

ARTICLE VIII. BUILDING DESIGN

Sec. 98-393. Residential Building Design Standards

- (a) **Applicability.** These building design standards apply to all new construction of development, redevelopment of, and expansion of townhouse and multi-unit residential principal buildings in all zoning districts as permitted in [ARTICLE III, Districts and Zoning Map](#).
- (b) **General Residential Building Design Standards.** All residential buildings in every zoning district shall comply with the standards detailed in Table 98-393-1, *Minimum Residential Building Design Standards*, and shall meet the minimum design points as specified in [Paragraph C\(3\), Minimum Amount of Points Required](#).

Table 98-393-1, Minimum Residential Building Design Standards	
Building Design Element	Design Standard
Building Orientation and Layout	
Stairs <ul style="list-style-type: none"> ▪ Townhouse and Multiplex ▪ Multi-Unit Residential 	<ul style="list-style-type: none"> ▪ All stairs shall lead to a covered primary entrance. ▪ All stairs shall be at least 90 percent enclosed or hidden from the street view.
Unit Variation	
<ul style="list-style-type: none"> ▪ Townhouse 	<ul style="list-style-type: none"> ▪ <u>No more than two adjacent townhouses shall have identical architectural designs. A minimum of three of the following shall be incorporated between adjacent townhouses:</u> <ul style="list-style-type: none"> ▪ Varied rooflines (styles and heights). ▪ Facade treatments (diverse materials, textures, and patterns). ▪ Window configurations (variations in size, shape, and placement). ▪ Balcony and terrace designs (different railing styles, placements, and sizes). ▪ Building massing (variation in design, massing, and articulation).
<ul style="list-style-type: none"> ▪ Multi-Unit Residential 	<ul style="list-style-type: none"> ▪ <u>No more than two adjacent buildings or units within a site development shall have identical architectural designs.</u> ▪ <u>At least three of the following shall distinguish adjacent buildings:</u> <ul style="list-style-type: none"> ▪ Varied rooflines (styles and heights). ▪ Facade treatments (diverse materials, textures, and patterns). ▪ Window configurations (variations in size, shape, and placement). ▪ Balcony and terrace designs (different railing styles, placements, and sizes). ▪ Building massing (variation in design, massing, and articulation).
Parking	
Parking Location (min.) <ul style="list-style-type: none"> ▪ Multi-Unit Residential 	<ul style="list-style-type: none"> ▪ At least 90% of the parking shall be located to the side and rear of the building and not located along street frontage.

Table 98-393-1, Minimum Residential Building Design Standards

Building Design Element	Design Standard
Garage (2-car)	Raised panel doors or some type of relief feature.
Garage (3-car) (min.)	<ul style="list-style-type: none"> ▪ Raised panel doors or some type of relief feature; and ▪ the single-car garage must be set back a min. 1 ft. from double-car garage
Parking Garage (min.)	2 of the following: <ul style="list-style-type: none"> ▪ Variations in depth, plane, or texture. ▪ Decorative screens, trellises, or architectural panels. ▪ Differing heights, widths, or projections on at least 3 facades.
Carports	Carports shall be architecturally integrated with the main building, using materials, colors, and design elements that complement the principal structure.

(c) **Multiplexes, Townhouses, and Multi-Unit Dwellings.**

- (1) *Generally.* In addition to the standards in Table 98-393-1, *Minimum Residential Building Design Standards*, all multiplexes, townhouses and multi-unit dwelling buildings shall achieve the following minimum number of points in Table 98-393-2, *Minimum Number of Points Required*, from the menu of building design element options shown in Table 98-393-4, *Residential Building Design Options Menu*.
- (2) *Calculating Points.* For each building design element listed in Table 98-393-4 that is utilized, the corresponding number of points will be earned or deducted as listed in the last column.
- (3) *Minimum Number of Points Required.* All multiplex and multi-unit dwellings shall achieve the following minimum number of points from the menu of building design element options shown in Table 98-393-4, *Residential Building Design Options Menu*.

Table 98-393-2, Minimum Number of Points Required

Multiplex, Townhouse, or Multi-Unit Dwelling	Number of Points Required (min.)
Less than 10 dwelling units	40 points
10 to 50 dwelling units	50 points
More than 50 dwelling units	60 points

- (4) *Minimum Points for Height Bonus.* If the chosen design elements for a development project exceed the points specified in Table 98-393-3, *Minimum Points for Height Bonus*, the building may be eligible for a height bonus beyond the maximum height (as determined by the subject property's zoning district in [ARTICLE III, Districts and Zoning Map](#)). The height bonus allows a building to be increased by one foot for every five points exceeding the required points below (up to 15 feet).

Table 98-393-3, Minimum Points for Height Bonus

Multiplex, Townhouse, or Multi-Unit Dwelling	Number of Points Required (min.)
Less than 10 dwelling units	60 points
10 to 50 dwelling units	80 points
More than 50 dwelling units	85 points

Table 98-393-4, Residential Building Design Options Menu

Key: -- = Not Applicable

Building Design Element	Design Standard	Points Earned (+) or Deducted (-)
Building Design Features		
<i>Façade Width Before Articulation (max.)</i>	15 ft.	+5
<i>Façade Height Before Articulation (max.)</i>	15 ft.	+5
<i>Varied Design Features (min.)</i>	2 of the following: <ul style="list-style-type: none"> ▪ Dormer windows or cupolas; ▪ Pillars, posts, or pilasters; or ▪ Bay windows with a min. 12-in projection 	+10
<i>Masonry, Concrete, Stucco, Structural Clay Tile, or Glass¹ as the Primary Material²</i>	--	+15
<i>Metal, Vinyl, Siding, Wood, Composites, or Other Material as the Primary Material²</i>	--	-5
<i>Percentage of Ground Floor as Windows (min.)</i>	40% / 60%	+5 / +10
<i>Percentage of Upper Floor(s) as Windows (min.)</i>	40% / 60%	+5 / +10
<i>Neutral Building Colors</i>	--	+10
<i>Any Other Building Color</i>	--	-5
Roof Design Features		
<i>Standing Seam Metal or Shingles (Asphalt, Metal, Slate, or Wood)</i>	--	+15
<i>Asphalt, Concrete, Solar Shingles, and Vinyl Membrane</i>	--	-5
<i>Pitched Roof Over Principal Structure (min.)</i>	5/12 pitched roof design (including the roof area located over the garage)	+10
<i>Pitched Roof Over Porch and Entrances (min.)</i>	4/12 pitched roof design	+5
<i>Eave (min.)</i>	12" over all faces of the exterior walls	+5
Table Notes:		
1. The percentage ground or upper floor(s) windows cannot also be counted towards the primary material amount.		
2. The calculation of the primary material shall be based on the total surface area and shall consist of at least 80 percent of the materials listed above to receive the number of points indicated in the table.		

Sec. 98-394. Mixed-Use and Nonresidential Building Design Standards

- (a) **Applicability.** These building material standards apply to all new mixed-use and nonresidential developments, redevelopments, and expansions of principal buildings as permitted in [ARTICLE III, Districts and Zoning Map](#).
- (b) **General Mixed-Use and Nonresidential Building Design Standards.**
- (1) *Generally.* All mixed-use and nonresidential buildings shall comply with Table 98-394-1, *Minimum Mixed-Use and Nonresidential Building Design Standards*, and shall meet the minimum design points as specified in [Paragraph b\(3\), Minimum Amount of Points Required](#).

Table 98-394-1, Minimum Mixed-Use and Nonresidential Building Design Standards	
Building Design Element	Design Standard
Primary Entrance	
<i>Sheltering Element (min.)</i>	<ul style="list-style-type: none"> ▪ Recessed or contain an awning, canopy, arcade, or portico; and ▪ Sheltering element shall be at least 15% of length of the wall to which it is attached.
Building Mass	
<i>Base (min.)</i>	8% of the average wall height
<i>Body (min.)</i>	60% of the average wall height
<i>Cap (min.)</i>	8% of the average wall height and not to exceed the height of the base
<i>Number of Cap Design Features (min.)</i>	2 of the following: <ul style="list-style-type: none"> ▪ Cornice; ▪ Parapet; ▪ Awning; ▪ Canopy; or ▪ Eaves
Parking	
<i>Parking Location (min.)</i>	At least 90% of the parking shall be located to the side and rear of the building and not located along street frontage.
<i>Parking Garage (min.)</i>	2 of the following: <ul style="list-style-type: none"> ▪ Variations in depth, plane, or texture. ▪ Decorative screens, trellises, or architectural panels. ▪ Differing heights, widths, or projections on at least 3 facades.

- (2) *Calculating Points.* For each building design element listed in Table 98-394-4, *Mixed-Use and Nonresidential Building Design Options Menu* that is utilized, the corresponding number of points will be earned or deducted as listed in the last column.
- (3) *Minimum Number of Points Required.* All mixed-use and nonresidential buildings shall achieve the minimum number of points in Table 98-394-2, *Minimum Number of Points Required*, from the

menu of building design element options shown in Table 98-394-4, *Mixed-Use and Nonresidential Building Design Options Menu*.

Table 98-394-2, Minimum Number of Points Required	
Mixed-Use and Nonresidential Development Gross Floor Area	Number of Points Required (<i>min.</i>)
<i>Less than 10,000 square feet of gross floor area</i>	40 points
<i>10,000 to 34,999 square feet gross floor area</i>	50 points
<i>35,000 to 60,000 square feet gross floor area</i>	60 points
<i>More than 60,000 square feet gross floor area</i>	70 points

- (4) *Minimum Points for Height Bonus.* If the chosen design elements for a development project exceed the minimum points required as specified in Table 98-394-3, *Minimum Points for Height Bonus*, the building may be eligible for a height bonus beyond the maximum height (as determined by the subject property's zoning district in [ARTICLE III, Districts and Zoning Map](#)). The height bonus allows a building to be increased by one foot for every five points exceeding the required points below (up to 15 feet).

Table 98-394-3, Minimum Points for Height Bonus	
Mixed-Use and Nonresidential Development Gross Floor Area	Number of Points Required (<i>min.</i>)
<i>Less than 10,000 square feet of gross floor area</i>	60 points
<i>10,000 to 34,999 square feet gross floor area</i>	70 points
<i>35,000 to 60,000 square feet gross floor area</i>	80 points
<i>More than 60,000 square feet gross floor area</i>	90 points

Table 98-394-4, Mixed-Use and Nonresidential Building Design Options Menu		
Key: -- = Not Applicable		
Building Design Element	Design Standard	Points Earned (+) or Deducted (-)
Building Design Features		
<i>Façade Width Before Articulation (max.)</i>	35 ft.	+5
<i>Façade Height Before Articulation (max.)</i>	15 ft.	+5
<i>Varied Design Features (min.)</i>	3 of the following: <ul style="list-style-type: none"> ▪ Canopies; ▪ Roof overhangs; ▪ Entry recesses; ▪ Arcades; ▪ Raised corniced parapets; ▪ Outdoor plaza; or ▪ Integral planters 	+10

Table 98-394-4, Mixed-Use and Nonresidential Building Design Options Menu

Key: -- = Not Applicable

Building Design Element	Design Standard	Points Earned (+) or Deducted (-)
Building Design Features		
<i>Varied Massing Techniques (min.)</i>	2 complying with Table 98-394-5, <i>Varied Massing Techniques</i> , below	+10
<i>Natural Stone, Masonry, Concrete, Stucco, Structural Clay Tile, or Glass¹ as the Primary Material²</i>	--	+15
<i>Metal, Vinyl, Siding, Wood, Composites, or Other Material as the Primary Material²</i>	--	-5
<i>Percentage of Ground Floor as Windows (min.)</i>	55% / 65%	+5 / +10
<i>Percentage of Upper Floor as Windows (min.)</i>	55% / 65%	+5 / +10
<i>Neutral Building Colors</i>	--	+10
<i>Any Other Building Color</i>	--	-5
Roof Design Features		
<i>Standing Seam Metal or Shingles (Asphalt, Metal, Slate, or Wood)</i>	--	+15
<i>Asphalt, Concrete, Solar Shingles, or Vinyl Membrane</i>	--	-5
<i>Eave (min.)</i>	12" over all faces of the exterior walls	+5

Table Notes:

- The percentage ground or upper floor(s) windows cannot also be counted towards the primary material amount.
- The calculation of the primary material shall be based on the total surface area and shall consist of at least 80 percent of the materials listed above to receive the number of points indicated in the table.

Table 98-394-5, Varied Massing Techniques

Description	Image	Standard
<p>Vertical variation is a change in the height of at least one floor for a portion of the building.</p>		<p>A change in height shall count as a massing variation technique when it extends back a minimum of 40% of the depth of the building.</p>

Table 98-394.-5, Varied Massing Techniques

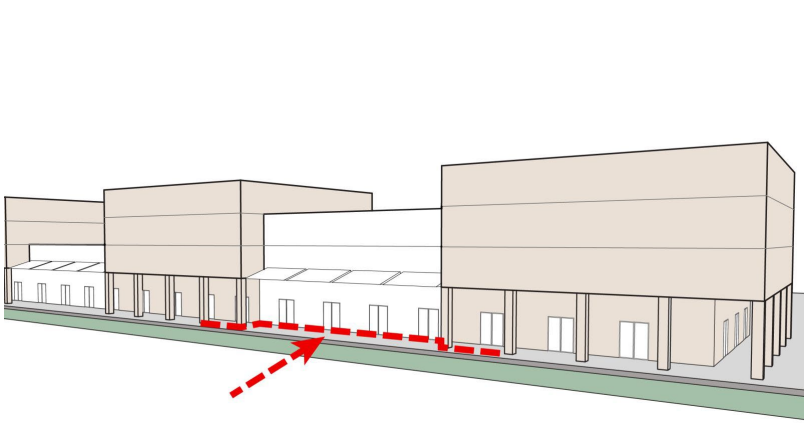
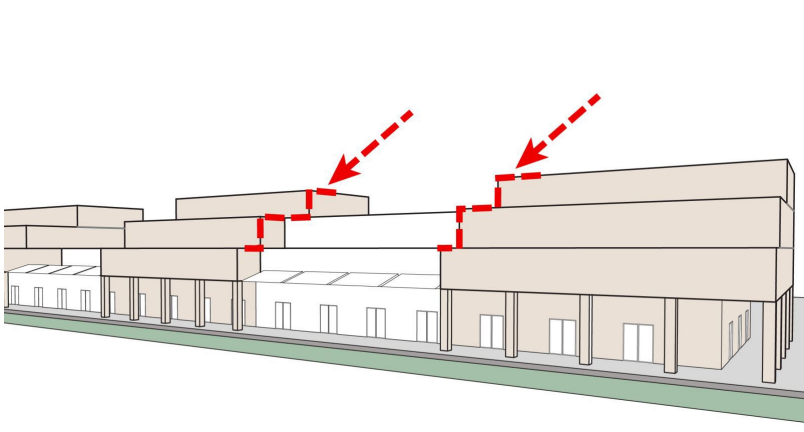
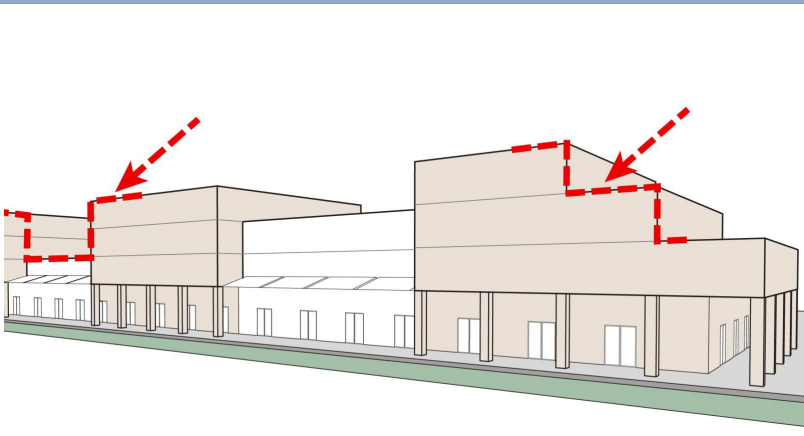
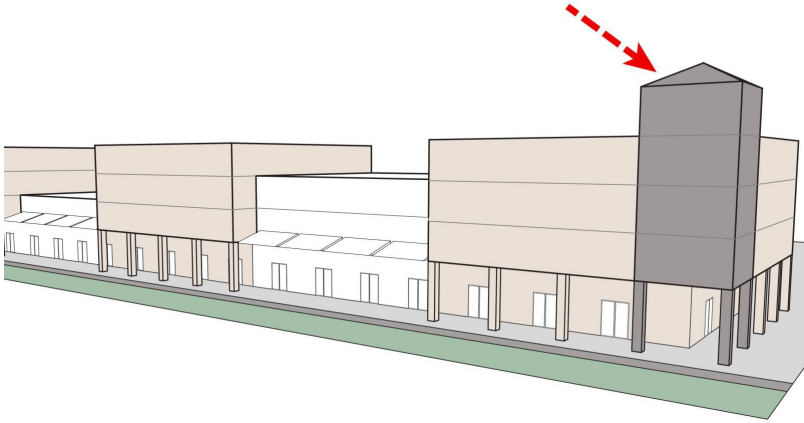
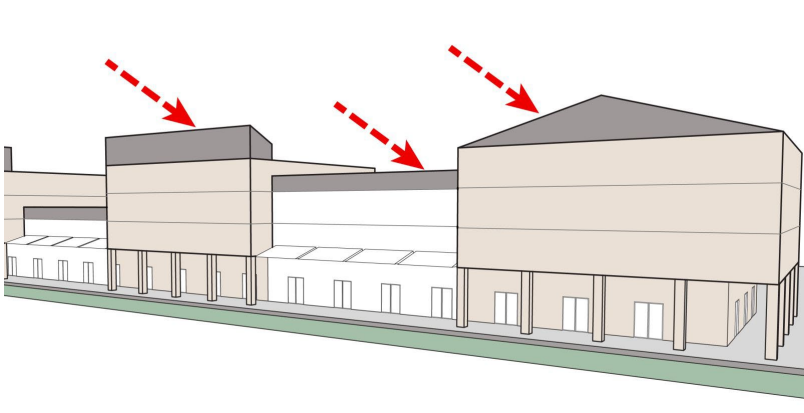
Description	Image	Standard
<p>Increased Setback</p> <p>A substantial offset in wall planes that extends the full height of the building and differentiates the building from adjoining buildings.</p>		<p>Minimum offset: 6 ft. Minimum width: 8 ft.</p>
<p>Upper-Level Front Stepback</p> <p>An upper-level front stepback adds visual interest and reduces the mass of a larger building.</p>		<p>Minimum stepback of 15 ft. above the first floor.</p>
<p>Upper-Level Side Stepback</p> <p>An upper-level side stepback occurs at the end of a building and is effective in providing a transition to a sensitive edge and to public walkways.</p>		<p>A change in height shall count as a varied massing technique when the stepback extends a minimum of 40% of the total building length (measured from end-to-end).</p>
<p>Building Corner or Focal Point</p>		

Table 98-394.-5, Varied Massing Techniques

Description	Image	Standard
<p>Building corner elements or focal points are achieved using the techniques in this table or can be achieved by adding a strong visual element.</p>		<p>Visual elements may extend 15 ft. above the maximum height at building corners.</p>
<p>Roof Variation</p>		
<p>Roof variations add visual interest to the building.</p>		<p>A roof variation shall count as a varied massing technique when the minimum roof pitch of at least one roof is: 2:4 and is at least 80% along the frontage.</p>

- (c) **Outdoor Dining Facilities.** The following development standards apply to all outdoor dining areas:
- (5) **Clear Path.** A clear path of at least five feet wide, free of all obstructions to the flow of pedestrian traffic, shall be provided in the public right-of-way and shall be maintained at all times.
 - (6) **Shall Not Obstruct an Entrance.** No outdoor dining area shall obstruct the entrance to any building, interfere with or impede the flow of pedestrian or vehicle traffic, or create any other condition that is detrimental to the appearance of the premises or any surrounding property, or in any other manner that is detrimental to the public health, safety or welfare or causes a public nuisance.
 - (7) **Furniture.** Outdoor dining area furniture, including but not limited to tables, chairs, and umbrellas, shall be of high quality and consistent with the theme of the primary establishment or overall premises.
 - (8) **Hours and Circulation.** An outdoor dining area shall be used only for dining, drinking, and circulation, and shall operate only in conjunction with and during the same hours as the adjacent eating and drinking establishment.
 - (9) **Free of Litter.** The area within, and adjacent to, the outdoor dining area shall be clean and free of litter at all times.

- (10) *Trash or Storage Areas.* Trash or storage areas shall not be located on or adjacent to the public right-of-way and shall be screened.
 - (11) *Orientation.* Outdoor dining shall be oriented away from adjacent residential uses except as approved by the approving authority.
 - (12) *Parking.* Parking shall be in compliance with the standards of [ARTICLE IV](#), *Off-Street Parking Requirements*, for the primary use and shall include any outdoor dining area that is in excess of 200 square feet as part of the dining area or GFA.
- (d) **Drive-In or Drive-Through Facilities.**
- (1) *Access.* The entrance and exit to all drive-in and drive-through facilities shall take access from an arterial or collector street.
 - (2) *Location.* The drive-in or drive-through facility shall not be located within the front yard setback.
 - (3) *Screening.* Ordering stations facing abutting residentially zoned or used property shall be screened with landscaping and with a fence at least five feet in height.
- (e) **Outdoor Commercial Storage.**
- (1) *Where Permitted.* Outdoor storage for nonresidential uses is permitted in the ID zoning district. Unless otherwise explicitly exempted, outdoor storage for nonresidential uses that are located in districts that are not set out in this Section is prohibited.
 - (2) *Location.*
 - a. *Generally.* Outdoor storage areas may be adjacent to the principal building and shall be located in side or rear yards, provided that all minimum setback depths are maintained.
 - b. *Agricultural Uses.* Outdoor storage areas for agricultural equipment or materials in any zoning district shall be set back 100 feet from public rights-of-way and properties that have different zoning.
 - (3) *Area of Storage.* The total square footage of such storage areas shall not exceed 50% of the gross floor area of the principal building on the site.
 - (4) *Surfacing and Drainage.* All outdoor storage facilities, including access aisles, driveways, and maneuvering areas, shall be composed of an all-weather surface and shall meet the drainage requirements of the City.
 - a. *Maneuvering of Inventory.* The site shall be of adequate size, shape, and design to ensure:
 - i. All maneuvering of inventory will be contained on-site;
 - ii. No inventory will be backed onto the site from the public right-of-way;
 - iii. All on-site maneuvering shall occur without encroaching onto adjacent properties or rights-of-way; and
 - iv. Inventory will be maneuvered without conflicting with vehicular use areas.
 - (5) *Buffering.* Outdoor storage areas shall be buffered.
 - a. *Minimum Width.*
 - i. *Natural with Berm.* Bufferyards containing a berm shall be a minimum width of 35'.
 - ii. *Structural.* Bufferyards containing a fence or wall shall be a minimum width of 20'.
 - b. *Canopy Trees.* All bufferyards shall contain a minimum of 3 canopy trees per 100 linear feet.
 - c. *Ornamental Trees.* All bufferyards shall contain a minimum of 5 ornamental trees per 100 linear feet.

- d. *Shrubs.*
 - i. *Natural with Berm.* Bufferyards containing a berm shall contain a minimum of 25 shrubs per 100 linear feet.
 - ii. *Structural.* Bufferyards containing a fence or wall shall contain a minimum of 10 shrubs per 100 linear feet.
- (6) *Screening.*
 - a. *Screening Required.* Outdoor storage areas shall be screened in one of the following ways:
 - i. Enclosed by a wall that is designed into the principal building's facade and composed of the same materials as the principal building; or
 - ii. Enclosed by a wall or opaque fence of sufficient height to completely screen the stored materials from public view. Such wall or fence shall be landscaped with shrubs planted 36 inches on center that are maintained as a hedge around the entire periphery of the wall, except at points of access.
 - b. *Exemptions.* The following types of outdoor storage are exempt from the screening requirements, above:
 - i. Retail planting stock and landscape stone or similar landscape materials, associated with a nursery or greenhouse;
 - ii. Commercial vehicles related to a permitted business on-site; and
 - iii. Finished recreational vehicles, automobiles, portable buildings, boats, trailers, manufactured homes, and other similar vehicles or equipment sold by a permitted use on-site.
- (7) *Mobile Homes.* No mobile home shall be stored for any purpose on any parcel of land within the City limits or other than a recognized storage lot.

~~ARTICLE VII. – CORRIDOR ENHANCEMENT~~

~~Sec. 98-388. – Purpose.~~

~~The city council hereby declares that as a matter of public policy, that it is desirable and in the best interest of the public health, safety, morals and general welfare of the citizens of the city to provide for the enhancement of the overall visual image and perception of the city along its main entryways and corridors by requiring construction standards for exterior walls and façades on buildings along these corridors.~~

~~{Ord. No. 2014-03, § 1, 5-20-2014}~~

~~Sec. 98-389. – District boundaries and designation of properties.~~

~~(a) Properties subject to the requirements of this article and designated as the corridor enhancement district include all properties located within 750 feet of the right-of-way of:~~

~~(1) Texas State Highway 105, extending from the eastern boundary of the corporate limits of the city to the western boundary of the corporate limits of the city.~~

~~(b) Properties subject to the requirements of this article and designated as the corridor enhancement district include all properties located within 300 feet of the right-of-way of:~~

~~(1) Texas State Farm Road 149, extending from the northern boundary of the corporate limits of the city to the southern boundary of the corporate limits of the city; and~~

~~(2) The entire Lone Star Parkway, extending from Texas State Highway 105 on the east to Texas State Highway 105 on the west; and~~

~~(3) Texas State Farm Road 1097, extending from the northeastern boundary of the corporate limits of the city to Texas State Farm Road 149.~~

~~(c) The city council may, from time to time, following recommendation either for or against such designation by the planning and zoning commission, designate certain additional areas in the city as a corridor enhancement district, and define, amend, or eliminate the boundaries of designation. Such designation and the requirements thereof shall be in addition to any other zoning district designation or requirement established in this chapter. All zoning maps shall reflect the corridor enhancement district by the letters "CE" as a suffix to the use designated. Changes to the corridor enhancement district may be initiated by any person by request submitted to the city secretary.~~

~~{Ord. No. 2014-03 , § 1, 5-20-2014; Ord. No. 2018-02 , § 2, 1-23-2018}~~

~~Sec. 98-390. – General requirements.~~

~~(a) The construction of metal buildings is allowed within the corridor enhancement district; however, metal panels and exposed concrete masonry units (CMU) of any kind are prohibited on the exterior walls and facades of such buildings. Areas zoned as District ID are partially exempt from this requirement, provided that the main entrance of the building visible from the main entryways and corridors shall be 100 percent covered by the approved materials listed in subsection (b) of this section. The remaining exterior facades of a building within an area zoned as district ID must be at least 50 percent covered by a wainscoting of the approved materials listed in subsection (b) of this section, from the front to the back of the façade wall.~~

~~(b) Within the corridor enhancement district, acceptable façade materials that may be used on buildings or structures, individually or in combination, include:~~

~~(1) Natural stone.~~

~~(2) Brick.~~

~~(3) Wood.~~

~~(4) Fiber cement siding (e.g., Hardiplank).~~

~~(5) Stucco or similar exterior finishing system.~~

~~(6) Pre-cast concrete panels which are painted or integrally colored.~~

~~(7) Exposed aggregate concrete.~~

~~(8) Any other acceptable system that is not metal panel.~~

~~(c) New construction within the corridor enhancement district or buildings moved into the corridor enhancement district will be subject to the construction standards defined in this article.~~

~~(d) The city encourages property owners, architects and builders to recognize the historic significance of the city, and the desire to maintain and enhance the historic ambiance of the area. Therefore, voluntary compliance with other architectural aspects of the design guidelines for the city is strongly recommended.~~

~~{Ord. No. 2014-03, § 1, 5-20-2014; Ord. No. 2017-03, § II, 1-10-2017}~~

~~Sec. 98-391. — Exceptions and exemptions.~~

~~(a) Commercial, institutional, and residential structures existing within the corridor enhancement district, prior to the effective date of the ordinance from which this article is derived, shall not be required to be altered, repaired or modified to meet existing design criteria unless major façade or structural renovations are planned by the property owner. Major façade or structural renovations are defined as changes or renovations to 25 percent or more of any façade of the structure or improvements facing a public right-of-way, street or roadway.~~

~~(b) Exceptions to these requirements may be reviewed by the planning and zoning commission for a recommendation to city council for approval on a case-by-case basis, provided that the commission and city council find that the proposed building materials and arrangement of these materials will enhance and preserve the character along the corridor in which the structure is located. Consideration for exceptions to the above requirements shall be based on the architectural design and creativity of the structure, and its compatibility with surrounding developed properties.~~

~~(c) Exceptions reviewed by the planning and zoning commission and approved by city council shall be in effect for only the structure specifically authorized and shall become null and void should no building permit be issued within 90 days or should the building permit for the specific structure expire.~~

~~(d) The provisions of this article shall not be construed to apply to properties located within any planned development district in which deed restrictions have already been approved by the city.~~

~~{Ord. No. 2014-03, § 1, 5-20-2014}~~

~~Sec. 98-392. — Enforcement.~~

~~(a) A list of intended exterior materials will be submitted along with the building permit application. Building permits will not be approved unless acceptable external materials will be used.~~

~~(b) The city engineer and/or building inspector will review construction to ensure compliance with this article, and no certificate of occupancy will be granted until compliance with this article is achieved.~~

~~{Ord. No. 2014-03, § 1, 5-20-2014}~~

Sec. 98-395. DT district

(a) *Applicability.* Refer to Sec. [98-286\(b\)](#), Applicability, for development activities in the DT District that require compliance with this Section.

(b) *General Standards.* This Section shall apply in addition to the standards of [Sec. 98-393.](#), *Residential Building Design Standards*, and [Sec. 98-394.](#), *Mixed-Use and Nonresidential Building Design Standards*. Where there is a conflict between the standards of those Sections and this Section, this Section shall apply.

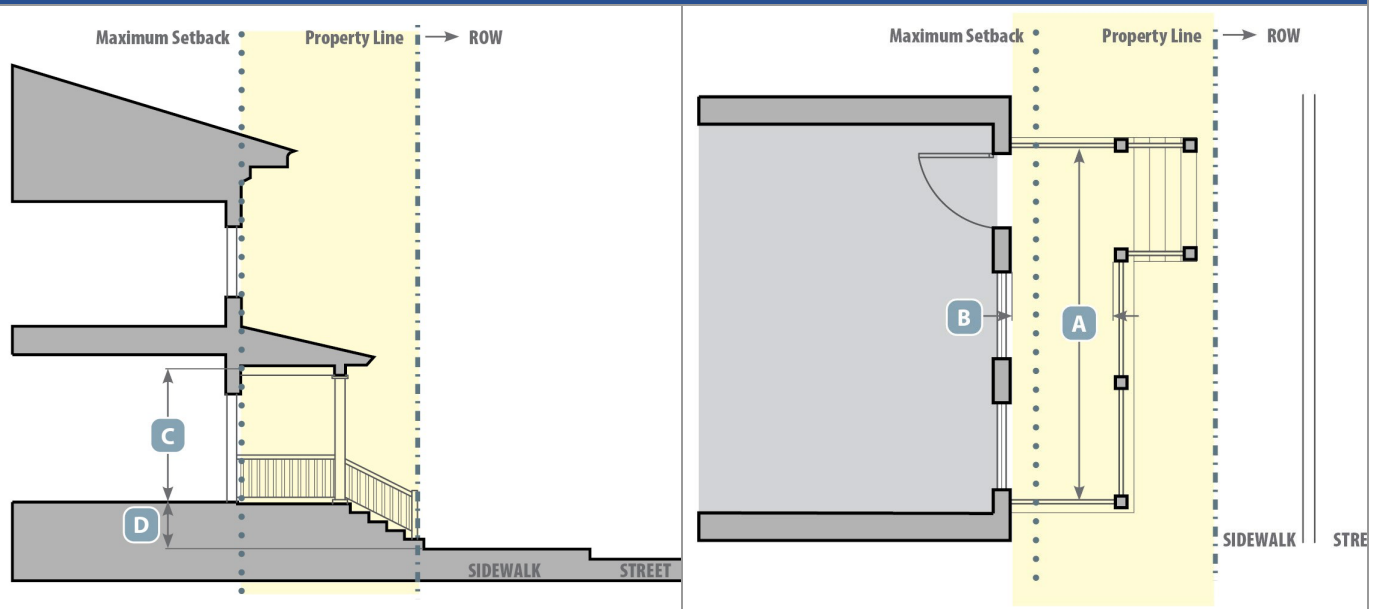
(c) *Residential Standards.*

(1) *General.* These residential standards apply to residential structures in the DT District.

a. *Upper-Story Residential.* The standards in [Subsection \(d\)](#), *Nonresidential and Mixed-Use Standards*, shall apply to the upper-story residential portion of the building.

- b. **Townhouse.** A townhouse shall have one of the following at the building entrance in accordance with Figure 98-395-1, *Porch Standards*, or Figure 98-395-2, *Stoop Standards*.

Figure 98-395-1, Porch Standards



Dimensional Standards

A	Width, Clear (minimum)	8 ft.
B	Depth, Clear (minimum)	5 ft.
C	Porch Height, Clear (minimum)	8 ft.
D	Finish Level Above Sidewalk (minimum)	1.5 ft.

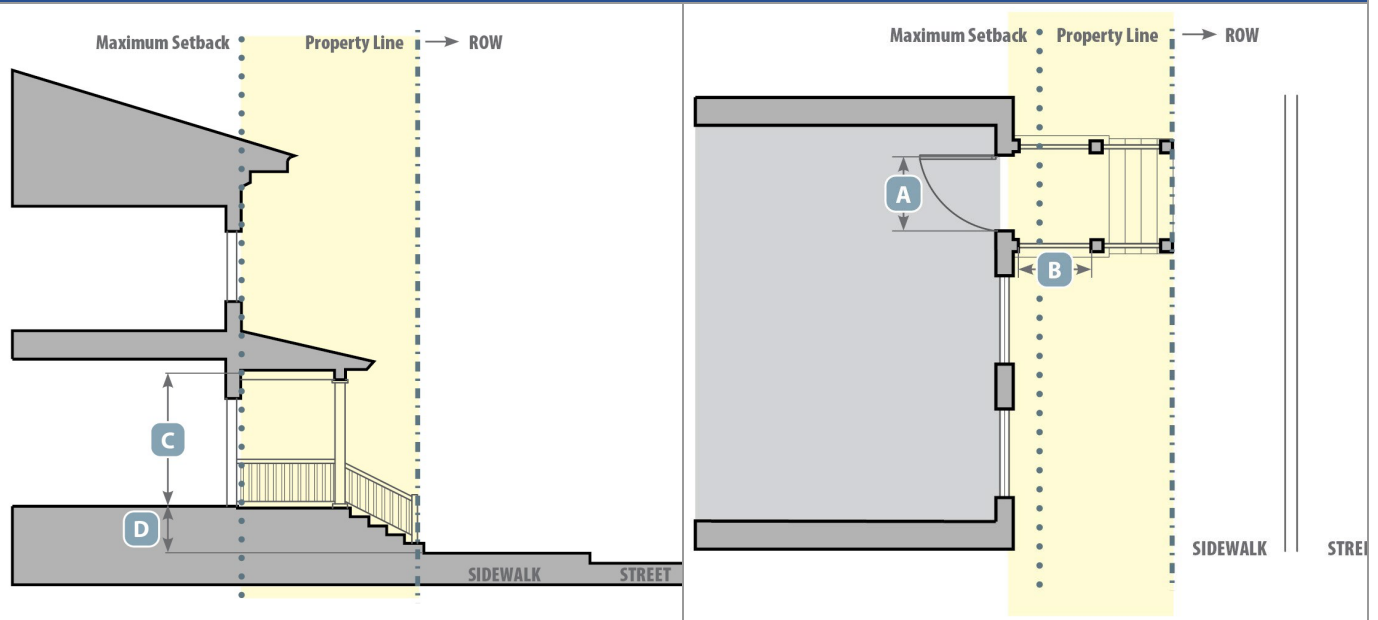
Other Standards

1. All porches shall have a roof but they shall not be fully enclosed.
2. Open porch bases shall be visually concealed with latticework or similar materials or landscaping.
3. A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk.

Examples



Table 98-395-2, Stoop Frontage Type Standards



Dimensional Standards

A	Width, Clear (minimum / maximum)	5 ft. / 8 ft.
B	Depth, Clear (minimum / maximum)	5 ft. / 8 ft.
C	Stoop Height, Clear (minimum)	8 ft.
	Stoop Height (maximum)	1 story
D	Finish Level Above Sidewalk (minimum)	1.5 ft.

Other Standards

1. Stoops may extend forward of the build-to-zone or setback line.
2. A stoop may have a roof but shall not be full enclosed.
3. A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk.
4. Stairs may be perpendicular or parallel to the building facade.
5. The entry doors shall be covered or recessed to provide shelter from the elements.

Examples

Table 98-395-2, Stoop Frontage Type Standards



(d) **Nonresidential and Mixed-Use Standards.** These nonresidential and mixed-use standards apply to nonresidential and mixed-use buildings in the DT District.

(1) **Facade Elements.**

- a. The base of the building, as depicted in Figure 98-395-3, *Base, Body, and Cap of Building*, shall constitute a minimum of eight percent of the average building height. The body of the building shall constitute a minimum of 60 percent of the average building height. The cap of the building shall constitute a minimum of eight percent of the average building height.
- b. The base and body of the building shall have a minimum of three of the following features:
 - i. Windows that comply with Paragraph 2, *Windows*, below;
 - ii. Canopies, spandrel panels, decorative brackets, pilasters, cornices and articulated rooflines;
 - iii. Variations in building heights or rooflines;
 - iv. Usable balconies on the body of the building;
 - v. Material changes for different building planes or elements;
 - vi. Accents through the use of moldings, sills, canopies or awnings, extruded window bands, decorative brackets; or
 - vii. Other façade features, such as arcades, breezeways, galleries, oriel or bay windows, pavilions, pergolas, porches, porticos, projecting vestibules or recessed entryways.
- c. The cap of the building shall have a minimum of two of the following features:
 - i. Cornice;
 - ii. Parapet;
 - iii. Awning;
 - iv. Canopy; or
 - v. Eaves

(2) **Windows.**

- a. Ground-floor windows shall non consist of darkened or reflective glass and shall cover a minimum of 70 percent of the length of the facade along Type A Streets and a minimum of 50 percent of

the length of the facade along Type B and C Streets. Upper-story windows shall cover a minimum of 50 percent of the length of the facade.

b. Windows shall contain trim features designed to accentuate the window frame such as:

- i. Window sills;
- ii. Shutters;
- iii. Projecting sills;
- iv. Lintels;
- v. Arched tops; or
- vi. Moulding.

(3) *Building Form and Detailing.*

a. Building Size, Shape and Height.

- i. No single building shall exceed 100 feet in width.
- ii. Insets or projections of at least two feet deep and 10 feet in length shall extend the full height of a building for every 40 feet in building length or width.

b. Awnings, Canopies, and Arcades

- i. All principal-street facing building elevations shall be equipped with either awnings above the first floor, or recessed ground floor arcades extending the full length of the building. Arcades must be indented at least four feet back from the main façade plane (4-foot overhang). All awnings must be constructed of durable materials, be non-retractable, and be permanently affixed to the façade surface.
- ii. Awnings and canopies shall not extend more than five feet from the façade of the building.
- iii. Awnings and canopies shall be attached to the building façade and shall not extend vertical support structures into the ground plane.
- iv. Awnings and canopies shall maintain a minimum of eight feet of vertical clearance from the ground plane.
- v. The Director of Public Works may permit, by recorded license agreement, encroachments into the public right-of-way if the encroachment:
 - (A) Does not extend more than four feet into the right-of-way and has an elevation of at least eight feet above grade;
 - (B) The encroachment does not impact the general functionality of the public sidewalk;
 - (C) The encroachment does not make the sidewalk noncompliant with the requirements of the Americans with Disabilities Act (ADA); and
 - (D) The encroachment does not create unsafe clearances from other elements of the right-of-way (e.g., street lighting, landscaping, vehicular movement, etc.).

(4) *Entryways.*

- a. Each building shall have a clearly visible entrance with either an overhang, recess or projection over the door or another design element approved by the Director.
- b. Doorways adjacent to a public right-of-way shall be set back so that doors do not swing into a right-of-way.

(5) *One-Story Buildings.*

- a. Along Type A Streets, all nonresidential and mixed-use buildings over 4,000 square feet in gross floor area or with any building facade that is greater than 100 feet in length that do not already have a habitable second story shall have a false second story that complies with the minimum and maximum height limit for the zoning district, as illustrated in Figure 98-395-4, *False Second Story*, and that has a minimum of three of the following design elements:
 - i. Transparent or opaque windows in the mid-section of the facade;
 - ii. Clerestory windows in the upper-section of the facade;
 - iii. Shading devices such as shutters or canopies;
 - iv. Varied rooflines and parapet heights;
 - v. Changes in materials;
 - vi. Corner elements;
 - vii. Juliet balconies; or
 - viii. Other features that the Director approves.
 - b. The false second story is not required to be under-roof or habitable but the facade shall extend a minimum of eight feet above a typical first story to allow the addition of elements described in 4.a above and create the appearance of a second story. Buildings with three tenants or more may include single-story segments for a maximum of 30 percent of the facade to create diversity in the building height. A specific minimum building height is not required.
- (6) *Drive-In and Drive-Through Facilities.* Drive-in and drive-through facilities are prohibited.
- (7) *Outdoor Display of Merchandise.*
- a. *Where Permitted.* Outdoor displays of merchandise are permitted in the DT district.
 - b. *Associated Use.* The outdoor display area shall only involve items for sale by a business located within a permanent structure or a designated area on the same site.
 - c. *Location.* Outdoor display areas shall be located in the buildable area of the site formed by the required setbacks and shall not be more than 50% of the storefront.
 - d. *Area of Display.*
 - i. *Automotive Sales, Leasing, and Rental.* Customary passenger vehicles, trailers, recreational vehicles, motor vehicles, and other motorized machinery and equipment for sale or lease may be displayed on an unlimited basis outside a building on a paved, all-weather display area or lot, provided that the display area shall not be placed within a required parking setback area and shall not reduce the capacity of a parking lot below that required by Article IV,, Off-Street Parking Requirements for the use.
 - ii. *All Other Uses.* The total area of the outdoor display shall not exceed 15% of the gross floor area of the principal building.
 - e. *Attached to Principal Building.* An outdoor display area that is attached to a principal building shall be:
 - i. Directly adjacent to a wall of a principal structure;
 - ii. Configured as a walled and/or decoratively fenced area that is architecturally integrated into the principal structure;
 - iii. If covered, the display area shall be covered with a roof structure that is architecturally integrated into the principal building, except that nursery areas may be covered by

greenhouse roofing, screening, or another cover material that is appropriate for protecting plant stock; and

- iv. Not located in areas that are required or used for parking, loading, or vehicular circulation.

Figure 98-395-3, Base, Body, and Cap of Building



Figure Notes:

A = Building Base | B = Building Body | C = Building Cap

Figure 98-395-4, False Second Story



Figure Notes:

A = Windows in Mid-section of Facade | B = Clerestory Windows | C = Shading Devices | D = Varied Rooflines and Parapet Heights | E = Change in Materials

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