

14.02.057 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 end of Hereford St where dead ends to the Paluxy River and 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 along the property line, approx. 300 ft past Barnard St and then turning South and following property lines to Cottonwood Dr where the boundary then turns East to the Intersection of Grace St and follows West to the intersection of Grace St and Walnut St. The boundary then turns East to the Paluxy River and follows the Paluxy River to where Hereford St Starts. 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.