

#### 14.02-006 Downtown Overlay District (DTO)

(a). Downtown Overlay District: The Downtown District is intended to preserve and enhance a business district rich in heritage, historic architecture, business activity, tourist activity, and significance as both a destination and a connector. It further aims to guide the Downtown District's development into an area that serves existing and future business and property owners; both Glen Rose residents and visitors; and other vehicular and pedestrian travelers.

(b). District Confines. The confines of the Downtown Overlay District shall be defined as follows:

Beginning at the Paluxy River on the Southwest corner of 811 SW Barnard St property line closest to 32.226257, -97.761230 to the Northwest corner of 811 SW Barnard St and follow Barnard St to Hereford St then heading West to the intersection of SW Vine and Hereford. Turning Right onto SW Vine St and heading NW to the intersection at Cedar St. Turning left and following the vacated Cedar St until it dead ends and then turning right (NW) and following the property lines until the corner of Hill St & Jackson St intersect. Turning east to the intersection of NE Vernon St and W Mustang St. Thence, turning NW along Vernon St. to bend in the road and turn into Live Oak St. Following east a straight line from 32.237980, -97.754290 to 32.237600, -97.753538 and continuing to the Paluxy River at 32.236558, -97.751253. The boundary then turns West to the Paluxy River and follows the Paluxy River to the starting point. See Map

#### Application:

(a) The DTO District standards apply to the following:

- a. Development of any land for which there is not improvement at the time of construction.
- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
- c. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) of the lot or tract that is covered by a permanent structure(s).

(b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.

#### Special Requirements:

(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.
- b. Primary Entrances: Primary entrances shall have a clearly defined, highly visible customer entrance with distinguishing features such as a canopy, portico, or other prominent element of architectural design.

(B) Building Design Specifications

- a. Awnings may encroach over the sidewalk to within four feet of the curb depending on the proximity to features such as traffic signals, lampposts, and street trees and must clear the sidewalk vertically by a minimum of eight (8) feet, subject to approval from building official.
  - b. *Boarded-up windows.* Boarded-up windows on the first floor of a building façade that fronts on a street are prohibited, except as follows:
    - i. Buildings that have been determined to be unrepairable and tagged accordingly by inspection services.
    - ii. Time of compliance:
      - 1. Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
      - 2. Existing buildings with boarded-up windows along Elm Avenue and Bridge Street will have 24 months from the effective date of this division to comply with the regulations herein.
      - 3. Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures.
  - c. *Building height.*
    - i. The minimum height for a one-story building shall be 15 feet.
    - ii. The maximum height for a building on an infill lot shall be no more than one story above the tallest building on the block-face.
    - iii. The interior height of the first floor of a commercial use structure shall be a minimum of 12 feet from finished floor to finished ceiling for any new buildings and/or buildings undergoing substantial renovation.
    - iv. *Building set back.*
      - 1. Placement of a building should fit within the range of front and side yard dimensions existing among adjacent buildings or in the blockface, so that the new building is placed in alignment with neighboring buildings.
- OR
- 2. The build-to-line shall be zero for 80 percent of the width of the building's façade on a front street and for 30 percent of a building's façade on a side street. Exceptions to this requirement may be permitted where angle parking adjoining the street is constructed on private property, subject to the approval of the directors of planning and engineering services.
  - 3. Structures on an infill lot shall match the build-to-line of the existing adjacent building that is built closest to the property line.

- v. *Building width.* The maximum building width for an infill lot shall be no wider than the widest existing building on the block-face, except in circumstances where the enforcement of this provision may result in the creation of unusable land parcels.
- vi. *Loading and service entries.* Loading and service entries may not face the street for any new buildings and/or buildings undergoing substantial renovation.
- vii. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
- viii. *Metal buildings.* Pre-engineered metal buildings shall not be permitted.
- ix. *Facade Design:* New buildings should be designed so that the facade's organization closely relates to surrounding or similar buildings. Spacing and size of window and door openings should be similar to their historic counterparts, as should the proportion of window to wall space. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.
- x. *Private frontage.* Private frontage may be in the form of a terrace or dooryard, forecourt, stoop, shopfront and awning, gallery or arcade.
- d. Sidewalks shall be a minimum of eight feet in width or the width of the adjacent existing sidewalk if the width is greater than eight feet.
- e. Street lighting shall be designed to be sensitive to "dark sky" principles to protect and preserve the nighttime environment through the use of outdoor lighting fixtures that minimize light pollution.
- f. Fencing
  - i. The use of chain link fences is prohibited.
  - ii. The use of barbed wire and/or razor wire fencing is prohibited.

(C) Uses

(D) **Uses.** Permitted uses and or uses allowed by special permit in the Downtown District shall be those uses specified for the base district in which a property is located, except as specified below:

- a. Accessory, Utility, Government, Institutional and Incidental Uses will require Specific Use Permits.
- b. Agricultural and Related Uses will require Specific Use Permits
- c. Alcohol Sales (See Article 4.02 for additional information) will require Specific Use Permits

- d. Commercial Type, Retail, and Service Uses will require Specific Use Permits
- e. Recreational and Entertainment will require Specific Use Permits
- f. Any Garages or Parking Lots specific for the use of Parking Only, Not related to a lot connected to a commercial enterprise will require Specific Use Permits.

(E) Specific Use Permits will include conditions for use including Parking Requirements, Sidewalk Usage, Landscape Requirements, Signage, Lighting, and Use Type.