

### ***III. STANDARDS FOR GATEWAY OVERLAY***

**A. Intent.**

The intent of these standards is to

1. Create an identity for Leon Valley to distinguish it from surrounding communities
2. Stabilize and strengthen property values over the long term
3. Attract new residents and businesses that will invest and reinvest in properties
4. Increase the quality of development
5. Strengthen and clarify existing zoning ordinance provisions for nonresidential design standards.
6. Make the community more sustainable for future generations through
  - a. Providing for integrated mixed use,
  - b. Embodying LEED-ND (Leadership in Energy and Environmental Design - Neighborhood Development) principles, and
  - c. Assuring pedestrian and bicycle friendliness.

**B. Land use.**

1. *Intent.* It is intended that allowed uses will encourage pedestrian-oriented mixed use projects that are well integrated with retail and residential activities.
2. Residential uses in the form of townhouses are allowed on up to 50 percent of the site area and shall abide by the townhouse district standards and the standards in this ordinance. However, at least 50 percent of the retail must be constructed prior to obtaining a certificate of occupancy for the residential component.
3. Residential uses above nonresidential uses at-grade shall be permitted by right and defined as a mixed use building. Lobbies to upper stories may be located at grade level.
4. *General standards.* Approval of a specific use permit, landscaping requirements, sign standards, performance standards, and requirements for nonconforming structures shall follow the procedures established by the zoning ordinance as well as procedures and standards outlined in section I, Overlay Standards - General of these overlay district standards.

**C. Building height and site area regulations.**

1. *Intent.* The intent of the height and area regulations is to convey a stronger sense of community by bringing buildings closer to the street.
2. *Building height.*
  - a. Buildings shall not exceed 50 feet or three stories, whichever is less, unless it qualifies as a landmark building, in which case the landmark feature may be up to 25 percent greater than the remainder of the building height as approved by the director.
  - b. However, buildings on properties abutting Bandera may be constructed up to four stories or 60 feet.

## CHAPTER 15 - ZONING

### APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS

#### III. STANDARDS FOR GATEWAY OVERLAY

---

- c. Portions of any buildings within 100 feet of a single-family zoned residential lot may not exceed 45 feet in height or 2.5 stories.
- 3. *Minimum lot size.* One acre unless otherwise approved through the site plan.
- 4. *Front yard.* Minimum front yard shall be six feet and a maximum setback of 100 feet (which would allow for one full bay of parking).
- 5. *Rear yard.* Minimum seven feet, or 30 feet when abutting residentially zoned land.

D. Building orientation.

- 1. *Intent.* It is intended that buildings have direct orientation to the street.
- 2. Facades shall generally be built parallel to the street or major access drive frontage, except at street intersections, where a facade containing a primary building entrance may be curved or angled toward an intersection.

E. Cross-access drives.

- 1. *Intent.* It is the intent that access ways will facilitate the movement of pedestrians and autos in an attractive environment, and that blocks ensure cross-access to adjacent non-single-family zoned sites.
- 2. *Cross-access.* All nonresidential lots must provide cross-access to adjoining nonresidential lots.

F. Automobile parking.

- 1. *Intent.* The following is the intent of the city's parking policies and these design standards for the Gateway Overlay District:
  - a. Minimize paved surfaces which increase runoff, ambient temperature and construction costs.
  - b. Support the creation of shared parking in order to enable visitors to park once at a convenient location and to access a variety of nonresidential enterprises in a pedestrian and bicycle-friendly environment.
  - c. Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.
  - d. Ensure 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. Avoid diffused, inefficient single-purpose reserved parking.
  - h. Avoid adverse parking impacts on residential neighborhoods.
- 2. *Parking requirements.*
  - a. Off-street parking facilities shall be provided in accordance with this subsection.
  - b. Off-street parking spaces for the applicable use classification shall meet the city's current standards.

## CHAPTER 15 - ZONING

### APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS

#### III. STANDARDS FOR GATEWAY OVERLAY

---

- c. Where parking exceeds the minimum spaces required by more than ten percent, or more than one full bay of parking is located between a building and a public street, landscaping of parking areas shall be increased to the following standards between the building and the public street:
  - i. A minimum of 12 percent of the gross vehicular use area shall be devoted to living landscaping which includes grasses, ground cover, plants, shrubs and trees.
  - ii. There shall be a minimum of one shade tree planted for each 300 square feet or fraction thereof of required interior landscape area.
  - iii. Planting islands shall not be spaced greater than every ten spaces unless approved in the landscape plan in order to preserve existing trees and natural features or due to unique site conditions.
- d. *Parking reduction.* Provided there is a shared access and joint use agreement with an adjacent property, parking may be reduced by up to 15% of the total requirement.

#### G. 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. *Bicycle parking.* Bicycle parking shall be provided based on at least one bike rack for each development or one bike rack for each 25 car parking spaces required, whichever is greater, unless otherwise approved by the director. Bicycle racks shall accommodate a minimum of two bicycles per rack. No more than ten bicycle racks shall be required per development.
- 3. *Bicycle parking standards.*
  - a. *Location.*
    - i. Required bicycle parking should be located within 50 feet of an entrance to the building.
    - ii. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

#### H. Supplementary architectural regulations.

- 1. *Intent.* The intent of this subsection is to create buildings which reflect the desired Leon Valley character of being a sustainable and attractive city as stated above. It is also intended that nonresidential buildings are constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses. The size, disposition and design of buildings play an important role in achieving that goal. This includes encouraging the following:
  - a. Landmark elements such as enhanced open spaces and building features.
  - b. Buildings which directly contribute to the attractiveness, safety and function of the street and public areas.
  - c. Buildings which are constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

It is intended by this section, to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.

CHAPTER 15 - ZONING  
APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS  
III. STANDARDS FOR GATEWAY OVERLAY

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2. *Building standards - Nonresidential and mixed use.*

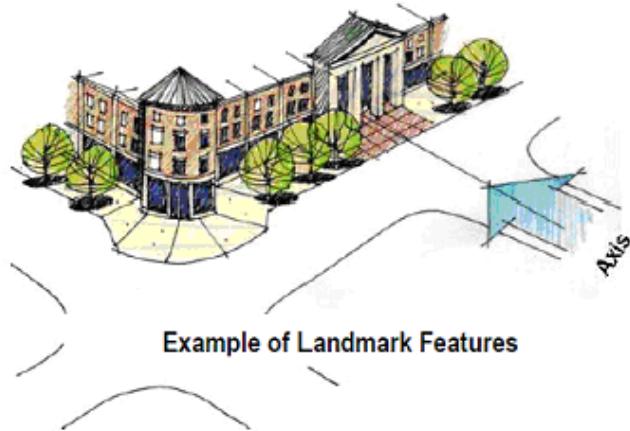
a. *Building form.*

i. All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.

**Examples of Single Story Tri-Partite**



ii. Buildings which are located on axis with a terminating street or access drive or at the intersection of streets and/or major access drives 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 offset from the front wall planes and goes above the main building eave or parapet line.

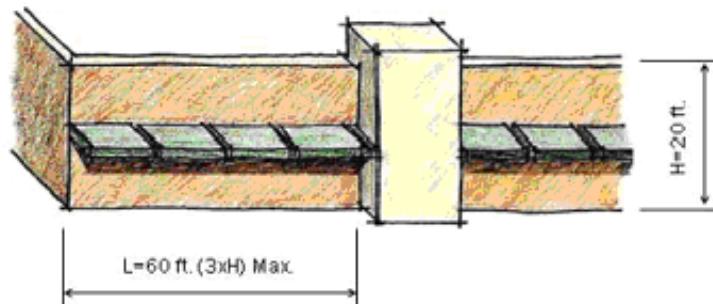


iii. *Building articulation.* One- and two-story facades visible from a public street, drive or open space shall meet the following minimum standards for articulation. Articulation for buildings three or more stories in height shall be required for the primary entries and the building's main corners.

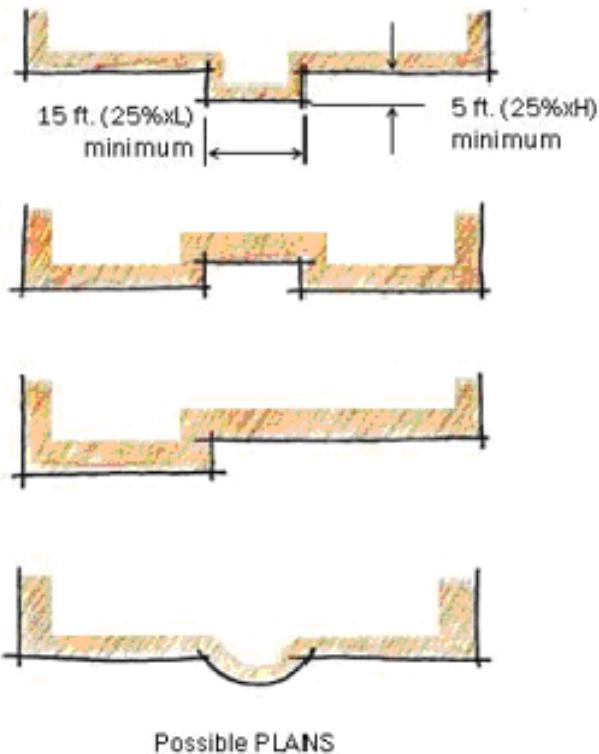
*Horizontal articulation.* No building wall shall extend for a distance equal to three times the wall's height without having an offset equal to 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.

*Vertical articulation.* No horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.

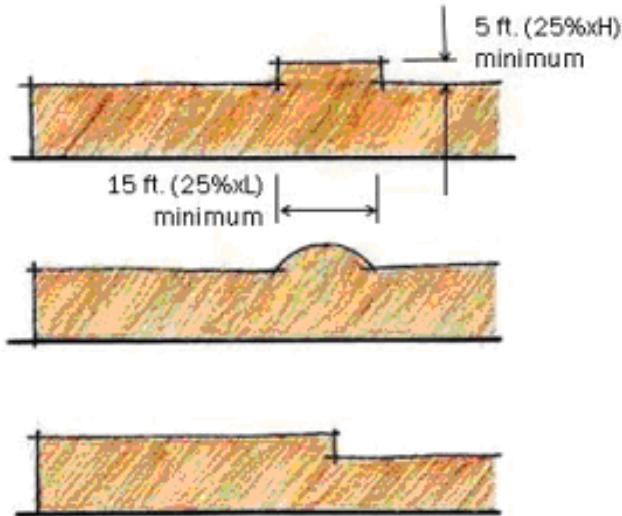
#### Building Articulation Examples



**HORIZONTAL Articulation**



### VERTICAL Articulation



### Possible ELEVATIONS

3. *Architectural features.*
  - a. Where clearly visible from a public street, open space or major access drive:
    - i. *Roofs.* For buildings with hip, gable or mansard roofs, allowed materials include metal standing seam, slate, clay or concrete tile (barrel or Roman shape).
    - ii. *Windows,* except for retail at-grade, shall be vertical in proportion and have at least a three-inch reveal. Vertically proportioned windows which are joined together by a mullion shall be considered as meeting this standard.
  - b. *Architectural point system.* All structures shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five of the referenced architectural elements.
    - i. Canopies, awnings, porticos with colonnade, or arcades for at least 70 percent of the front facade;
    - ii. Raised pilasters or quoined corners;
    - iii. Vertical elements (landmark feature as defined in this Code);
    - iv. Windows and doors framed with stone, cast stone, limestone, or other decorative masonry headers and sills;
    - v. Outdoor patios and/or courtyards (landscaped and furnished);
    - vi. Decorative ornamentation integrated into the building facade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes or horizontal and rhythm patterned brickwork; or other architectural features approved by the director.
    - vii. Rainwater harvesting system for on-site use.

c. *Exterior facade materials.*

i. *Allowed exterior materials.* Allowed exterior surface materials are categorized into three groups:

*Group A.* Brick, stone and exterior grade stucco applied in a three-step process. At least 10% of any primary facade shall contain brick or stone.

*Group B.* Stucco, architectural concrete block with integrated color, factory primed cementitious fiberboard (in the form of lap siding or board and batten), colored or stamped tilt-wall, EIFS (above 14 feet from grade only). Cementitious fiberboard is limited to 20 percent of any facade.

*Group C - Accent.* Metal, EIFS, wood.

ii. *Prohibited exterior materials.* Prohibited exterior surface materials include metal building panels, cinderblock and aggregate finished surfaces.

iii. *Primary facades.* The following shall apply to all exterior walls of buildings which are clearly visible from a public street, open space, or active storefront:

a) Primary facades, excluding windows, doors, and other openings, shall be constructed of at least 80 percent Group A materials and up to 20 percent Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features.

iv. *Secondary facades.* The following shall apply to all exterior walls of buildings which are not clearly visible from a public street, open space or active storefront, or are constructed on a property line as one of a series of in-line buildings where the wall will become part of a common wall:

a) Walls, excluding windows, doors, and other openings, shall be constructed of a minimum of 20 percent Group A materials and up to 80 percent Group B materials. However, the color of the walls shall match the primary facades.

b) *Wrapping the primary facade treatment.* Secondary facades which are adjacent to the primary facade shall contain the primary facade treatment for at least 10 percent of its area. This may occur as a simple continuation of the primary facade treatment, or elements such as cornices, bases and vertical elements. In all cases, however, wall surface materials shall wrap the corner, except when located on a common property line.

v. At least two materials shall be used on all exterior facades.

vi. Windows and glazing shall be limited to a minimum of 30 percent and maximum of 70 percent of each building elevation facing a street, major Access Drive or side yard greater than ten feet. This does not apply to big boxes or industrial buildings. See subsection 6.b below for special requirements for retail at-grade.

vii. *Color.*

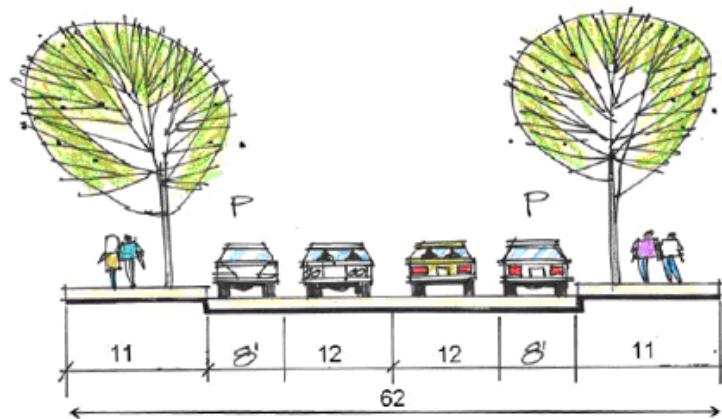
a) The dominant color of all buildings shall be muted shades of color. Black shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0 percent of the building face, except that bright and fluorescent colors are prohibited.

- b) Roof colors shall be a muted shade of cool gray, warm gray, brown or red.
- c) The planning director may refer the interpretation of appropriate colors to city council.

4. *Townhouse district standards.*

- a. All townhouse developments within the overlay are subject to site plan review and approval by director. The site plan shall show the typical layout of the townhouse lot and an overall layout of the development.
- b. All townhouse developments shall provide rear entry off-street parking with a minimum two-car garage. Alleys servicing these developments shall be a minimum 20 feet in width.
- c. *Open space.*
  - i. Ten percent of the total townhouse development shall be dedicated as usable open space. This area shall be platted as common area; open space must be usable and serve as an amenity for residents.
  - ii. Open space shall contain at least one large canopy tree and one small ornamental tree for each 5,000 square feet of required open space. The location of open space should endeavor to preserve existing trees.
- d. The maximum height of townhouses shall be at least two stories but may not exceed three stories or 50 feet whichever is less.
- e. Streets adjacent to townhouses shall have a minimum 62-foot right-of-way or public access driveway. All townhouses shall be platted on individual lots and require public street frontage, but cannot have double street frontage.



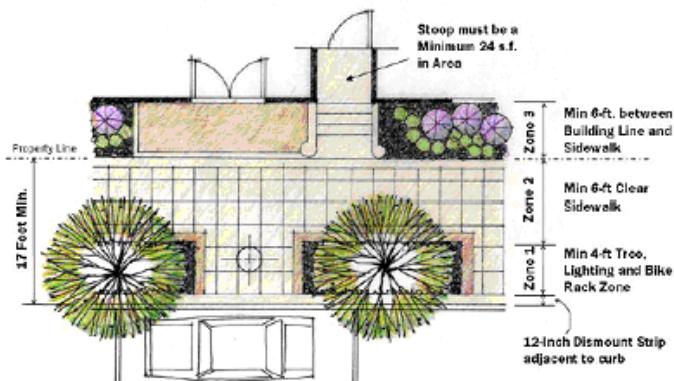
- f. Parallel parking shall be provided along the curb in the right-of-way.
- g. The front building setback shall be a minimum of six feet and a maximum of 15 feet.
- h. Three zones between back of curb and the building line:

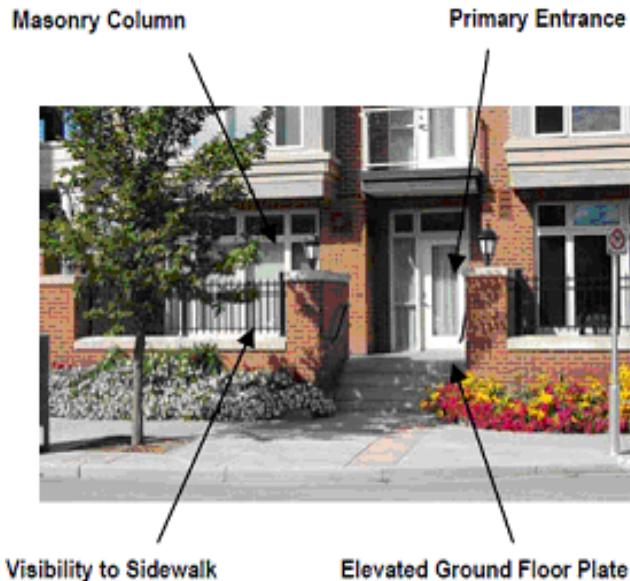
CHAPTER 15 - ZONING  
APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS  
III. STANDARDS FOR GATEWAY OVERLAY

---

- i. Streetscape zone - a minimum four-foot wide area adjacent to the back-of-curb for urban trees, street furniture plus a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each two urban trees, a bike rack, trash receptacle, bench, pedestrian streetlights, or other approved street furniture is required.
- ii. Sidewalk zone (2) - a minimum six-foot wide clear sidewalk;
- iii. Landscape zone (3) - a minimum six-foot landscape/patio area adjacent to the building. In order to differentiate the different zones (public v. private) of the sidewalk and the townhouse, a three-foot high wrought iron, masonry, or cast stone fence may be constructed. Balcony and patio railings and fences shall be largely transparent and constructed of tempered glass, wrought iron or metal. Masonry columns may be used on patios provided that they are used as accents. Wood fences and railings and chain-link fencing are prohibited for balconies and patios.

- i. All buildings which have residential unit floor plates within six feet of grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk.
- j. The front door entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 sf stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the director. However, up to 50 percent of units [may be] built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area.





- k. A 20-foot rear building setback shall be applied from the alley right-of-way which includes a five-foot fence setback with an urban tree for each property.
- l. The minimum side yard is five feet between groups of three to six townhouses; side yard at corner shall be the same as for a front yard, and requires all three zones.
- m. The minimum lot width is 25 feet. Lot depth is a minimum of 100 feet.
- n. The maximum block length should not exceed 400 feet.
- o. A ten-foot wide rear landscape buffer shall be provided and shall contain one tree for each 30 linear feet.
- p. Units must also include windows which provide residents a view of the street or public access easement and sidewalk area.
- 5. *Residential at-grade.* In developments that contain residential at-grade, the front door entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 sf stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the director. However, up to 50 percent of units [may be] built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area. (See diagram in townhouse standards above.)
- 6. *Retail and mixed use building standards.*
  - a. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk and should be inset by at least four feet.
  - 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 14 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;

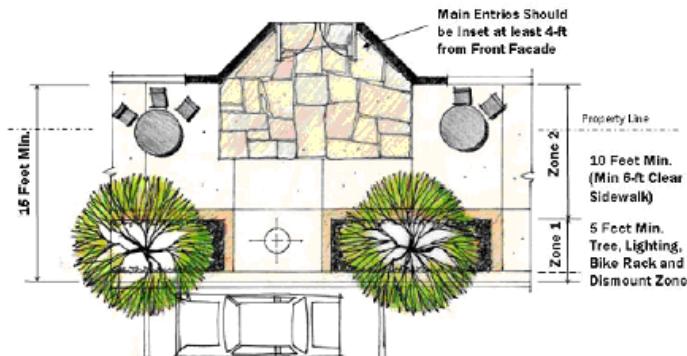
CHAPTER 15 - ZONING  
APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS  
III. STANDARDS FOR GATEWAY OVERLAY

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- iii. Have an awning or canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building. Such awning or canopy shall maintain a minimum 7.5-foot clearance over the sidewalk; and
- iv. Have highly transparent glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade. The ground floor shall be excluded from the minimum and maximum window requirement above.

c. Two zones between back of curb and the building line:

- i. Streetscape zone - a minimum four-foot wide area adjacent to the back-of-curb for urban trees, street furniture plus a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each three urban trees along a sidewalk, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture should be provided.
- ii. Sidewalk zone (2) - a minimum ten-foot wide sidewalk. The sidewalk zone may be encroached by a three-foot high fenced patio area for dining, as long as a minimum six-foot width is maintained for a pedestrian way.



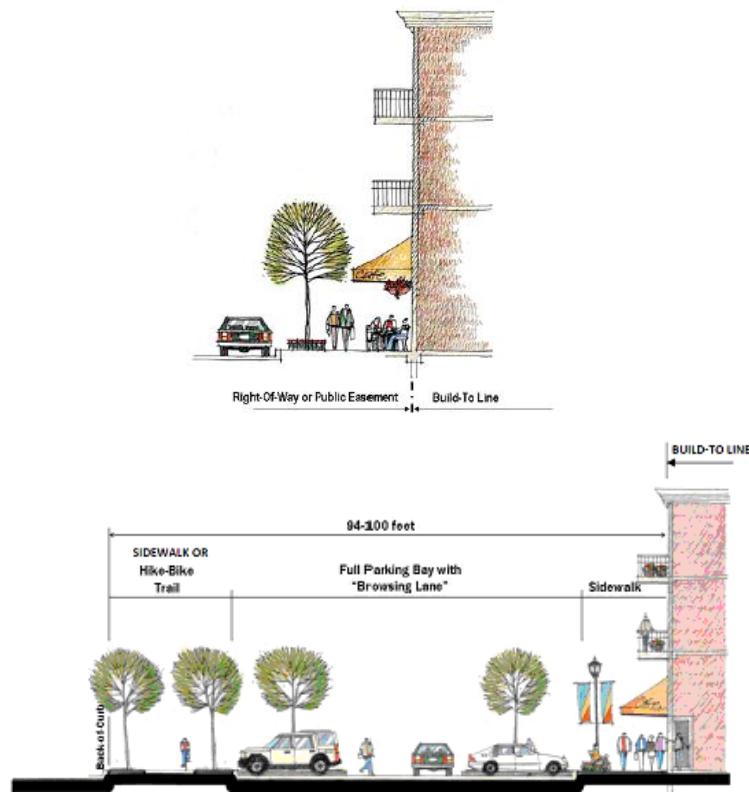
d. *Build-to line*. At least 70 percent of the front building face shall be constructed within a minimum of 15 feet from the back of curb and a maximum of 20 feet when adjacent to a major access drive. The remainder of the building frontage may be set back further to allow such things as outdoor dining,

CHAPTER 15 - ZONING  
APPENDIX C. - SUSTAINABILITY, GATEWAY, AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS  
III. STANDARDS FOR GATEWAY OVERLAY

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plazas, entry courts and pass-throughs to parking. For developments where there is parking between the building and property line, the build-to line shall be 100 feet from the back-of-curb.

**Build-To Diagrams**



(Ordinance 10-049 adopted 11-16-10; 2008 Code, ch. 14, app. C, sec. III)