where possible.
- h. Avoid diffused, inefficient, single-purpose, reserved parking.
- i. Avoid adverse parking impacts on residential neighborhoods.

2. Parking Requirements

Off-street and on-street parking shall be provided for all types of land use in accordance with the City’s Zoning Ordinance unless specifically otherwise provided in this District.

- a. Parking requirements for each applicable use classification shall meet the following minimum number of spaces (or as provided in the Zoning Ordinance if not specifically cited herein):

USE	PARKING RATIO
Residential	One space per bedroom, to a maximum of two spaces per dwelling unit.
Hotel/Motel	One space per guest room plus one parking space for every 300 square feet of conference/banquet facilities.
Retail	One space per 250 square feet.
Restaurant/Food Service	One space per 150 square feet
Office	One space per 300 square feet.
Medical/Dental Office	One space per 250 square feet
Civic	To be determined by parking demand analysis study for proposed use and approved by the City Manager.

- b. On-street parking for each sub-district shall only be allowed in the following locations:
 - i. Town Center Core sub-district: allowed along any public street as may be approved by the City.
 - ii. Town Center Neighborhoods: allowed along any local residential street or residential collector street only;
 - iii. Freeway Frontage sub-district: not allowed along the service road or any arterial or nonresidential collector street.
- c. Parking Reductions:
 - i. Properties in the Town Center Core (See *Appendix II Town Center District Zoning Plan*) shall receive a credit for the number of parking spaces which would normally be required for retail use on the ground floor of any existing or new structure. To achieve this credit however, retail or restaurant use must be located on the ground floor.
 - ii. In the remainder of the District and for nonresidential uses only (i.e., required parking for residential uses/homes shall be on-site in an enclosed garage), on-street parking which is allowed and located directly in

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front of the development site may be counted toward the parking requirement for the development.

- d. Achieving Automobile Parking
 - i. Parking requirements may be met on-site, curb-side (as may be allowed in each sub-district), by lease from the City or its designated authority or by payment of cash-in-lieu of parking to the City or its designated authority.
 - ii. Due to the limited land area within the Town Center Core sub-district and the need to provide off-site parking, development shall be eligible to receive a reduction in the cost for the payment to the City for the required cash fee or the lease payments. The amount and the terms of the reduction shall be determined by the City Manager or his designee by individual agreements.
 - iii. The City Manager or his designee shall annually establish the following:
 - The leasing rates for City-provided parking spaces as a result of the need to provide such spaces for new development; and
 - The cost of construction of a parking space in a parking structure for the purposes of establishing cash-in-lieu payments.
- e. **Parking Location.** Off-street parking shall be located behind buildings in the Town Center Core sub district which face on a street or public open space, and be accessed by alley or short driveway between buildings; or located in a shared off-site parking area. Any change to this standard shall be considered a Major Waiver.
- f. **At-Grade Parking.** All development sites and at-grade parking lots shall be landscaped and screened in accordance with Section XVI-B of the Zoning Ordinance, unless otherwise provided in each sub-district and as follows (in case of conflict, the provisions in this District shall be applied):
 - i. Street frontage landscape buffer: as provided in Section XVI-B.7.B (10' or 5' width), except that buffer trees shall be the required types, spacing, arrangement and placement of "street trees" cited in each Town Center sub-district.

- ii. Building foundation landscaping: as provided in Section XVI-B.7.C, except as specifically cited in the Town Center Core sub-district.
- iii. Interior parking lot landscaping: as provided in Section XVI-B.7.D, except that parking lots shall have at least one tree per 8 parking spaces (all other provisions of Section XVI-B.7.D shall apply, unless otherwise stated in each sub-district).
- g. **Parking Garages.** Parking garages in any sub-district that have frontage on public streets shall comply with all setback, build-to and other design standards as established in *Table 1 Sub-District Standards* and *Subsection IV.C.3 External Façade Materials*. However,
 - i. Parking garages which are adjacent to a street shall be set back a minimum of 40 feet and lined with buildings containing any permitted use but parking.
 - ii. Ramps shall not be visible on the facades of parking structures fronting, or visible from, public streets.
 - iii. Metal or steel parking garages and metal or steel guard cables on garage facades are prohibited. Any change to this standard shall be considered a Major Waiver.
 - iv. Off-street below-grade parking is permitted to the lot lines, but must be designed to allow planting of street trees above the garage space underneath.
- h. **Shared parking**
 - i. Uses may join in establishing shared parking areas if it can be demonstrated that the parking for two or more specific uses occurs at alternating, non-conflicting time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the City Manager or designee.
 - ii. Shared parking shall be clearly designated with signs and markings, and shall have an irrevocable



mutual/shared parking easement filed of record at the County.

B. BICYCLE PARKING

1. Goals

Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.

2. Required Bicycle Parking

Bicycle parking shall be provided based on at least one (1) space for each 10 automobile parking spaces required as part of the base parking requirement in A.2.a above.

3. Bicycle Parking Standards

a. Location

- i. Required bicycle parking shall be located within 50 feet of the primary entrance to the building. With approval of a Minor Waiver, bicycle parking may be located in the public right-of-way provided pedestrian flow will not be significantly impeded, and a clear 4-foot wide walking path is maintained per ADA requirements.
- ii. Bicycle parking may be provided within a building, but the location shall be easily accessible to bicycles and must be in compliance with building and ADA accessibility codes.

b. Covered Spaces

If covered parking spaces for motor vehicles are provided on-site, then 50% of the bicycle parking shall also be covered, unless otherwise approved by Minor Waiver.

c. Signs

If the bicycle parking is not visible from the street, then on-site directional signs must be posted at logical locations that indicate the location of bicycle parking facilities.

d. Rack types and required areas

- i. **Rack Type.** Bicycle racks shall be approved by the City. Bicycle lockers may also be allowed as part of meeting the bicycle parking requirement, but shall be approved by the City as to type and location.
- ii. **Parking Space Dimensions**

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- Bicycle parking spaces shall be at least 6 feet long and 2 feet wide, and in covered situations, the overhead clearance shall be at least 7 feet.
- A minimum 5' wide aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.
- Each required bicycle parking space shall be accessible without moving another bicycle.
- Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

VIII. STREETScape, LIGHTING AND MECHANICAL

A. INTENT

1. It is the intent of this Zoning District to provide a level and consistency of lighting that supports pedestrian activity and promotes safety.
2. The entire District shall utilize the basic fixtures and furnishings in the public areas as may be approved by the City for this District.
3. Mechanical equipment shall not be visible from the street or other public area.

B. STANDARDS

1. For **Streetscape and Lighting** specifications, see the City-approved standards for the appropriate Town Center Sub-District.
2. Lighting elements shall be incandescent, metal halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) shall be used on the exterior of buildings.
3. All lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a non-residential activity shall be visible by any residential unit or from a public street right-of-way, walkway, plaza, trail or open space.
4. **Mechanical and electrical equipment, transformers, meters, trash storage areas and containers, and service/loading areas** shall be located and screened so that they are not visible from any residential unit or from a public street right-of-way, walkway, plaza, trail or open space.
 - a. Mechanical equipment and service/loading areas shall be screened from view and shall be located to minimize noise intrusion upon adjacent properties. The required screening shall be composed of solid masonry walls of the same exterior materials as the building(s) on the lot, or through the use of ornamental fencing, evergreen landscape material (from the City's Approved Plant List), or combination thereof that achieves at least 90% opacity.
 - b. Screening of all roof-mounted mechanical equipment shall be architecturally compatible with the building design.

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- c. Trash containers shall be screened from view, and shall be placed on a designed, reinforced concrete pad and approach. The required screening shall be composed of solid masonry walls of the same exterior materials as the building(s) on the lot, or through the use of ornamental fencing, evergreen landscape material (from the City’s Approved Plant List), or combination thereof that achieves at least 90% opacity.
5. Any bicycle parking in the public right-of-way shall be located within the band created by street trees and pedestrian street lights, however, it must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

IX. ADMINISTRATION

A. INTENT

1. It is intended that a developer or builder who wishes to develop under this Zoning District will be processed in an expedited manner, and may in fact qualify for incentives under other separate City programs. Because of the high degree of standards included in this ordinance, Site Plans shall be reviewed administratively and if they meet the standards and intent of the ordinance may be approved administratively. However, if there are Major Waivers requested, the Site Plan must be approved by the Planning and Zoning Commission and City Council which will increase the time frame of the development approval process.

B. WAIVERS OF DESIGN STANDARDS

1. For the purposes of this District, there shall be two types of Waivers of Design Standards — Minor and Major. Requests for waivers shall not be subject to review or decision by the Zoning Board of Adjustment. A waiver request may only be made in conjunction with an application for a Site Plan.
2. **Minor Waivers** are those changes to design standards in the Town Center District identified in *Subsection III.C* and elsewhere in this District. Minor Waivers may be approved administratively by the City Manager or designee in conjunction with a decision on an application for approval of a Site Plan. All Minor Waivers must meet the full intent of this Zoning District as stated in *Section I*.
3. **Major Waivers** are major changes to the design standards in the Town Center District, including any change not identified in *Subsection III.C*. Major Waivers may only be approved along with the site plan] by the City Council, following a recommendation by the Planning and Zoning Commission, in conjunction with a decision on an application for approval of a Site Plan. In order to approve a Major Waiver, the City Council must find that the waiver:
 - a. Meets the general intent of this District and the Sub-District in which the property is located, and
 - b. Will result in an improved project which will be an attractive contribution to the Sub-District and to the Town Center District as a whole; and

- c. Will not negatively impact other properties in this District or adjoining areas.
4. The City may impose conditions on granting any Waiver to mitigate negative impacts on neighboring properties, public streets or open space.

C. SITE PLAN APPROVAL

1. Prior to obtaining a Building Permit, a Site Plan must be approved by the City Manager or designee, to certify that it meets the purpose, intent and standards contained in this Zoning District.
2. Site Plans must include the following information:
 - a. Site Plan
 - b. Building Elevations and Sections
 - c. Building Function/Proposed Use
 - d. Parking Standards being met
 - e. Any Waivers being requested.
3. Applications for Site Plan Approval shall be reviewed within 30 days of being formally accepted by the City. At such time, the approval, approval with conditions or denial shall be forwarded to the Applicant. However, applications including a request for a Major Waiver shall be scheduled for Planning and Zoning Commission and City Council action. Inaction within the 30-day time period shall not be deemed an approval of a Site Plan.
4. Denial of a Site Plan may be appealed to the Planning and Zoning Commission and City Council within 30 days of notification of such denial.

D. LAPSE OF APPROVAL

If a Building Permit has not been obtained within six (6) months (i.e., 183 calendar days) following approval of the Site Plan, such plan shall lapse unless the property owner requests an extension prior to the expiration of the two-year period. The request for extension shall be considered by the Planning and Zoning Commission and City Council in the same manner as for approval of the Site Plan. The Council, upon recommendation by the Commission, may grant an extension of the time for expiration of the Site Plan for a period not to exceed six (6) months (i.e. 183 calendar days) from the date of initial approval of the application.

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Every request for extension shall include a statement of the reasons why the expiration date should be extended. The decision-maker may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the Site Plan from expiring before the lapse date. The Commission or the Council also may terminate the Site Plan or may attach additional conditions to the extension of the plan.

E. NON-CONFORMING USES

Non-conformity of use regulations do not apply to single family and duplex residential developments in this district.

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APPENDIX I
TOWN CENTER DISTRICT PERMITTED USE CHART

SEAGOVILLE TOWN CENTER USE CHART

HOUSEHOLD UNITS

Types of Use	TC Freeway Frontage	TC Neighbor- hood	TC Core
Urban Housing	●		●
Multi-Unit House		●	●
Lofts	●		●
Single-Family Unit, Attached		●	●
Townhouse		●	●

GROUP QUARTERS

Rectory or Parsonage (Accessory to Church on Same Lot)	A	A	A
Other Religious Quarters	S	S	S

HOTELS AND TRANSIENT LODGINGS

Bed and Breakfast Inn		S	●
Hotel, Full Service	●		●
Hotel, Extended Stay or Suites	S		S
Hotel, Limited Service	S		S

ACCESSORY USES

Accessory Use Located on a Separate Lot or Parcel from the Main Use	S	S	S
Caretaker or Night Watchman's Quarters, Dwelling	●		A
Garage, Community (Residential)			●
Garage, Private (Residential)	●		●
Home Occupation	●	●	●
Kiosk, Food Sales and Service	S		S
Kiosk, No Food Sales or Service	S		S
Kiosk, Informational	S		S
Outside Display	S		S
Satellite Television Reception Dish	A	A	A
Storage Building, Swimming Pool, Hot Tub or Sauna (Private)	A	A	A
Tennis Court, Lighted (Private)	A	S	
Tennis Court, Unlighted (Private)	A	A	
Other Accessory Uses	S	S	S

Types of Use	TC Freeway Frontage	TC Neighbor- hood	TC Core
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INSTITUTIONAL

GOVERNMENTAL SERVICES

Administrative Offices	●		●
Civil Defense, Fire or Police Station	S	S	S
Post Office	S	S	S

EDUCATIONAL SERVICES

Business or Secretarial School	●		
College, University or Professional School	●		●
Cosmetology School	●		●
Daycare Center or Nursery School	S	S	S
Fine Art School	●		●
Karate and Martial Arts School	●		●
Kindergarten	S	S	S
Private or Denominational School	S	S	S
Public School	S	S	S
Other Schools	S	S	S

INSTITUTIONAL SERVICES

Business professional, labor, political and similar organization	●		●
Church, Synagogue or Temple (Religious Organization or Facility)	●	●	●
Fraternal Organization (Lodge) with a Private Club	●		S
Fraternal Organization (Lodge) without a Private Club, Civic or Social Organization or Services	●		●
Religious & Philanthropic Institutions	S		S
Religious Organizations or Facility (Ancillary Building)	S		S
Social Advocacy Organizations	●		S
Other Membership Organizations or Services	●	S	●

CULTURAL CENTERS

Aquarium	S		S
Historic Marker or Monument Site	●	●	●
Library (Public)	S	S	●
Museum	S		S
Nature Parks and Other Similar Institutions	S	S	S
Other Cultural Activities	S		S

Types of Use	TC Freeway Frontage	TC Neighbor- hood	TC Core
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PUBLIC ASSEMBLY

Amphitheater	S		S
Arena or Field House	S		S
Auditorium or Exhibition Hall	S		S
Civic or Convention Trade Show Facility	S		S
Spectator Sports (Public or Private with more than 1,500 seats)	S		S
Spectator Sports (Public or Private with 1,500 or less seats)	S		S
Other Public Assembly	●		●
Other Sports Assembly	●		●

TRANSPORTATION & UTILITIES

RAILROAD AND RAIL RAPID TRANSIT

Rail Transportation Distribution System	S	S	S
Railroad Distribution System	S	S	S
Railroad Passenger Terminal	S	S	S
Support Activities for Rail Transportation	S	S	S
Urban Transit System	S	S	S
Other Rail Rapid Transit Transportation	S	S	S
Other Railroad Transportation	S	S	S

MOTOR VEHICLE TRANSPORTATION

Bus Parking or Storage (Accessory to an Institutional Use)	A		
Bus Passenger Terminal	S		S
Bus Timed Transfer Center	S		S
Limousine Service	S		

AUTOMOBILE PARKING

Commercial Parking Garage or Structure	S		S
Commercial Surface Parking Lot	●		S
Private Parking Garage or Structure (Accessory to Main Use on same Lot)	●		●
Private Surface Parking Lot (Accessory to Main Use on same Lot)	●		●
Private Parking Garage or Structure (For overflow or nonrequired parking as a principal use or located on a separate lot from the main use.)	●		S
Private Surface Parking Lot (For overflow or non-required parking as a principal use or located on a separate lot from the main use.)	●		S

Types of Use	TC Freeway Frontage	TC Neighbor- hood	TC Core
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COMMUNICATION SERVICES

Antenna Support Structure (excluding support structure for amateur radio broadcasting)		S	S
Cable Networks	●	●	●
Communications Tower (Excluding antennas or support structures for amateur radio communications. Reference Section 0600 above) (Structure within height envelope of applicable district)	●		●
Radio and Television Broadcasting	●		●
Telecommunications Resellers	●		●
Telephone (Telecommunications) Distribution System	●	●	●
Other Telephone Communication	S	S	S

UTILITY SERVICES

Electricity Power Distribution System	●	●	●
Natural Gas Distribution System	●	●	●

RECREATIONAL USES & AMUSEMENTS

RECREATIONAL & AMUSEMENT ACTIVITIES

Health Club or Athletic Club (Fitness and Recreation Sports)	●	A	●
Motion Picture Theater (Excluding Adult Motion Picture Theater)	S		S
Performing Arts Companies	●		●
Public Park	S		S
Public Recreation or Community Center, Athletic, or Recreation Facility	S		S
Outdoor Commercial Recreational Activity	S		S

SERVICES

FINANCE, INSURANCE & REAL ESTATE

Agencies, Brokerages, and Other Insurance Related Activities	●		●
Credit Intermediation and Related Activities (Bank)	●		●
Insurance Carriers	●		●
Monetary Authorities Central Bank	●		●
Real Estate Agents, Brokers & Management Services	●		●
Securities Commodity Contracts, and Other Financial Investments and Related Activities	●		●
Other Finance, Insurance & Real Estate Services	●		●

- - Permitted Use; [] - Prohibited Use; S - Special Use Permit Required; A - Allowed as an Accessory Use;
T- Allowed as a Temporary Use; Sp - Site Plan Approval Required

Types of Use	TC Freeway Frontage	TC Neighbor- hood	TC Core
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PERSONAL SERVICES

Types of Use			
Cleaning, Dry Cleaning & Dyeing Service (Conducted within building up to 3,000 square feet)	●		●
Cleaning, Dry Cleaning & Dyeing, Pickup Service Only	●		●
Dry Cleaning and Laundry Services (Self-Service)	●		●
Graphic Design Services	●		●
Hair, Nail and Skin Care Services	●		●
Locksmiths	●		●
Other Personal Care Services	●		●
Photographic Services	●		●
Pressing, Alteration & Garment Repair	●		●
Tax Preparation Service	●		●
Other Personal Services	●		●

BUSINESS SERVICES

Automobile Equipment Rental and Leasing (Site area less than one [1] acre)			
Business Support Services	●		●
Consumer Goods Rental			
Courier and Messengers	●		●
Day Labor Employment Placement Agency			
Employment Service	●		●
Information Services	●		●
Investigation and Security Services	●		●
Management Consulting Service	●		●
News Syndicate	●		●
Photo Finishing	●		●
Printing	●		●
Quick Print Service	●		●
Travel Arrangement and Reservation Services	●		●
Other Business Services	●		●

REPAIR SERVICES

Repair, electrical and Computer	●		●
Watch, Clock & Jewelry Repair Service	●		●

Types of Use	TC Freeway Frontage	TC Neighbor- hood	TC Core
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PROFESSIONAL SERVICES

Accounting, Tax Preparation and Payroll Services or Bookkeeping Service	●		●
Adult Daycare Center	S		S
Advertising and Related Services	●		●
Computer System Design and Related Service	●		●
Dentist Office	●		●
Engineering, Architectural or Related Services	●		●
Funeral Home, Mortuary	●		●
Legal Services	●		●
Other Health Practitioners Office	●		●
Other Professional, Scientific and Technical Services	●		●
Out-Patient Care Center	●		●
Physicians' Office	●		●
Specialized Design Services	●		●

RETAIL

Any Retail Establishment or Structure in Excess of 50,000 GLA	●		S
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**BUILDING MATERIALS, HARDWARE &
 FARM EQUIPMENT**

Paint and Wallpaper Stores	●		●
Plumbing Shop+A235	●		●

**GENERAL MERCHANDISE &
 NON-STORE RETAILING**

General Merchandise Stores	●		●
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FOOD

Beer & Wine, Off-Premise Consumption	S		S
Food or Grocery Store, Retail	●		●
Specialty Food Stores	●		●

AUTOMOTIVE, MARINE CRAFT & AIRCRAFT

Gasoline Service Station	S		
Gasoline Station with Convenience Store	S		

Types of Use	TC Freeway Frontage	TC Neighbor- hood	TC Core
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APPAREL AND ACCESSORIES

Clothing Stores	●		●
Custom Tailoring	●		●
Shoe Stores	●		●
Other Apparel & Accessories	●		●

FURNITURE, HOME FURNISHINGS & EQUIPMENT

All Other Home Furnishings	●		●
Electronics and Appliances Stores	●		●
Furniture & Home Furnishings Stores	●		●
Other Retail Furniture & Home Furnishings	●		●

EATING AND DRINKING ESTABLISHMENTS

Caterers/Catering Hall	●		●
Dinner Theater	●		●
Restaurant	●		●
Sale of Alcohol for On-Premise Consumption	S		S

OTHER RETAIL TRADE

Antique Store (Used Merchandise Store) & Secondhand Goods Sales	●		●
Art Dealers	●		●
Book Store and News Dealers (Excluding Adult Bookstore)	●		●
Cosmetics Beauty Supplies and Perfume Stores	●		●

OTHER RETAIL TRADE

Florist	●		●
Hobby, Toy and Game Stores	●		●
Jewelry Stores	●		●
Luggage & Leather Goods	●		●
Musical Instruments and Supplies Stores	●		●
Office Supplies, Stationery and Gift Stores	●		●
Optical Goods Stores	●		●
Other Health and Personal Care Stores	●		●
Pet Grooming Salon (Pet Care Services)	●		●
Pets and Pet Supplies Stores	●		●
Pharmacies and Drug Stores	●		●
Prerecorded Tape, Compact Disc and Record Stores	●		●
Sewing, Needlework and Piece Goods Stores	●		●
Sporting Goods	●		●
Tobacco Stores	●		●
Videotape and Disc Rental	●		●
Other Retail Trade	●		●

MISCELLANEOUS

MISCELLANEOUS LAND USES

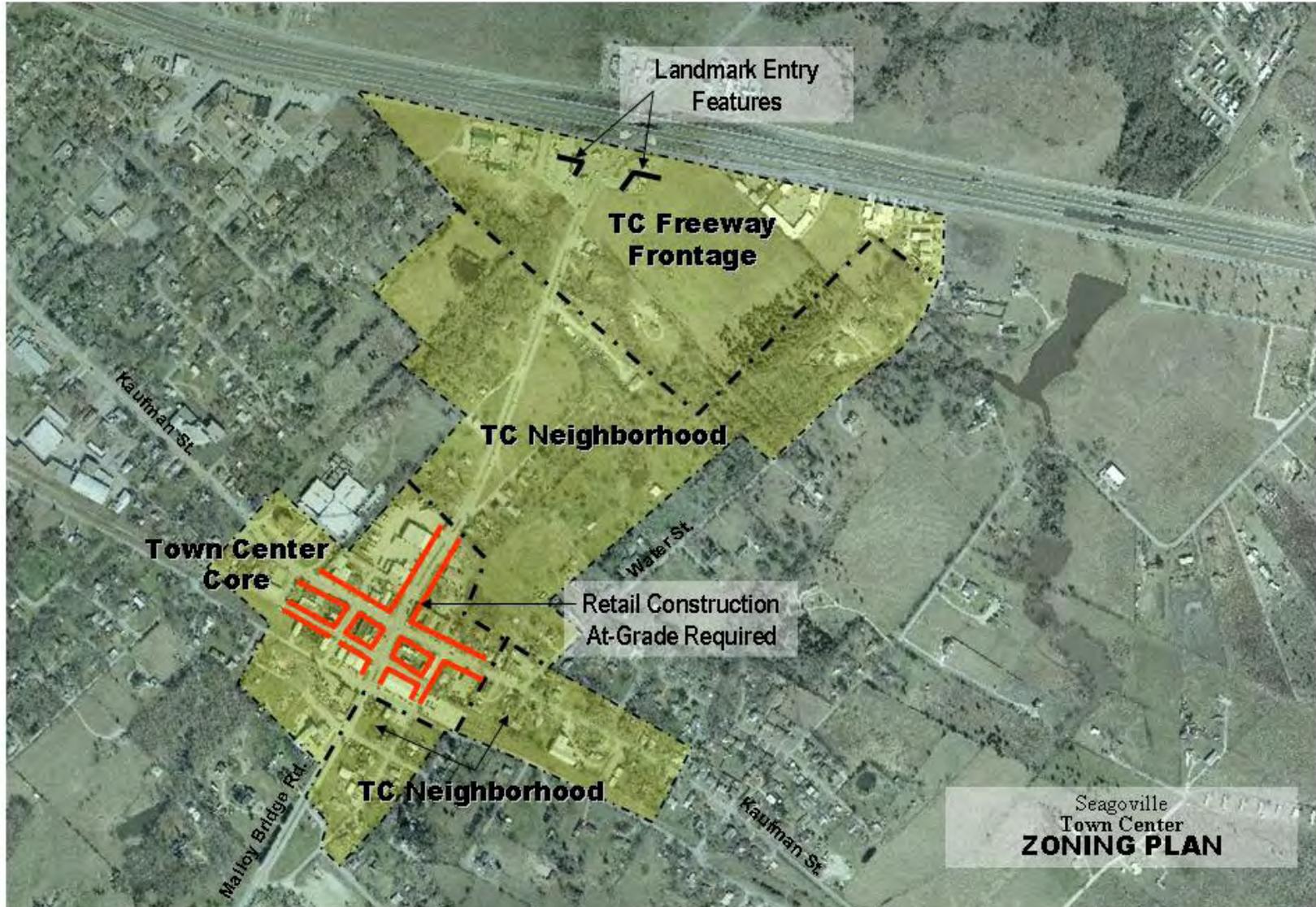
Building or Structure in Excess of 6 Stories			
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AGRICULTURE RELATED SERVICES

Pet Care (except Veterinary) Services & Kennel (In Enclosed Building Only)	●		
Veterinarian Services (In Enclosed Building Only)	●		●

- - Permitted Use; [] - Prohibited Use; S - Special Use Permit Required; A - Allowed as an Accessory Use;
T - Allowed as a Temporary Use; Sp - Site Plan Approval Required

APPENDIX II – TOWN CENTER DISTRICT MASTER ZONING PLAN



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APPENDIX III
TOWN CENTER SIGN STANDARDS

A. INTENT

Signage within the Town Center Zoning District is intended to respond to slow-moving traffic and pedestrians. It is therefore, generally smaller in size than other areas of the City, and located in prescribed locations on a building so that it is easily found, viewed and interpreted.

B. SIGN REGULATIONS

All provisions of the City's Sign Ordinance (Ordinance #_____, as amended) shall be applicable within the Town Center Zoning District unless otherwise specifically provided for herein.

APPENDIX IV – TOWN CENTER AREA ILLUSTRATIVE PLAN

This Plan is for illustrative purposes only.



Downtown retail streets can provide a sense of community and "small town feel" if they are pedestrian-oriented and the retail frontage is continuous.



This home contains 3 high-rent suites. Large homes on large lots are typical on main streets in small town Texas. They can be used for single family, professional office (or live-work), or contain 2-6 apartments.



Homes which face on a publicly accessible green space or park have an average increased property value of 23% over those that don't.



CITY OF
S E A G O V I L L E
Downtown and Freeway Linkage Concept

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APPENDIX V
STREET TYPES FOR
TOWN CENTER DISTRICT

Appendix V Town Center Street Types

Street Types (1)		Curb Radii	Speed mph	Build-to-Line (2)	Street Cross Section (3)	Building Types (4)
A-68-34	Two-way Avenue with Parking	15'	30	20'-30'		All
S-56-30	Two-way Street with Parking	15'	25	20'-30'		All
S-50-26	Two-way Street with Parking	10'	20	15'-25'		All except apartments
S-42-20	Two-way Street with Parking	10'	15	15'-20'		All except apartments
S1W-40-18	One-way Street with Parking	10'	15	15'-20'		All except apartments
M-26-12	Two-Way Mews with Parking (5)	15'	15	3'-7' or ≥ 16' (6)		Manor, Estate, Village, Cottage, Casita and Townhome
C-34-23	Two-way Court with Parking	10'	15	10'-25'		All except apartments
C1W-28-17	One-way Court with Parking	10'	15	10'-25'		All except apartments
RA-20-14	Residential Alley (7)	15'	15	3'-7' or ≥ 16' (6)		All
RA-18-10	Residential Alley - No Parking (8)	15'	15	3'-7' or ≥ 16' (6)		All
MB-X	Malloy Bridge Rd.	15	30	Varies		All
K-100-64	Kaufmann Road and Watson Street	15	35	17-22 ft.		Townhome, Live-Work and Apartments

Appendix V Town Center Street Types

Street Types (1)	Curb Radii	Speed mph	Build-to-Line (2)	Street Cross Section (3)	Building Types (4)
E-70-51 Elm Street	15	25	9-10 ft.		Townhome, Live-Work and Apartments
R-60-40 Railroad Street	na	30	9-12 ft.		Townhome, Live-Work and Apartments
M-50-50 McClung Street	na	15	9-12 ft.		Townhome, Live-Work and Apartments

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Explanatory Regulations:

- (1) The first number in the type name establishes the right-of-way width to back of curb; the second number establishes the paved section width. The fire chief or his or her designee may modify specific applications of the dimensions of paved widths, parking areas, and curb return radii for purposes of protecting public safety. The paved section width dimensions are set curb face to curb face; and the parkway includes the top of curb. Mountable curbs shall be allowed. Curbless streets shall be allowed adjacent to greenways, Public Space, and trails for storm water management purposes.
- (2) A Build-to-Line (BTL) shall be established by the City for each street. No less than 80% of the buildings along a block shall conform to the BTL.
- (3) Trees denote required street trees.
- (4) The Town Center Neighborhoods Building Types Matrix establishes the building types allowed.
- (5) Concrete shall be required for parking area.
- (6) Building overhangs may encroach BTL but may not encroach property line.
- (7) RA-20-14 alleys may serve as sole street access for the lot if the BTL is established at 7 feet, or on-street parking is located within 300 feet of the front door, or additional off-street parking is provided.
- (8) RA-18-10 alleys shall be allowed when lots front directly on a street.
- (9) The Malloy Bridge Road right-of-way varies greatly along its length. The City shall establish a final street section and design. The objective will be to widen sidewalks and provide on-street parking in the Core area where possible.

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APPENDIX VI
BUILDING TYPES FOR
TOWN CENTER NEIGHBORHOODS SUB-DISTRICT

Appendix VI Town Center Neighborhood Building Types

Types	Development Standards (19, 20)										Prototypical Building Types		
	Lot Widths Minimum (W) (1)	Lot Depth Minimum (2)	Minimum Side Yard	Rear-loaded Covered Parking (3)	Off Street Parking Spaces Per Dwelling Unit (3)	Garage Set Back (front-loaded) (4)	Maximum Height (ft) (5)	Square Foot (front-loaded) (4)	Gifts to the Street (6)	Minimum-Maximum Per Dwelling Unit			Porch / Depth Minimum (6)
Manor (Type 1)	70'+	110'	5	R (7)(8)	2	5'	25'	3000 - No max	A	A/6'	A (9)	A (10)	
Estate (Type 1)	60'-69'	110'	5	R (7)(8)	2	5'	25'	2400-3600	A	A/6'	A (9)	A (10)	
Village (Type 1)	50'-59'	110'	5	R (8)	2	5'	25'	1600-2600	A	A/6'	A (9)	A (10)	
Cottage (Type 2)	40'-49'	100'	0-10 (11)	R	1	n/a	25'	1400-2200 (12)	A	A/6'	A (9)	N	
Casita (Type 2)	25'-39'	90'	0-8 (11)	R	1	n/a	25'	850-1400 (12)	A	A/6'	A (9)	N	
Cottage on Mews, Court or "Zero" lot line on Open Space (Type 3)	40'-49'	90'	0-10 (11)	R	1	n/a	25'	1400-2200 (12)	A	A/6'	A (9)	N	
Casita on Mews, Court or "Zero" lot line on Open Space (Type 3)	25'-39'	80'	0-8 (11)	R	1	n/a	25'	850-1400 (12)	A	A/6'	A (9)	N	
Multi-Unit House (Type 3)	60'-100'	110'	5	R (7)	1.5	5'	25'	850 - No max (14)	A	R/6'	A (9)	N	
Townhome (Type 3)	20'-30' (15)	none	5	R	2	n/a	25/35' (16)	1100 - No Max	A	A	A (9)	N	
Courtyard Apartment (Type 3)	80'-180' (18)	none	10	A (3)	1.5	n/a	25/35' (16)	750 - No Max	A	A	N	N	

A - Allowed N - Not Allowed R - Required © Gateway Planning Group/Townscape, Inc.

Explanatory Regulations:

- (1) The front elevation of the building shall occupy a minimum proportion across the BTL equal to the lot width less the combined side yard minimum width and less 5 additional feet; except that for Manor lots, Estate lots and lots with "pull through" garages, the building shall occupy a minimum proportion across the BTL equal to the lot width less the combined side yard width and less 10 additional feet.
- (2) Lot depth minimums for lots fronting on a Mews or Court shall be reduced by 10 feet.
- (3) An enclosed garage or a carport shall be constructed of the same material as the main residential structure. Rear-loaded garages may be attached at side property line.
- (4) Garage setback shall be measured from the face of the main structure closest to the garage. Carports shall not be allowed for front-loaded parking.
- (5) Measured from slab to the parapet or the eave line; mansard or flat roofs are not permitted.
- (6) Porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades ("Gifts to the Street") may encroach beyond the set BTL no more than 10 feet for a given street, except the encroachment shall not exceed 5 feet on "side streets." At least 3 substantially different elevations shall be offered per floor plan with at least one Gift to the Street included in each elevation; at least one elevation shall provide a porch; at least 20 percent of the houses constructed within each phase of the General Development Plan shall have a porch. Buildings on corner lots fronting or siding on a S-50-26 or wider street shall be constructed with a Gift to the Street on both the front and side street elevations.
- (7) Front-loaded garages shall be allowed for the conservation of trees that are located at the rear of the lot.
- (8) "Pull-through" garages shall be allowed if the front façade of the garage is set back behind the rear façade of the house. Covered breezeways connecting the garage and the house shall be allowed.
- (9) See definition of "Home Occupation Dwelling"
- (10) The accessory unit shall be 400 to 800 square feet; may have kitchens and bathrooms; but shall not require a separate water meter.
- (11) Side yard 5' unless a 3/5' ("zero" lot line) split for Casita lots or a 3/7' ("zero" lot line) split for Cottage lots.
- (12) 1 Bedroom maximum per 600 square feet.
- (13) 2 to 6 units shall be allowed.
- (14) The design of the building shall make the multi-unit structure appear as a large single-family house.
- (15) 2 to 8 units shall be allowed per attached building.
- (16) 35' allowed only if the building is located next to a 2-story or taller building, or if the building's side yard is adjacent to an alley, pedestrian way or street.
- (17) Maximum 12 units shall be allowed per building.
- (18) Courtyard(s) shall face street and provide at least 50 square feet of space per unit.
- (19) Live/work use allowed for all buildings except apartments if the use conforms to the definition of "live/work."
- (20) A temporary "real estate sales office" shall be allowed for the period of construction and sales.