



CITY OF DRIPPING SPRINGS HISTORIC DISTRICTS & DEVELOPMENT AND DESIGN GUIDELINES

1) PURPOSE AND INTENT OF DESIGN GUIDELINES

The City of Dripping Springs (CODS) has three historic districts that imbue the city with a unique sense of place and charm. The Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts are distinguishable by their landscapes, form and design characteristics. The City has surveyed the historic resources within these districts, and adopted a Vision and Historic Preservation Ordinance to support their preservation.

This document supports the implementation of the City's Vision and Historic Preservation Ordinance by :

1. Outlining the City of Dripping Springs's processes for maintenance, exterior updates, or new development in the Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts (and/or Historic Landmarks)
2. Illustrating the City's Vision and Design Guidelines of each historic district

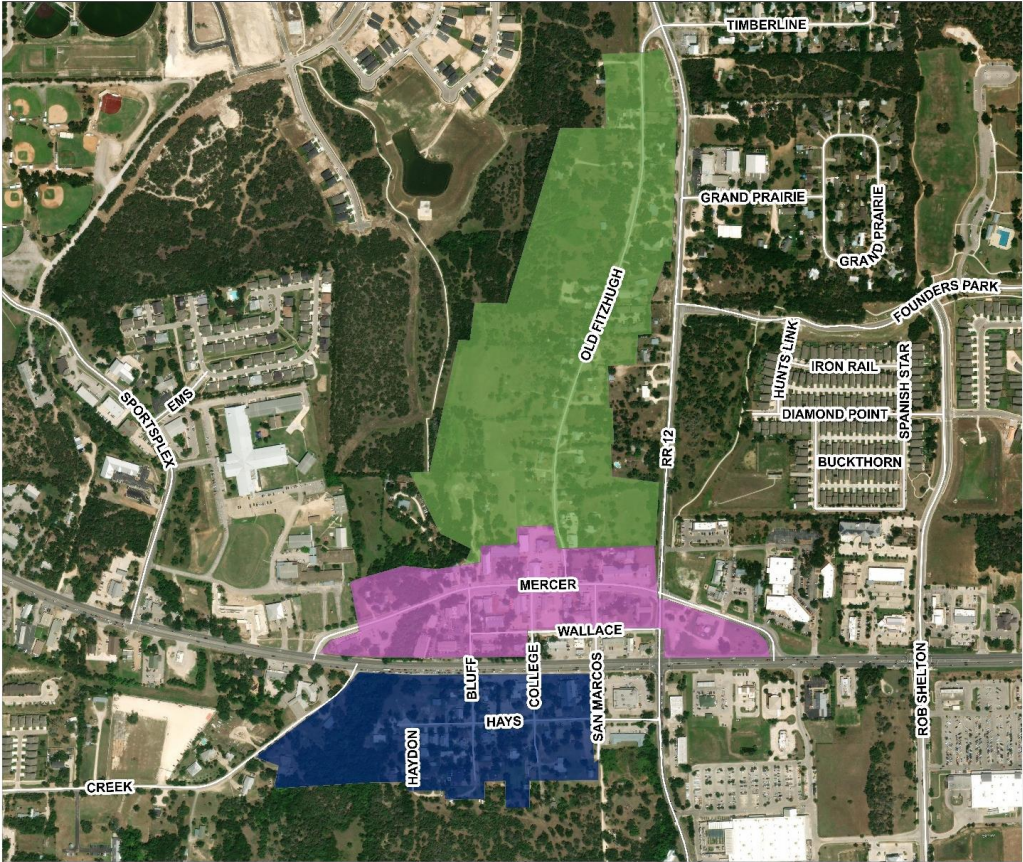
The Design Guidelines are organized by Historic District, with additional content for those Historic Landmarks not located within the boundaries of the Historic Districts. The Design Guidelines are meant to be used by Historic District and Historic Landmark property owners, development professionals, and the Historic Preservation Commission (HPC) for guidance on ordinary maintenance, updates requiring a Certificate of Appropriateness and a Site Concept Plan, and permitted land uses.



Location Map

Legend

- Historic Districts
- Hays Street
 - Mercer Street
 - Old Fitzhugh Road
 - Roads



2) PERMITTING PROCESSES FOR MAINTAINING, UPDATING, AND DEVELOPING PROPERTIES IN THE HISTORIC DISTRICTS AND HISTORIC LANDMARKS

a) Verifying Permitted Land Uses and Zoning

As a first step, verify property zoning, preservation priority, and landmark status prior to undertaking any work or plans for a property located in an Historic District (or a Historic Landmark):

- i) The zoning determines permitted land uses, building setbacks, maximum building heights and massing, and impervious cover limits, etc.
- ii) The historic preservation priority and landmark status will determine the appropriate design guidelines to follow.

b) Permitting Requirements by Types of Improvement

The following table outlines the permitting requirements for various types of improvements, and whether Certificates of Appropriateness (COAs) are required. COAs can be approved administratively or by the HPC, depending on the extent of the improvement.

TYPE OF IMPROVEMENT PROPOSED	TYPE OF PERMIT REQUIRED					
	No COA or Permit	Zoning Verification	Administrative COA	HPC COA	Building Permit	Site Development Permit
Regular Maintenance	☒					
Exterior Paint Color Updates			☒			
Exterior Lighting Changes			☒		☒	*If adding new exterior parking + lights
Window Replacements facing a public ROW			☒			
Exterior Door Replacements facing ROW			☒			
Moving, enlarging, or adding new windows and exterior doors facing a public ROW				☒	☒	
Modifying exterior walls, or building additions and expansions		☒		☒	☒	☒

TYPE OF IMPROVEMENT PROPOSED	TYPE OF PERMIT REQUIRED					
	No COA or Permit	Zoning Verification	Administrative COA	HPC COA	Building Permit	Site Development Permit
Roof replacements that change the height, profile, color, or roof material		☒		☒	☒	
Moving, adding, or replacing porches, porticoes, and balconies facing a public ROW or alley		☒		☒	☒	
Building Demolitions				☒	☒	
Demolition with proposed replacement building				☒	☒	
New parking, sidewalks, and driveways		☒				☒
Landscape updates requiring irrigation systems, grading of site, or tree removal					☒	☒
Demolition of existing fence				☒		
New fence facing public ROW or alley		☒	☒			
Signs		☒	Maybe required		☒	

Commented [AA1]: City may require replacement-building approval, permit sequencing, demolition/replacement agreement, recorded covenant, construction deadlines, site stabilization, and financial security before demolition permit release.

- **Regular Maintenance** items listed below don't require a permit or a Certificate of Appropriateness:
 1. Repainting exterior surfaces using existing paint colors;
 2. Replacement of a non-historic door with one in keeping with the character and era in which the home was built, or painting the door a color from approved design guidelines color palette;
 3. Removal of extraneous non-historic features such as burglar bars, awnings, non-original shutters and the like;
 4. Slight modification to exterior steps, walkways, or stairways using same material or that which matches the original material as closely as possible;

5. Addition of louvers and vents if placed in an existing opening with no other exterior alteration needed;
6. Replacement of existing roofing with new roofing that is of consistent material, height, color, and style as original roofing material;
7. Installation of temporary features to protect, weatherize, or stabilize a historic resource subject to formal approval within a reasonable time (including temporary weatherproofing material, framing, bracing, or blocks); and
8. Installation of mechanical units, electrical or plumbing facilities or fixtures, antennas, rooftop HVAC, and mechanical or communication equipment that is not visible from the public right-of-way and results in no modifications to the historic resource.

Refer to Historic District and/or Historic Landmark Guidelines for best practices for regular maintenance.

- **Paint Color** changes require a Certificate of Appropriateness. Refer to the Historic District Guidelines for your district for approved paint color schemes and palettes.
- **Painting previously unpainted stone or masonry.** Prohibited unless expressly approved by COA. Applicant must show extraordinary circumstances and consistency with the ordinance/design guidelines.
- **New Exterior Lighting** requires Site Plan Concept review, compliance with Lighting Ordinance, a Certificate of Appropriateness, and a building permit.
- **Replacing Existing Historic Windows and Exterior Doors facing a public right of way** requires a Certificate of Appropriateness. **Moving, enlarging, or adding windows and exterior doors facing a public right of way** or alley requires a Certificate of Appropriateness and a building permit.
- **Building Updates**, such as modifying exterior walls, or building additions and expansions require zoning verification, Site Plan Concept review, a Certificate of Appropriateness, and a building permit.

- **Building Demolition or Relocation** for any historic landmark or property within an historic district, including secondary buildings and landscape features, requires a Certificate of Appropriateness and a building permit.
- **Demolition with Replacement Construction.** If an applicant proposes to demolish a historic landmark, historic resource, or property in a historic district and replace it with a new building, the City may require additional safeguards before demolition begins. These safeguards may include approval of the replacement building, issuance of required permits for the replacement building, a demolition and replacement agreement, a recorded covenant that binds future owners, construction deadlines, site-stabilization requirements, and financial security. The City may withhold release of the demolition permit until these safeguards are complete.
- **Roof Replacement** that changes the height, profile, color, or material of the roof requires zoning verification, a Certificate of Appropriateness, and a building permit. Roof replacement that does not change the appearance of a structure from the right-of-way or public alley only requires a building permit.
- **Porch and Balcony** updates that move, add, or replace porches, porticoes, and balconies facing a public right-of-way or alley requires zoning verification, Certificate of Appropriateness, and a building permit.
- **New Parking, Sidewalks, and Driveways** require zoning verification, Site Plan Concept Review, and verification of compliance with Transportation Plan and ongoing transportation and roadway updates.
- **Landscape** updates that require the installation of irrigation systems, grading of site, or tree removal require Site Plan Concept review and irrigation, tree removal, and COA permits.
- **Landscaping and Tree Preservation** Ordinance must be respected. Heritage trees greater than 18" DBH shall be preserved. Protected trees with 8" DBH or greater shall be preserved at a minimum of 40%, and mitigation shall be required for trees that are removed in accordance with section 28.006 of the Ordinance.

- **Fences** Demolition of existing historic fences requires a COA. New fences along a front or side yard require zoning verification and a Certificate of Appropriateness. Refer to your Historic District Guidelines for best practices for landscaping and fencing.
- **Signs** in the Historic Districts require zoning verification, sign permit, and may require a Certificate of Appropriateness, as needed.

c) Steps to Obtain a Certificate of Appropriateness

(1) Verify the Zoning, Historic Resource Survey Preservation Priority Rating of your Historic Resource and the Design Guidelines associated with your Historic District. Zoning, Historic Resource Survey Preservation Priority Rating, and Historic District information can be found here: [City of Dripping Springs Planning Department Map](#), [Old Fitzhugh Road Inventory Table](#), [Mercer Street Inventory Table](#), [Hays Street Inventory Table](#). Historic District Design Guidelines can be found in Chapter 3.

(2) Request a predevelopment meeting with the Planning Department to discuss proposed improvements. Proposed improvements should comply with the zoning, preservation priority, and historic district guidelines associated with the historic resource. Reach out to the Planning Department for additional information and guidance relating to your proposed design.

(3) Fill out Certificate of Appropriateness Form and prepare a complete application package with supporting documents. Supporting documents should include:

- (a) Name, address, and telephone number of the applicant (and property owner(s), if different), detailed description of proposed work with a concept site plan, and a description of how the proposed work will be in character with the architectural or historical aspect of the structure or site and the applicable zoning requirements;
- (b) Location and photographs of the property and adjacent properties;
- (c) Site Plan Concept, if available.
- (d) Elevation drawings of the proposed changes, if available;
- (e) Samples of materials to be used;

- (f) If the proposal includes signs or lettering that will be placed directly on a historic building, a sign permit application in conformance with the Sign Ordinance (Chapter 26 of this code), a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property;
- (g) The intended and desired starting date and completion date of the changes to be made;
- (h) Color chips of the colors which will be used on the structure;

(4) A demolition or relocation application may require additional information, including current photographs, a condition assessment or structural report, alternatives to demolition or relocation, a reuse or rehabilitation analysis, replacement-building plans if replacement construction is proposed, a demolition and construction schedule, a site-stabilization plan, proposed mitigation or salvage measures, and any financial security, covenant, or demolition/replacement agreement required by the City.

(4) Submit a complete application package to the Planning Department.

- (a) Updates that require administrative approval of a Certificate of Appropriateness can be submitted anytime and a complete administrative COA application will be approved, approved with conditions, or denied by the Historic Preservation Officer within 15 business days.
- (b) Updates that require Historic Preservation Commission approval of a Certificate of Appropriateness must be submitted according to HPC submission calendar. Unless the application qualifies for administrative approval, the Commission will review the application at a regularly scheduled meeting within 60 days after the application is deemed complete. The commission will approve, approve with conditions, approve with modifications, or deny the application within 45 days after the meeting at which the application is reviewed, unless the applicant agrees in writing to more time. If the Commission does not act within 90 days after the application is deemed complete, the application is approved by operation of law unless the applicant agrees in writing to more time or the delay is caused by the applicant's failure to provide required information.

(5) Obtain Certificate of Appropriateness and other Necessary Permits

- (a) If approved, the Certificate of Appropriateness will be issued by the Historic Preservation Officer or their designee. Applicant must apply for and obtain approval for any additional required permits (building, site development plan, sign, etc.) before beginning the COA improvements.
- (b) If a COA is denied, an applicant dissatisfied with the action of the HPC relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within 30 days after receipt of notification of such action. The City Council shall conduct a hearing within 30 days of receipt of a written letter of appeal. The City Council shall give notice of the hearing to the applicant by mail. The City Council shall make its decision within 30 days of the hearing. If the HPC unanimously recommends denial, approval by the City Council shall require an affirmative vote by a two-thirds majority of those present and voting.

3.1 HISTORIC DISTRICT DESIGN GUIDELINES- MERCER STREET HISTORIC DISTRICT

The Mercer Street Historic District was the first historic designated by the City of Dripping Springs, capturing the original “Main Street” that developed around the landmark springs for which the town was named. A blend of commercial, residential, and institutional structures built during the city’s development in the mid-nineteenth to mid-twentieth century

still stands today, having been preserved through the years and rehabilitated by new generations of owners. In 2013, twenty-one properties within the Historic District were listed in the National Register of Historic Places.

Architectural styles include National Folk (Resource M34A), Folk Victorian (Resource M3A), Classical Revival (Resource M17A), One-Part Commercial Block (Resources M12 and M29) Craftsman/Vernacular Craftsman (Resources M5), and Minimal Traditional (Resources M10A). Regardless of style, a majority of existing historic-age resources are 1-story, with low-pitched roofs and simple massing. Most historic-age resources have roofs covered with corrugated or standing-seam metal. Many historic-age resources utilize native limestone as a main cladding material (such as Resources M10A).



Refer to [Mercer Historic Resource Inventory table](#) of existing design and architectural styles for more information.

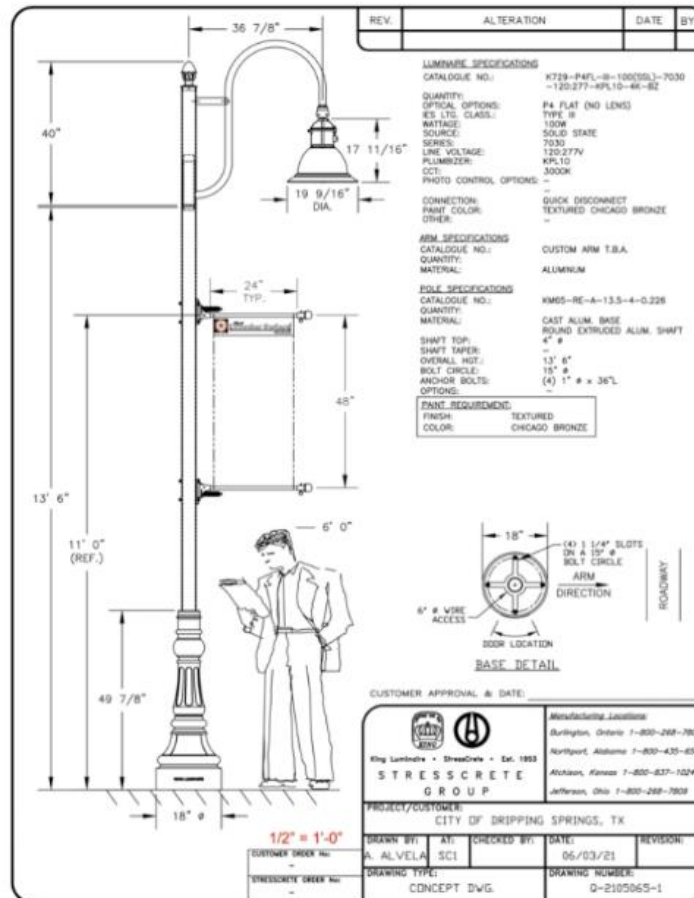
a) Vision for the Mercer Street Historic District

- i) Period of significance (1855-1975)
- ii) Historic “Main Street” character & prioritizing pedestrian activities
- iii) Preservation, rehabilitation, revitalization
- iv) Permitted and prohibited land uses

b) Design Standards for the Mercer Street Historic District

- i) Paint color schemes. Painting of masonry and stone is prohibited. Paint schemes for other types of exterior finishes can be selected from the approved paint color schemes identified for Historic Resources.

- ii) Lighting. Pedestrian lighting in the Mercer District is shown to the right.

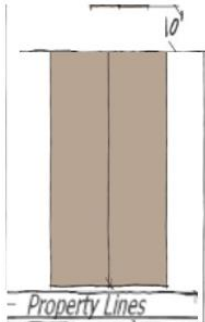


Mercer Street Lighting

- iii) Standards for new buildings and reconstruction

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Building Height. The maximum allowable building height in the Mercer Street Historic District is limited to two (2) or two and a half (2.5) stories, not to exceed forty (40) feet.	
Building Width. Building widths may not exceed forty (40) feet or must include articulation at a maximum of 40-foot increments.	
Building Footprint. The maximum allowable building footprint in the Mercer Street Historic District is 10,000 square feet for a contiguous building footprint, with maximum massing increments of 2,500 square feet.	Max 2,500 SQ.FT MASSING INCREMENT 

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Front Yard Setbacks. If the property fronts a public right of way where there is at least five (5) feet of unobstructed sidewalk space between the front building line and the corresponding roadway, there shall be a zero (0) foot minimum front yard setback.	 Min. 5 FT SIDEWALK
Side Yard Setbacks. The minimum side yard setback is zero (0) feet if there is an approved fire wall.	0 FT SY SETBACK IF FIREWALL 

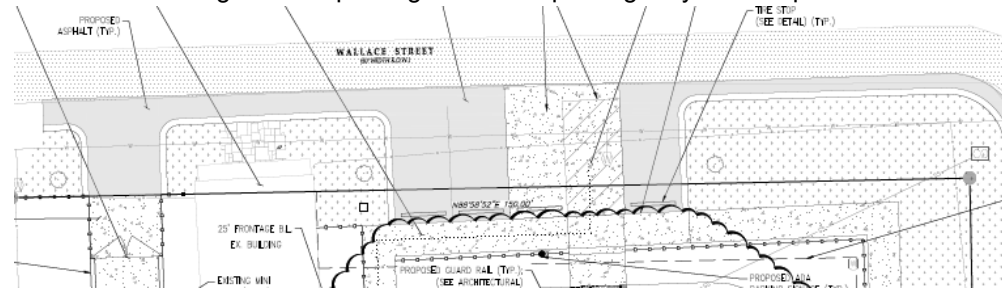
<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Rear Yard Setbacks. The minimum rear yard setback is ten (10) feet.	
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	
Building Facade Materials. Buildings shall maintain historic native stone or wood for all outer walls (minimum of 75% of net square footage). Porches and trims shall be constructed of wood.	

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Porches. All primary building entrances along Mercer Street shall be covered by an awning or porch, that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be flat parapets or sloped metal roofs (standing seam or other approved type & finish).	

iv) Parking, sidewalks, and driveways

Parking. For commercial uses in the Mercer Street Historic District, minimum on-site parking shall be seventy-five (75) percent of the minimum requirement of Section 5.A Development Standards and Land Use Regulations, Off-street Parking and Loading. On-site parking shall be located to the

rear of the building. Off-site parking and street parking may also be permitted.



v) Landscaping and fencing

Fences and Landscaping. Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Trees over 8 inches diameter breast height will be replaced, and heritage trees over 18 inches diameter breast height shall be preserved. Landscape plantings shall comply with the CODS Native Plant List.



**Plant Palette:
Paseo Grasses & Native Plants**



Turk's Cap
Malvastrum arboreum



Lindheimer Muhly
Muhlenbergia lindheimeri



Cedar Sage
Salvia roemeriana



Texas Lantana
Lantana urticoides



Gayfeather - Texas Blazing Star
Liatris punctata



Damianita
Chrysactinia mexicana



Gregg's Mistflower
Conoclinium greggii

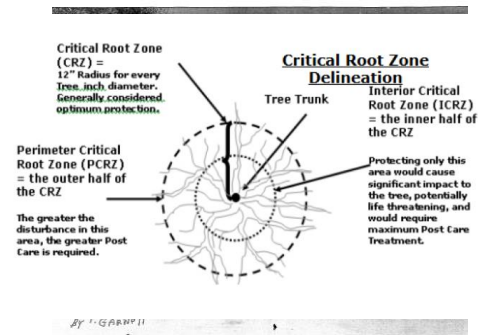
City of Dripping Springs
TIRZ Priority Projects

Mercer Street Paseo
Concept Plan

Draft - 260130 / K

Landscaping and Tree Preservation

Ordinance must be respected. Heritage trees greater than 18"DBH shall be preserved. Protected trees with 8" DBH or greater shall be preserved at a minimum of 40%, and mitigation shall be required for trees that are removed in accordance with section 28.006 of the Ordinance.



- vi) Signs. Signs will be evaluated based on their potential impact to the historic resource if they are attached to the structure.

3.2 Old Fitzhugh Road Historic District Design Guidelines

The Old Fitzhugh Road Historic District area historically consisted of scattered homes and small-scale subsistence farms and ranches. As transportation networks improved in the early decades of the twentieth century, numerous new residences were constructed along the roadway, many of which utilized local construction materials such as lumber and native limestone. A majority of these early homes were humble bungalows, some with modest Craftsman style details. In the mid-century, homes in the district incorporated more modern materials and forms typical of the post-war era, including Minimal Traditional and Ranch styles.

Architectural styles include National Folk (ex. Resource 36A), Folk Victorian (Resource 31A), Stylized Craftsman (Resource 33A), Vernacular Craftsman (ex. Resource 11A) and Minimal Traditional (ex. Resource 9), and Ranch. Regardless of style, a majority of existing historic-age resources are 1-story, or at most a very low 1½-story, with low-pitched roofs and simple massing. Most historic-age resources have roofs covered with corrugated or standing-seam metal. Many historic-age resources utilize native limestone either as a main cladding material (such as Resources 22A, 23A, and 27A) or as decorative features such as chimneys, accent walls, water tables, and foundations (as on Resources 5A, 10, 12, 15, 28). Most historic-age resources are also relatively plain with modest or no decorative detailing. Resource 14, which stands out as one of the most stylized buildings in the district, was relocated to the district c. 1970, likely from Austin. Refer to [Old Fitzhugh Road Inventory Table](#) of existing design and architectural styles for more information.



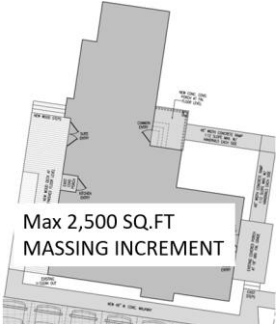
a) Vision for the Old Fitzhugh Road Historic District

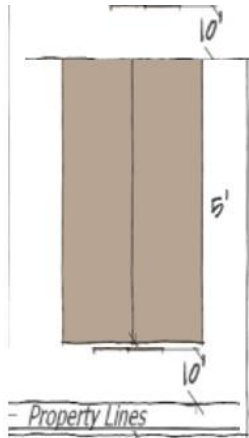
- i) Period of significance (1890-1970)
- ii) Historic farmsteads, rustic character, and eclectic businesses
- iii) Adaptive re-use, rehabilitation, landscape preservation
- iv) Permitted and prohibited land uses

b) Design Standards for the Old Fitzhugh Road Historic District

- i) Paint color schemes. Painting of masonry and stone is prohibited. Paint schemes for other types of exterior finishes may be selected from approved paint color palettes whenever appropriate.
- i) Lighting. Pedestrian street lighting in Old Fitzhugh District will be replica of Mercer District lighting.
- ii) Standards for new buildings and reconstruction

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Building Height. The maximum allowable building height in the Old Fitzhugh Road Historic District is limited to two (2) or two and a half (2.5) stories (not to exceed forty (40) feet), which is the height of the tallest building within the viewshed of the District (the Old Dripping Springs Academy building located in the adjacent Mercer Street Historic District).	

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Building Width. Building widths may not exceed forty-five (45) feet along Old Fitzhugh Road. Building widths may not exceed sixty (60 feet) along RR 12. Buildings must include articulation at a maximum of 45-foot increments.	 Max 45 FT
Building Footprint. The maximum allowable building footprint in the Old Fitzhugh Road Historic District is 5,000 square feet for a contiguous building footprint, with maximum massing increments of 2,500 square feet.	 Max 2,500 SQ.FT MASSING INCREMENT

Design Standards for Buildings and Lots	Dimensions
Front and Rear Yard Setbacks. The minimum front and rear yard setback is ten (10) feet. The minimum side yard setback is five (5) feet.	 The diagram shows a brown rectangular building centered within a larger rectangle representing the property. Dashed lines indicate the property boundaries. The setbacks are labeled: 10' for the front and rear setbacks, and 5' for the side setbacks. The property lines are indicated by dashed lines.
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	 A photograph of a small, single-story building with a red roof and blue walls. The building is oriented toward the street, with its primary entrance visible. The building is surrounded by trees and a fence.

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Building Facade Materials. Buildings shall maintain historic native stone or wood for all outer walls (minimum of 75% of net square footage). Porches and trims shall be constructed of wood.	
Porches. All primary building entrances facing Old Fitzhugh Road or RR 12 shall be covered by an awning or porch, that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be sloped metal roofs or 30-year composition shingles of a type or finish approved by the City of Dripping Springs.	
Parking. On-site parking shall be located to the rear of the building. Limited parking in the front yard may also be	

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
permitted, however, existing trees must be protected and preserved.	
Landscaping and Tree Preservation. Patios, decks, courtyards, and gardens should be located to reduce visual impacts on the historic neighborhood streetscape when practical and consistent with the design guidelines.. Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Trees over 8 inches diameter breast height will be replaced, and heritage trees over 18 inches diameter breast height shall be preserved. Landscape plantings shall comply with the CODS Native Plant List.	Refer to Mercer Street Historic District Chapter for more information about Landscaping and Trees.
Sidewalks	Eight feet wide sidewalks are required, whenever feasible, for Historic District properties with frontage along Old Fitzhugh Rd and/or RR12.
Signs	Refer to Mercer Street Historic District Chapter for more information about signs.

3.3 Hays Street Historic District Design Guidelines

From 1881 to 1911, Chapman expanded the town of Dripping Springs, platting almost all of the present-day Hays Street Historic District. Land south of Hays Street and west of Bluff Street contained agricultural homesteads. The Austin-Fredericksburg Road (roughly present-day Mercer Street) was the main commercial core of the community. The character of this district is defined mainly by twentieth century, single family dwellings with informal yards, quaint landscaping features and mature trees.

Architectural styles in the Hays Historic District include Folk Victorian (Resource H13A), Greek Revival (Resource H18), Craftsman/Vernacular Craftsman (Resources H4A, H4B), and Minimal Traditional (H15A). Refer to [Hays Street Inventory Table](#) for more information.



a) Vision for Hays Street Historic District

- i) Period of significance: 1855-1976
- ii) Historic neighborhood scale and character

iii) Adaptive reuse and sensitive infill, tree preservation

iv) Permitted and prohibited land uses

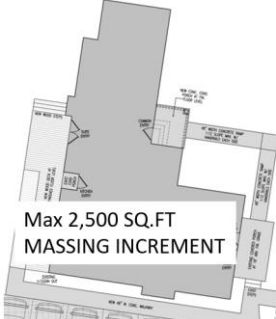
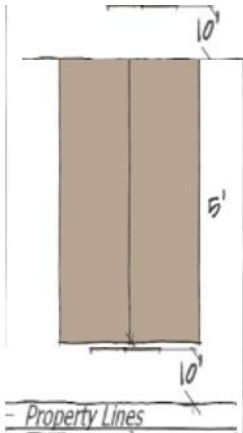
b) Design Standards for Hays Street Historic District

i) Paint color schemes. Painting of masonry and stone is prohibited. Paint schemes for other types of exterior finishes can be selected from approved paint palettes as appropriate.

ii) Lighting

iii) Standards for new buildings and reconstruction

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Building Height. The maximum allowable building height in the Hays Street Historic District is limited to one and a half (1.5) to two (2) stories, not to exceed forty (40) feet.	 Max 40 FT
Building Width. Building widths may not exceed forty (40) feet along Hays Street. Building widths may not exceed sixty (60 feet) along US 290. Buildings must include articulation at a maximum of 40-foot increments.	 Max 40 FT

Design Standards for Buildings and Lots	Dimensions
Building Footprint. The maximum allowable building footprint in the Historic District is 5,000 square feet for a contiguous building footprint, with maximum massing increments of 3,500 square feet.	 Max 2,500 SQ.FT MASSING INCREMENT
Front and Rear Yard Setbacks. The minimum front and rear yard setback is ten (10) feet. The minimum side yard setback is five (5) feet.	 10' 5' 10' Property Lines

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	
Building Facade materials. At least seventy-five percent (75%) of net exterior wall square footage must be historic native stone or wood. Porches and trim must be wood or another material approved as compatible through the COA process..	
Porches. All primary building entrances shall be covered by an awning or porch, that will extend across a minimum of 50% of the building façade.	

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Roofs. Roofs shall be sloped metal roofs or 30-year composition shingles of a type or finish approved by the City of Dripping Springs.	
Parking. Development Standards and Land Use Regulations, Off-street Parking and Loading. On-site parking shall be located to the rear of the building. Limited parking in the front yard may also be permitted, however, existing trees must be protected and preserved.	Refer to Mercer Street Historic District Chapter for more information about parking.
Landscaping and Tree Preservation. Patios, decks, courtyards and gardens must be located at the rear of properties along Old Fitzhugh Road. Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Trees greater than eight (8) inches diameter at breast height must be preserved or replaced as required by the City Code. Heritage trees greater than eighteen (18) inches diameter at breast height must be preserved unless removal is approved under applicable City regulations. Landscape plantings shall comply with the CODS Native Plant List.	Refer to Mercer Street Historic District Chapter for more information about Landscaping and Trees.

<i>Design Standards for Buildings and Lots</i>	<i>Dimensions</i>
Sidewalks	Five feet wide sidewalks are required, whenever feasible, for properties in the Hays Street Historic District.
Signs	Refer to Mercer Street Historic District Chapter for more information about signs.

2) Guidelines for Historic Landmarks not Located in the Historic Districts

3) Appendix- Paint scheme palettes for historic resources