

ATTACHMENT 4

Category	Subject	Existing Standards	Proposed Standards
Use of Land and Buildings	Accessory structures	Permitted in non-residential districts	Remove from non-residential districts. Accessory structures are intended for residential uses. All structures in non-residential districts should meet non-residential design standards.
	Big Box	Permitted by right in retail districts along US 380, Preston Road, and Dallas Parkway	Require a Specific Use Permit in retail districts. (A Big Box is currently defined as 80,000 square feet and larger and single tenant occupies greater than 80% of the building area.)
	Catering	Undefined use	Permit by right in DTO, NS, DTR, R, DTC, and C Districts
	Food Truck Parks	Undefined use	Proposing by Specific Use Permit in DTR, R, DTC, and C Districts, subject to Conditional Development Standards
	Licensed Massage	Not permitted in DTO	Permit in DTO
	Major Auto Repair	Permitted by SUP in a Commercial District and by right in an Industrial District, subject to Condition Development Standards	Redefine Major Auto Repair for any use that offers paint or body service, or outdoor storage
	Minor Auto Repair	Permitted by right in R, DTC, C, CC, and I Districts, subject to Condition Development Standards	Redefine as any auto repair, excluding paint or body service, allow by Specific Use Permit in noted districts
	Mobile Food Vendor	Permitted by right in R, DTR, DTC, and C Districts, subject to Conditional Development Standards	Allow by Specific Use Permit and Conditional Development Standards
	Restaurant	Permitted by right in Office and DTO	Prohibit in DTO and allow in Office Districts if located along a roadway designated as a major or minor thoroughfare
Conditional Development Standards	Auto Repair	Conditional Development Standards do not include provisions for bay door orientation or outdoor storage	Prohibit bay doors from being oriented toward right-of-way or single family districts and prohibit outdoor storage for minor auto repair
	Open Storage	Permitted by right in DTC, C, CC, and I Districts, subject to Conditional Development Standards, including screening consisting of a masonry wall with landscaping on the interior of the wall	Revise Conditional Development Standards to allow landscaping on the outside of a screening wall
Definitions	Auto Repair	Redefined as noted above	
	Catering	Undefined use	Proposing definition, including the prohibition of on-site dining
	Masonry	Defined as, "clay fired brick, natural and manufactured stone, granite, marble, stucco, and architectural concrete block as exterior construction materials for all structures. Other exterior construction materials for non-residential structures are tilt wall concrete panels, sealed and painted split faced concrete block, and high impact exterior insulation and finish systems (EIFS). High impact EIFS is only permitted when installed a minimum of nine feet (9') above grade at the base of the wall on which it is installed."	Redefining to allow concrete for big box, institutional, and industrial uses. (While the Town cannot currently regulate building materials, the amendment will serve as a guide for Prosper's preferred materials and future development agreements.)
	Mechanical Equipment	Undefined term	For the purposes of the requirement to screen mechanical equipment, defining as HVAC units and commercial kitchen equipment
	Mobile Food Vendor	Defined as stationary cart or trailers mounted on a chassis	Redefining to include self-propelled vehicles
	Temporary Building	Includes development standards within definition	Removing development standards from definition
	Townhome	Defined as, "a structure containing three to eight dwelling units with each unit designed for occupancy by one family and each unit attached to another by a common wall."	Redefining to require townhome units to be located on individually platted, fee-simple lots
	Auto Storage	Defined as, "the storage on a lot or tract of operable automobiles for the purpose of holding such vehicles for sale, lease, distribution, or storage."	Redefining to remove the term "operable" from the definition
	Food Truck Park	Undefined term	Providing definition
Landscaping	Berms	Not required	Require berms along US 380, FM 1385, Parvin Road/Frontier Parkway/FM 1461, Custer Road/FM 2478, Preston Road, and Dallas Parkway, ranging from 3' to 6' and an overall average of not less than 4.5'
	Buffalo Grass	Irrigation is not required for Buffalo Grass	Removal of irrigation waiver. If Buffalo grass does not survive and needs to be replaced, new vegetation cannot be established without irrigation.
	Landscaping requirement	The Town's landscape standards are applicable to existing development that is "expanding or redeveloping 30% or more of that development"	For the purpose of clarification, proposing to define expansion or redevelopment, based on an increase of building area
	Perimeter landscaping along roadways	The size of the required landscape area is based on the adjacent roadway classification, and easements are not prohibited within the landscape area	Providing clarification regarding undefined roadway classifications and prohibiting easements within the required landscape area to prevent unexpected removal of required landscaping by easement holders
	RLA Seal	A Registered Landscape Architect is required to seal landscape plans	Waive requirement for redevelopment of properties zoned DTO, DTR, and DTC and less than 2 acres
Parking and Loading	Car wash	Includes 4 types of car wash stacking	Consolidating and clarifying car wash stacking requirements
	Downtown parking reduction	Allows up to a 50% parking reduction in downtown districts	Removing DTO from reduction area. (Provision is intended for areas with extensive on-street parking, which DTO does not provide.)
	Drive-Through Escape Lanes	Required without details	Providing intent and details regarding requirement
	Dead-end parking	DTO allows a maximum of 10 parking spaces on a dead-end drive aisle	Increase the maximum to 20 parking spaces
	Landscape areas	Parking not prohibited within required landscape area	Prohibit parking in required landscape areas
	Loading	Loading spaced are required	Removing requirement for loading spaces. (In practice, loading does not typically take place within designated loading area.)
	Ornamental metal cart returns	Not required	Require when provided
	Undefined ratio	Does not provide staff authority to analyze parking ratios for new, unlisted, or unique uses or for alternative ratios	Allow staff determination for required parking ratios for new, unlisted, or unique uses, and P&Z consideration of alternative ratios with adequate supplementary comparable data/studies
	Unimproved surfaces	Not prohibited for non-residential property	Prohibit for non-residential property, excluding institutional uses
Divided driveways	Required for driveways with direct access to accessing median opening; however, details not defined.	Define driveway medians, including min. 4' wide along minor thoroughfare, 6' wide along major thoroughfare, a depth equivalent to the required throat depth as determined by the Engineering Department, and with landscaping that does not impair visibility as determined by the Parks Department	
Screening	Dumpster enclosures	Does not allow enclosures to directly face right-of-way or residential districts	Proposing to allow any orientation provided enclosure is setback from right-of-way a minimum of 250', if opening is oriented directly toward right-of-way
	Mechanical equipment	Rooftop mounted equipment is required to be screened from all property lines with masonry, regardless of topography	Proposing to allow alternative materials to screen mechanical equipment provided the screening is a minimum of 12" taller than the mechanical equipment.
	Residential trash containers	Screening not required	Require with landscaping, fencing, or walls
Non-Residential Design and Development	Statement of intent	Not included	Providing to inform and guide designers on Prosper's architectural vision
	Window detailing	Not required	Requirement for window detailing
	Brick patterning	Not required	Requirement for brick patterning
	Façade Exception	Allows exception to materials	Including exceptions to design
	Non-residential uses in residential districts (i.e. amenity centers and churches)	Requirement for applicability of non-residential design standards not provided	Clarifying non-residential uses in residential districts should reference non-residential design standards
	Masonry	Primary building materials for non-residential uses (including commercial, institutional, and industrial): -Clay fired brick -Stone (natural, precast, and manufactured) -Granite and marble -Architectural concrete block -Split face concrete masonry unit -Architecturally finished concrete tilt wall	Primary building materials for big box, institutional, and industrial: -Clay fired brick -Stone (natural, precast, and manufactured) -Granite and marble -Architectural concrete block -Split face concrete masonry unit -Architecturally finished concrete tilt wall Primary building materials for commercial uses (including retail, restaurant, etc.): -Clay fired brick -Stone (natural, precast, and manufactured)
Additional & Supplemental	Mailboxes	Requires decorative metal or masonry	Removing requirement. USPS has mandated requirement for cluster mailboxes (CBUs).
	Metal buildings	Permitted in Industrial Districts with approval by P&Z and Council	Removing allowance for metal buildings, may be requested with Façade Exception
	Traffic Impact Analysis	Requirement provided in Zoning Ordinance	Removing and referencing Engineering Design Manuals
Administrative	Preliminary Site Plans	Not required for property under 5 acres	Adding provision Preliminary Site Plans not required for single-phased development
	Reference manuals	Multiple sections include checklists of technical data required on plans	Remove checklists of technical data required on plans and reference appropriate manuals
	Relocation of subsections	Provisions related various standards (i.e. parking, landscaping, etc.) are located throughout various sections of the ordinance	Relocating and consolidating like provisions
	Site Plans	Requires townhome development to be site planned	Removing requirement for townhome developments to be site planned
	Staff titles	Includes references to outdated staff titles	Updating references to staff titles