

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:
<insert exact>
- c. **Application:** The DTO District standards apply to the following:
 1. Development of any land for which there is not improvement at the time of construction.
 2. An increase in any existing commercial structure that is equal to or greater than twenty-five (25) percent of the existing square footage; or
 3. Any new construction on a lot that provides for an increase that is equal to or greater than twenty-five (25) of the lot or tract that is covered by a permanent structure(s).
- d. Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.
- e. **Special Requirements:**
 1. **Orientation and scale of primary structures:**
 - i. **Primary Orientation:** Commercial 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.
 - ii. **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.
 2. **Building Design Specifications**
 - i. 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.
 - ii. Commercial Building height.

- a) The minimum height for a one-story building shall be 15 feet.
- b) No structure should be built taller than the base of the cupola on the court house square.
- c) No structure shall obstruct the line of sight view of the historic Glen Rose Water Tower.
- d) The interior height of the first floor of a commercial use structure shall be a minimum of 10 feet from finished floor to finished ceiling for any new buildings and/or buildings undergoing substantial renovation.
- iii. Building set back.
 - a) 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
 - b) 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.
 - c) Structures on an infill lot shall match the build-to-line of the existing adjacent building that is built closest to the property line.
- iv. 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.
- v. Loading and service entries. Loading and service entries may not face the street for any new buildings and/or buildings undergoing substantial renovation.
- vi. 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.
- vii. Metal buildings. Metal buildings are permitted as long as the metal façade on all sides of the building are clad in the approved exterior building materials, that are traditional materials in the downtown district such as wood siding, limestone, petrified wood or field stone.
- f. Façade 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.

- g. Private frontage. Private frontage may be in the form of a terrace or dooryard, forecourt, stoop, shopfront and awning, gallery or arcade.
- h. Sidewalks shall be a minimum of five feet in width or the width of the adjacent existing sidewalk if the width is greater than five feet.
- i. Fencing
 - 1. The use of chain link fences is prohibited.
 - 2. The use of barbed wire and/or razor wire fencing is prohibited.
- j. 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 for all residential properties. Commercial properties will follow the Schedule of Uses found in Appendix A of Chapter 14.

- k. Economic Development Variance to SUP Process
 - 1. Purpose.

This section establishes a procedure by which the City Council of Glen Rose may authorize a variance from the full Specific Use Permit (SUP) process for business uses that substantially promote economic development and align with the City's long-term planning goals.
 - 2. Applicability.

This section may apply only to non-residential uses in commercial, industrial, or mixed-use zoning districts that:

 - i. Would otherwise require a Specific Use Permit;
 - 3. Are proposed by a business or developer demonstrating substantial economic benefit, including but not limited to job creation, sales tax generation, capital investment, or tourism impact;
 - 4. Are consistent with the City's Comprehensive Plan and not detrimental to the surrounding area.
 - 5. Variance Authority.

The City Council may, upon recommendation of the City Administrator and the Economic Development Director (or their designees), approve a variance to one or more of the standard SUP procedures, including:

 - i. Reduction in mailed notice distance requirements to adjacent properties (subject to minimums under Chapter 211);
 - ii. Consolidation or waiver of Planning & Zoning Commission hearing (if allowed by law);
 - iii. Expedited scheduling of public hearing before the City Council.
 - 6. Application Requirements. Applicants shall submit the following:
 - i. A completed Economic Development SUP Variance Application;
 - ii. A site plan or conceptual development plan;

- iii. A written summary of the anticipated economic impact, including jobs created, estimated tax revenue, and investment amounts;
- iv. Any additional documentation requested by City staff.

7. Review Procedure.

The application shall be reviewed by the City Administrator and Economic Development Director (or their designees), who shall provide a written recommendation to the City Council.

8. Council Discretion.

The City Council, by majority vote, may approve or deny the variance. The granting of an economic development variance is discretionary and shall include written findings that:

- i. The proposed use advances the City's economic development goals;
- ii. The modification of SUP procedures will not negatively impact neighboring properties;
- iii. The use is consistent with public health, safety, and welfare.

9. Legal Compliance.

All actions under this section shall comply with the notice and hearing requirements of Chapter 211 of the Texas Local Government Code, including published notice and at least one public hearing.