

PLANNED DEVELOPMENT NO. 119

EXHIBIT B—Planned Development Purpose and Intent:

This planned development is intended to provide for and encourage development that contains a compatible mix of residential, office, and commercial uses within close proximity to each other, rather than separating uses.

The use provisions define land uses and the siting and character of the improvements and structures allowed on the land in a manner that encourages a balanced and sustainable mix of uses. These uses may be combined either vertically in the same building, or horizontally in multiple buildings, or through a combination of the two.

Additionally, the standards are intended to promote an efficient pedestrian-access network that connects the nonresidential and residential uses. The planned development generally addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment. This is accomplished by the following;

- Ensuring buildings relate appropriately to surrounding developments and streets which create cohesive visual identity and attractive street scenes.
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns.
- Ensuring the creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and that are appropriate to the roadway context.
- Ensuring large sites are developed in a manner that supports and encourages connectivity and creates a cohesive visual identity and attractive street scene.

In order to implement this vision, the standards affecting development are intended to be consistent with the overall goal. To accomplish this goal, the area has been subdivided into a series of sub-districts with development restrictions that will be necessary to achieve their collective individuality.

The purpose of sub-district requirements is to define the character of new development within each sub-district. They have been carefully designed to allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development.

EXHIBIT C—Sub-District Regulations:

Development Plans

Concept Plan:

- A. The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D2, D3, and D4.
- B. Triggers
 - a. Neighborhood Sub-District:
 - i. Development shall be phased such that all of the townhomes will have certificates of occupancy prior to commencing work within the Highway Sub-District.
 - ii. Development shall be phased such that at minimum one (1) retail building, as identified on Exhibit D.2 as either Lot 4 or Lot 2 Block 1, shall have completed slab construction prior to commencing work within the Highway Sub-District.
 - b. Highway Sub-District:
 - i. Street Section D, as shown on Exhibit D.3, shall be built with Block D, Lots 1 and 2.
- C. Where conflicts may arise between Exhibit C and Exhibit D, Exhibit C shall govern.

Elevations:

- A. The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.

Administrative:

- A. The property owner's association (POA) shall be approved by town staff.

HIGHWAY SUB-DISTRICT

EXHIBIT C—Sub-district Regulations:

HIGHWAY SUB-DISTRICT

Purpose & Intent

The purpose of the Highway Sub-District is to encourage the creation of a pedestrian-oriented, vertically integrated, mixed-use, urban environment, providing shopping, employment, housing, business, and personal services. This sub-district promotes an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community using urban design principles; and allowing developers flexibility in land use and site design.

The Highway Sub-District is to be an area with a mixture of intense uses. Buildings are close to and oriented toward the street. There is a connected street pattern, shared parking, and pedestrian amenities.

Site Criteria

A. Size of Yards:

1. Minimum Front Yard
 - a. On Dallas North Tollway: ~~Thirty (30)~~ Fifty (50) feet.
 - b. On all other streets: Ten (10) feet.
2. Minimum Side Yard: Zero (0) feet.
3. Minimum Rear Yard: Zero (0) feet.

B. Build-to-Line: On streets with on-street parking, a build-to-line shall be required. A -build-to-line- is a line parallel to a public or private street where the primary facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.
2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.

C. Size of Lots:

1. Minimum Size of Lot Area: Twenty Thousand (20,000) square feet
2. Minimum Lot Width: Fifty (~~30~~50) feet.
3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One hundred (100) percent, subject to Detention and Open Space.

E. Floor Area Ratio: Maximum 10.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be 32 units/net acre, as calculated based on For the acreage purposes of the Highway Sub-District, Apartment and Condominiums are considered Multifamily and shall be defined as follows:

- a. Apartments- a predominantly residential building in which each unit is leased by the owner to an individual entity.
- b. Condominiums- a predominantly residential building in which each unit is owned by an individual entity.

2. The maximum density allowed shall be no more than seven hundred and thirty (730) units within the Highway Sub-District. Studio, One, Two, and Three Bedroom units shall be a minimum of 15% of the 650 square feet.

a. Apartments shall be no more than five hundred (500) units.

i. There shall be at least 65% Studios and One-Bedroom units.

ii. There shall be no more than 35% Two and Three-Bedroom units.

b. Condominiums shall be no more than two hundred thirty (230) units.

i. There shall be at least 60% Studios and One-Bedroom units.

ii. There shall be no more than 40% Two and Three-Bedroom units.

3. Where first-floor square footage of all buildings containing residential units the Highway Subdistrict shall be used for non-residential uses, the following provisions for retail use shall apply.

Retail, for the sake of this subsection shall include beauty salon/barber shop, commercial amusement (indoor), furniture/ home furnishings store, gymnastics/dance studio, health/fitness center, museum/art gallery, restaurant (without drive-thru/drive-in service), retail store and shops, retail service/incidental use, and theatre.

a. Office: minimum 25% retail use.

b. Residential

i. Apartments: minimum 50% retail use.

ii. Condominiums: minimum 0% retail use.

c. Hotel: minimum 25% retail use.

4. Apartment buildings shall have a setback of Two Hundred Fifty (250) feet from the Dallas North Tollway (DNT).

G. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.

2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, may be counted towards meeting the off-street parking requirement for any use within the sub-district.

4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted as depicted in exhibit D street sections.

5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.

8. Speed bumps/humps are not permitted within a fire lane nor public roads.

11. Dead-end parking aisles are not permitted in surface parking lots.

12. In the case of mixed uses, parking spaces may be shared.

13. For all residential uses, a minimum of eighty percent (80%) of parking shall be contained in a structured parking garage.

H. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.

2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

- a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

I. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets to the extent that screening is allowed by utility providers.

2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened, at minimum, by a ~~six (6)~~^{eight (8)} foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally always remain closed. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

Formatted: Font: +Body (Calibri)

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

J. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

K. Streets and Sight Triangles:

~~1.~~ 1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

Formatted: Normal, Indent: Left: 0.5", No bullets or numbering

~~2.~~ 2. Root barriers shall be installed where street trees are planted within 5 feet of pavement within Public & Emergency Access Easement.

Nothing contained herein shall vary or supersede public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

L. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance or the Dallas North Tollway (DNT) Guidelines, the regulations of this Section shall apply. Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance and the Dallas North Tollway (DNT) Guidelines as of the date of adoption of this ordinance or as amended.

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:

- a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.
- b. Landscaped islands shall be located at the terminus of all parking rows, except for on-street parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.

c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.

d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.

e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

2. Permanent irrigation shall be provided for all required landscaping as follows:

a. Irrigation lines for perimeter landscaping, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by the [Executive Director of Development and Community Services](#) ~~Assistant Town manager or their designee.~~

b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.

c. Rain/Freeze sensors shall be installed on all irrigation systems.

3. Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

[4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.](#)

[5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.](#)

Formatted: Font: Bold

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Tri-partite Architecture: All multi-story, mixed use buildings shall be designed and constructed in tri-partite architecture (having a distinct base, middle, and top) or an alternative, scale appropriate architectural treatment.

B. ~~Maximum Building Height: Twelve (12) stories.~~

[1. Maximum Building Height: Twelve \(12\) stories.](#)

a. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 23% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.

Formatted: Indent: Left: 1"

b. Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building height, provided that: 1) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of-way, measured at six (6) feet above finish grade at the Public & Emergency Access Easement line.

2. Minimum Building Height by use type:

a. Office: four (4) story.

b. Multifamily

i. Apartments: four (4) story.

ii. Condominiums: four (4) story.

c. Hotel: four (4) story

d. Retail: one (1) story.

C. Building Materials:

1. Materials such as brick, natural and manufactured stone, ~~stucco, metal panel system~~, curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise of at least seventy-five percent (75%) of each ~~floor,~~ elevation, exclusive of doors and windows. Where cementitious panel is applied, it shall be limited to no more than 50% of a building's material. Non-primary, or secondary materials, may include stucco and metal panel systems.

a. Where Multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system.

2. Only primary building materials are allowed on the first floor with the exception of cementitious panels. For purposes of this section, the first floor shall be at least nine (9) feet high and, at minimum, 90% shall be constructed of masonry cladding.

3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

D. Window Areas:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

E. Building Entries:

1. Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

2. Each building and separate lease space at grade along the street edge shall have a functioning Primary Entry from the sidewalk. Corner entries may count as a Primary Entry for both intersecting street fronts.

F. Awnings, canopies, Arcades, & Overhangs:

1. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.

2. The material of awnings and canopies shall be architectural materials that complement the building.

3. Awnings shall not be internally illuminated.

4. Canopies should not exceed one hundred (100) linear feet without a break of at least five (5) feet.

5. Canopies and awnings shall respect the placement of street trees and lighting.

G. Building Articulation:

1. That portion of the building where retail or service uses take place on the first floor shall be accentuated by including awnings or canopies, different building materials, or architectural building features.

2. Building facades fronting both streets and driveways should have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building facade. Design articulation should employ changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

H. Above Grade Structured Parking:

1. Where parking garages are within views of public streets, openings in parking garages shall not exceed 55% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.

2. It is the intent of this provision that the facades of surrounding buildings and the facades of any parking structures within view of public streets shall be visually similar, with construction materials being compatible.

3. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

I. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Dallas North Tollway; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; 4) the property owner shall maintain such projection in a safe and non-injurious manner; 5) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish grade; and 6) no projections allowed over public utility where located within a fire lane or public utility easement.

1. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twenty-four (24) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.

2. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Public & Emergency Access Easement.

3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Public & Emergency Access Easement.

4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.

5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

[List Schedule of Permitted Uses Business Establishments for the Dallas North Tollway District](#): Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town's Zoning Ordinance as it exists or may be amended.

- ~~Accessory Building~~

- Administrative, Medical, Insurance or Professional Office
 - ~~Antenna and/or Antenna Support Structure, Commercial~~
 - ~~Antenna and/or Antenna Support Structure, Non-Commercial~~

- Antique Shop ~~and Used Furniture~~

- ~~Artisan's Workshop~~
- ~~Assisted Care or Living Facility~~
- ~~Auto Parts Sales, Inside~~

- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bank, Savings and Loan, or Credit Union ~~(with or without drive through)~~
- Beauty Salon/Barber Shop as an Incidental Use
 - ~~Bed and Breakfast Inn~~
 - ~~Beer & Wine Package Sales~~

Big Box (S)

- Building Material and Hardware Sales, ~~Minor~~ Major (S)
- Business Service
 - ~~Caretaker's/Guard's Residence~~

Catering Business

Child Care Center, Incidental (Care of Children of Employees in the Building)

- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Commercial Amusement, Indoor (S)
 - ~~Community Center~~
 - ~~Convenience Store with or without Gas Pumps~~
 - ~~Dance Hall~~
 - ~~Day Care Center, Child~~
 - ~~Day Care Center~~
 - ~~Dry Cleaning~~
 - ~~Farmer's Market~~
 - ~~Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority~~

Farm, Ranch, Stable, Garden, or Orchard

Food Truck Park (C)

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio [\(S\)](#)
- Health/Fitness Center [\(S\)](#)

- ~~Home Occupation~~

Helistop [\(S\)](#)

- Hospital
- Hotel ~~C~~, [Full Service \(C\)](#)
- House of Worship
 - ~~Household Appliance Service and Repair~~
 - ~~Insurance Office~~
 - ~~Laundromat~~
 - ~~Locksmith/Security System Company~~
- Massage Therapy, Licensed [as an Incidental Use](#)
- ~~Mini-Storage~~[Meeting/Banquet/Reception Facility \(S\)](#)
- Mobile Food Vendor [\(S\)](#)
- Multifamily ~~Dwelling~~
 - ~~Multi-Tenant Office Building~~
- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery

- ~~Nursery~~

Outdoor Merchandise Display, Temporary

- Park or Playground
 - ~~Pet Day Care~~
- Print Shop, [Minor](#)
- Private Club [\(C\)](#)
 - ~~Private Recreation Center~~
- Private Utility, Other ~~than~~[Than](#) Listed
 - ~~Real Estate Sales/Leasing Office~~
 - ~~Recycling Collection Point~~

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

- ~~Rehabilitation Care Institution~~

Research and Development Center (S)

- ~~Restaurant or Cafeteria~~
- ~~Restaurant, without Drive-In~~

- ~~Restaurant, thru or Drive-Through S in Service (C)~~

- Retail Stores and Shops
- Retail/Service Incidental Use
- School, Private or Parochial
- School, Public

- ~~Stealth Antenna, Commercial~~
- ~~Studio Dwelling~~

- Telephone Exchange

- ~~Temporary Building~~

Temporary Buildings for Churches, Public Schools and Governmental Agencies (S)

Theater, Neighborhood

- Theater, Regional

- ~~Townhome~~
- ~~Utility Distribution/Transmission Facility~~
- ~~Veterinarian Clinic and/or Kennel, Indoor~~
- ~~Work/Live Units (Property that has been specifically designed for use both as a~~

~~residential unit and an employment space. While the segregation of uses may take place vertically, they will be located in the same leasable area, be accessed by the same doorway and may or may not share plumbing.)~~Winery (enclosed operations)

Wireless Communications and Support Structures (Cell Tower) (S)

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Normal, Line spacing: single, No bullets or numbering

Formatted: Font: Bold

Formatted: Normal, Indent: Left: 0"

NEIGHBORHOOD SUB-DISTRICT

NEIGHBORHOOD SUB-DISTRICT

Purpose & Intent

The purpose of the Neighborhood Sub-District is to provide for a variety of developments in a suburban type setting which will provide residential units and supporting retail space.

Site Criteria

A. Size of Yards:

1. Townhomes [\(lots shall be fee-simple\)](#)

- i. Minimum Front Yard: Ten (10) feet.
- ii. Minimum Side Yard: Zero (0) feet.
- iii. Minimum Rear Yard: Twenty (20) feet.
- iv. Maximum Building Height: Thirty-Five (35) feet (as measured from the finish floor to the top plate), or three (3) stories.
- v. Minimum Dwelling Area: One Thousand (1,000) square feet.
- [vi. Minimum Building Separation: Twenty \(20\) feet.](#)
- [vii. Maximum Units Per Building: six \(6\) units](#)

2. Commercial

- i. Minimum Front Yard: Ten (10) feet.
- ii. Minimum Side Yard: Five (5) feet.
- iii. Minimum Rear Yard: Five (5) feet.
- iv. Maximum Building Height: Forty-five (45) Feet (as measured from the finish floor to the top plate), or three (3) stories

B. Build-to-Line: On streets with on-street parking, a build-to-line shall be required. A -build-to-line- is a line parallel to a public or private street where the primary facade of the building must be built to.

1. Buildings with non-residential uses on the first floor: A build- to-line shall be established at the minimum front yard setback. The primary facade shall be continuous along a block face and at least 70% shall be located within 5' of the build-to-line.
2. Buildings with residential uses on the first floor: The primary facade of a residential dwelling shall be built 10' to 15' from the property line. Stairs, stoops, and elevated patios shall be allowed within the front setback. Any land remaining in the setback shall be landscaped with plant materials other than grass and shall be irrigated per the requirements established.
3. Residential lots may front on public or private open space or a property owner's association lot.

C. Size of Lots:

1. Minimum Size of Lot Area: Three thousand (3,000) square feet
2. Minimum Lot Width: Twenty (20) feet.

3. Minimum Lot Depth: Sixty (60) feet.

D. Maximum Lot Coverage: One Hundred (100) percent. Parking structures and surface parking facilities shall be excluded from lot coverage computations.

E. Floor Area Ratio: Maximum 5.0:1.

F. Housing: The following performance standards shall apply to residential development.

1. The maximum density allowed shall be ~~10~~sixty (60) units/~~net acre, as calculated based on the acreage of within~~ the Neighborhood Sub-District.

2. The minimum number of townhome units shall be forty-two (42) units.

G. Maximum Floor Area Per Building: Twenty thousand (20,000) square feet.

H. Parking:

1. The number of parking spaces provided for uses shall be in accordance with the breakdown established in the GENERAL REQUIREMENTS section of these standards.

2. Required parking shall be located and maintained anywhere within the PD No. 119, including all sub-districts.

a. Where Townhome uses are concerned, parking may not be shared.

3. On-street parking and shared parking anywhere within the PD No. 119, including all sub-districts, except for Townhome uses, may be counted towards meeting the off-street parking requirement for any use within the sub-district.

4. Where on-street parking is provided, angled, as well as parallel parking shall be permitted.

5. Where on-street parking is provided, vehicle maneuvering shall be allowed within the Public & Emergency Access Easement.

6. When structured garages are provided, adequate access from public rights-of-way via private drives and/or access easements shall be made readily available.

7. Parking spaces that face and are adjacent to a building shall utilize curbs, wheel stops, and/or bollards.

8. Speed bumps/humps are not permitted within a fire lane.

~~119~~. Dead-end parking aisles are not permitted in surface parking lots.

~~1210~~. In the case of mixed uses, uses may share parking spaces.

I. Service Equipment and Areas:

1. Loading docks, truck parking, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building. On corner lots, these areas should be located behind the buildings. All solid waste trash collection structures shall be designed to accommodate the Town's current trash service provider. This includes, but not limited to, minimum dumpster enclosure requirements, approach geometry and other features for operational needs.

2. Transformers, HVAC equipment (if located at the ground level), private utility meters, and other machinery, where practical, should be located at the rear of the property.

- a. Public water meters shall be located within easements, outside of pavement, and adjacent (within 2-5 feet) to Public & Emergency Access Easement or dedicated fire lanes that include utility easements.

J. Screening:

1. Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public streets, provided public utility providers allow for screening.

2. Solid waste collection and loading areas shall be located to minimize visibility. These areas shall be screened by a ~~six (6)~~^{eight (8)} foot high wall built with the same materials as used for the principal building, or an otherwise approved solid masonry material. Trash dumpsters shall have a metal gate or door equal in height or the height of the wall, which shall generally remain closed at all times. Waste collection and loading area walls shall include shrubbery as to screen walls from the public realm.

3. Where rooftop-mounted mechanical equipment is not screened from view at a point twenty feet above ground level at the property line, alternative forms of screening are required, and may be constructed of metal, acrylic, or a similar material, subject to approval by the Director of Development Services.

K. Fencing: Fencing is allowed between the primary facade of the building and the property line. In the above instances the fence shall be no greater than forty-two (42) inches in height. Fencing is restricted to wrought iron, tubular steel or similar material, or masonry. The masonry portion of any fence in front of a building shall be no higher than three (3) feet. The masonry portion of the fence must be at least 30% open in construction for each residential unit or retail/restaurant/office/service lease space. Each residential unit or retail/restaurant/office/service lease space must have an operable gate that opens to the street.

L. Streets and Sight Triangles: Within the Neighborhood Sub-District the following street design standards shall apply. Except as provided herein, no sight triangle shall be required. Adequate sight distance will be provided at all intersections through the use of appropriate traffic control devices. Sight triangles, per the Town of Prosper's requirements, for vehicles exiting the development for both public streets and private driveways shall be provided at intersections with Shawnee Trail.

- ~~4.~~ 1. For plantings within ten (10) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance measured from the top of the ground surface to the first branch along the tree trunk.

Nothing contained herein shall vary or supersede the public safety requirements of the Town of Prosper as set forth in the Uniform Fire Code and other applicable laws, rules, and regulations of the Town of Prosper.

M. Landscaping: The standards and criteria contained in this Section are the minimum standards for all new development. Where the regulations of this Section conflict with the Town of Prosper Zoning

Formatted: Normal, Indent: Left: 0.5", No bullets or numbering

[Ordinance or the Dallas North Tollway \(DNT\) Guidelines, the regulations of this Section shall apply.](#)
Unless specifically identified in this Section, new developments shall comply with the landscape standards established in the Town of Prosper Zoning Ordinance- [and the Dallas North Tollway \(DNT\) Guidelines as of the date of adoption of this ordinance or as amended.](#)

1. Any non-structured, off-street, surface parking that contains twenty (20) or more spaces shall provide interior landscaping as follows:

- a. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a Town approved root barrier is utilized.
- b. Landscaped islands shall be located at the terminus of all parking rows, except for on-street parking, and shall contain at least one (1) large tree, three (3) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscape island.
- c. Landscaped islands shall be a minimum of one hundred sixty (160) square feet, not less than nine (9) feet wide, measured from the inside face of curb, and a length equal to the abutting space.
- d. All above grade utilities and trash enclosures in landscape areas shall be screened with evergreen plant material.
- e. For streets with on-street parking, trees shall be installed against the curb, within the sidewalk, in four (4) foot by four (4) foot areas with metal grates consistent with the development.

2. Except for the landscape easement adjacent to the deceleration lane on Shawnee Trail, the landscape easement within the POA Lot adjacent to Shawnee Trail will be a minimum of twenty-five (25) feet.

[23.](#) Permanent irrigation shall be provided for all required landscaping as follows:

- a. Irrigation lines for perimeter landscaping identified in (1) above, shall be placed a minimum of two and one-half (2'-6") feet from a town sidewalk or alley. Reduction of this requirement is subject to review and approval by Executive Director of Development and Community Services.
- b. Trees shall be irrigated with bubbler irrigation. Shrubs and groundcover shall be irrigated with in ground drip irrigation. Turf lawn shall be irrigated with spray irrigation.
- c. Rain/Freeze sensors shall be installed on all irrigation systems.

[34.](#) Drought tolerant and/or native plants from the Town's approved plant list are required for compliance. Other species may be utilized with approval from the Town as part of the Final Site Plan process.

- a. Trees in sidewalks adjacent to on-street parking will be specifically selected with approval from the Town.

4. All Landscape areas to be kept free of weeds, invasive plant species, and trash.

5. Synthetic turf may be permitted so long as it is not visible from the public rights-of-way.

Formatted: Font: Bold

Building Criteria

The standards and criteria contained in this Section are the minimum standards for all new development. The regulations of this Section shall govern where the regulations of this Section conflict with the Town of Prosper Zoning Ordinance.

A. Maximum Building Height:

1. Three (3) stories.
2. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first-floor footprint may exceed the height limits by up to ten (10) feet.
3. Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to ten (10) feet above the actual building height, provided that: 1) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building facade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the Public & Emergency Access Easement, measured at six (6) feet above finished grade at the Public & Emergency Access Easement line.

B. Building Materials:

1. Materials such as brick, natural and manufactured stone, ~~stucco, metal panel system,~~ curtain wall and window wall glazing, and cementitious panel system shall be considered primary materials. Primary materials shall comprise ~~at least~~ at least seventy-five (75) percent of each ~~floor elevation,~~ floor elevation, exclusive of doors and windows.
 - a. Townhomes shall be constructed of no less than ~~60~~ 75% brick masonry, calculated from the aggregate of the front, rear and side elevations.
2. Only primary building materials are allowed on the first floor excluding cementitious panel systems, exclusive of doors, windows, and their accompanying frames. For purposes of this section, the first floor shall be at least nine (9) feet high.

3. All buildings shall be architecturally finished on all sides with articulation, detailing, and features. Architectural articulation, detailing, and features are not required for facades adjacent to a building or parking garage.

C. Windows:

1. For buildings which front on streets with on-street parking and contain non-residential uses on the ground floor, a minimum of thirty (30) percent of the ground floor facade shall be windows.

a. Clear glass is required in all non-residential storefronts. Smoked, reflective, or black glass that blocks two-way visibility is only permitted above the first story.

b. pink or gold glass shall be prohibited.

2. For buildings which front on streets, and contain residential uses, a minimum of thirty (30) percent of the facade shall be windows.

D. Horizontal articulation: No building wall shall extend for a distance equal to four (4) times the wall's height without having an off-set equal to 25% of the wall's height. The new plane shall then extend for a distance equal to at least 25% of the maximum length of the first plane.

E. Building Entries: Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.

F. Above Grade Structured Parking:

1. Where parking garages are within views of streets, openings in parking garages shall not exceed 53% of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade compatible with the surrounding buildings.

2. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

G. Projections into Setbacks and/or Rights-of-Way:

The following projections shall be permitted into a building setback or Public & Emergency Access Easement as allowed below, provided that 1) no projection shall be permitted into a building setback or right-of-way of Shawnee Trail; 2) such projections do not extend over the traveled portion of a roadway; 3) the property owner has assumed liability related to such projections; and 4) the property owner shall maintain such projection in a safe and non-injurious manner; and 5) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finish grade; and 6) no projections allowed over public utility where located within a fire lane or public utility easement..

1. Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twelve (12) inches beyond a building face or architectural projection into the setback, but not the Public & Emergency Access Easement.

- 2. Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Public & Emergency Access Easement.
- 3. Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Public & Emergency Access Easement.
- 4. Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Public & Emergency Access Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.
- 5. Below-grade footings approved in conjunction with building permits.

Permitted Uses

ListSchedule of Permitted UsesBusiness Establishments for the Dallas North Tollway District: Uses followed by an -S- are permitted by Specific Use Permit. Uses followed by a -C- are permitted subject to conditional development standards located in the Town’s Zoning Ordinance as it exists or may be amended.

- ~~• Accessory Building~~
- Administrative, Medical, Insurance or Professional Office
- ~~• Antenna and/or Antenna Support Structure, Commercial~~
- ~~• Antenna and/or Antenna Support Structure, Non-Commercial~~
- ~~• Assisted Care or Living Facility~~

Antique Shop

- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Bank, Savings and Loan, or Credit Union

Beauty Salon/Barber Shop as an Incidental Use

Big Box (S)

Building Material and Hardware Sales, Major (S)

- Business Service
- ~~• Caretaker’s/Guard’s Residence~~

Catering Business

Child Care Center, Incidental (Care of Children of Employees in the Building)

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- ~~Community Center~~

~~Convenience~~Commercial Amusement, Indoor (S)

Farm, Ranch, Stable, Garden, or Orchard

Food Truck Park (C)

- Furniture, Home Furnishings and Appliance Store with or without Gas Pumps
- ~~Corporate Campus~~
- ~~Day Care Center, Child~~
- ~~Day Care Center~~
- ~~Dry Cleaning~~
- ~~Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority~~

- Governmental Office

Gymnastics/Dance Studio (S)

- Health/Fitness Center (S)
- ~~Home Occupation~~

Helistop (S)

- Hospital
- House of Worship
- ~~Insurance Office~~

- Massage Therapy, Licensed as an Incidental Use

Meeting/Banquet/Reception Facility (S)

- Mobile Food Vendor (S)
- ~~Multi Tenant Office Building~~

- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
- ~~Office/Show Room~~

Outdoor Merchandise Display, Temporary

- Park or Playground
- Print Shop, Minor
- Private Club (C)

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

• ~~Private Recreation Center~~

- Private Utility, Other ~~than~~ Than Listed

• ~~Real Estate Sales/Leasing Office~~

• ~~Rehabilitation Care Institution~~

Research and Development Center (S)

• ~~Restaurant or Cafeteria~~

• ~~Restaurant, without Drive-In~~

• ~~Restaurant, thru or Drive Through S-~~

- ~~Retail, in Service Use~~ (C)

Retail Stores and Shops

Retail/Service Incidental Use

- School, Private or Parochial

- School, Public

• ~~Stealth Antenna, Commercial~~

• ~~Studio Dwelling~~

- Telephone Exchange

• ~~Temporary Building~~

Temporary Buildings for Churches, Public Schools and Governmental Agencies (S)

Theater, Neighborhood

Theater, Regional

- Townhome

• ~~Utility Distribution/Transmission Facility~~

• ~~Work/Live Units (Property that has been specifically designed for use both as a residential unit and an employment space. While the segregation of uses may take place vertically, they will be located in the same leasable area, be accessed by the same doorway and may or may not share plumbing.)~~

Veterinarian Clinic and/or Kennel, Indoor (S)

Winery (enclosed operations)

Wireless Communications and Support Structures (Cell Tower) (S)

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, No bullets or numbering

Formatted: Normal, Line spacing: At least 0.5 pt, No bullets or numbering

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

A. Development shall generally take place in accordance with [the](#) attached Concept Plan (Exhibit D).

Plats and/or site plans submitted for the development shall conform to the data presented and approved on the conceptual development plan. Changes of detail on these final development plan(s) that differ from the conceptual development plan may be authorized by the Town staff, with their approval of the final development plan(s) and without public hearing, if the proposed changes do not:

1. alter the basic relationship of the proposed development to adjacent property,
2. alter the uses permitted,
3. increase the density,
4. increase the building height,
5. increase the coverage of the site,
6. reduce the off-street parking ratio,
7. reduce the building lines provided at the boundary of the site, or
8. significantly alter any open space plans.

If the Town staff determines that the proposed change(s) violates one (1) or more of the above eight (8) criteria, then a public hearing must be held by the Planning and Zoning Commission and the Town Council to adequately amend the granting ordinance prior to the Planning & Zoning Commission's approval of the final development plan(s).

B. A minimum twenty (20) percent of the total area in this planned development shall be provided as open space.

Open spaces may include areas used for facilities such as plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

Additionally, ~~if~~ detention areas [shall](#) contain a constant water level and are landscaped or otherwise treated as an amenity for the development, they may be used to meet the open space requirement.

The open space may not consist of any of the following elements:

1. Vehicular parking.
2. Required parking lot tree islands.
3. Building footprints.
4. Utility yards.

The open space may consist of any of the following elements:

5. Landscape easements, setbacks, or any other landscaping as listed in Chapter 2, Section 4 of the zoning ordinance.
6. Public ~~sidewalks and~~ plazas.
7. Detention/ [Retention](#) ponds, [when activated with pedestrian access](#).

C. Design Guidelines: Design Guidelines will be created, and approved by Staff, to govern the following details.

1. Street sections, including sidewalks

2. Public realm standards, including sidewalks, benches, signage, planters, outdoor seating areas, ~~trees~~landscape, parking, and lighting.

3. Multifamily characteristics are generally set forth below, and may be applied to other uses as appropriate.

a. Special Provisions: typical floor height ten-twelve feet, air condition corridors, Hospitality-style amenity centers, Resort-style pool, State-of-the-art fitness centers, and hidden trash collection.

b. Architectural Provisions

Facade Composition

For multi-story buildings, the overall composition of the façade should incorporate a three-part hierarchy of base, body, and cap to emphasize verticality and to maintain a balanced façade composition. In addition, the cap of the building should be architecturally distinguished to provide a visual termination to the facade and interest at the skyline.

All buildings must be composed of:

Building Base: The “base” of the building clearly defines the realm of the public space and provides the necessary spatial enclosure. The base of the building is also the device that effectively engages the pedestrian, defining the character and quality of a street or public space. It also houses the uses with the most intensity. The height of the base varies depending on the overall building height. The “base” shall consist of the area of wall immediately along the ground floor level to the “body” of the building. The transition from “base” to “body” may be expressed either horizontally, through a shift in the vertical plane or, vertically through a change in building materials along a level line. The base shall be between 16’ minimum and, in buildings of at least four stories, may include up to the floor line of the third floor.

Building Body: The “body” of the building comprises the majority of the building, mainly defined by its structural composition. It houses the main use and engages all fronts. The “body” shall consist of the area of wall from the “base” to the “cap.” The transition from “body” to “cap” may be expressed either horizontally, through a shift in the vertical plane or vertically through a change in building materials along a level line.

Building Cap: The “cap” of the building could either encompass the last floor of a building and roof, or be the area above the eave or before the parapet line depending upon the height or number of stories of the building. The “cap” clearly terminates the “body” of the building. The building top is determined by the height of the building and

is not subject to elements of style. The “cap” shall consist of the area of wall from the top floor level to the parapet or the area of wall from the roof line to the top of the parapet wall. Optional Body Setback: The optional body setback is a change in the depth of the vertical plane of the primary facade along the full width of the building at the transition point between the “base” and the “body” of the building. This setback clearly divides the base from the rest of the building and provides the opportunity for an interim cornice line at the top of the base. The depth of the setback varies, but should be noticeable, in order to perceive the change between the two parts.

Building Composition

By subdividing the building mass into a series of well-scaled volumes, and then articulating those volumes with window systems, different materials, and special elements, a rich architectural form can be created. True to its classical roots, this approach to design provides a rational method of creating a wide variety of buildings with individual character, that still create a unified ensemble. The concept of “bay spacing” is critical in helping to maintain an appropriate human scale by breaking up the massing of large buildings as well as in creating a lively and interesting streetscape rhythm.

Traditional downtown streetscapes were often comprised of individual buildings divided into 25 ft. wide parcels facing the primary street. Many buildings were one-lot wide (25'), although later buildings spanned more than one lot. Wider building facades were typically divided into repeated sections, or “bays”, ranging from 15 ft. to 30 ft. in width on the ground floor. This pattern of bay spacing echoed, rather than over-whelmed, adjacent buildings that might only be one lot wide. Upper stories often were consistent across two, three or five bays, unifying the building as a whole. Buildings in the Mixed-Use area should reflect these traditional building facades, and should express a façade composition ranging from one bay width to no more than 5 bay widths in length.

Special Conditions

All elevations of buildings that can be seen from either the street or public spaces shall be considered “primary facades” and shall be designed as “fronts.” Buildings occupying lots with two frontages, such as on corner lots, shall treat both building walls as “primary facades” with each being equally considered as “fronts.” Additional detailing and attention can be applied to these two-fronted scenarios in order to better landmark the corner to enhance the architectural character as well as to improve pedestrian and vehicular way finding.

Scale & Massing

The overall scale and mass of the buildings that make up a neighborhood play a key role in attracting patrons, pedestrians, and activities to a particular area. Buildings provide the perimeter walls for streets and public spaces and should be designed in a manner that is consistent with the nature of the spaces that they define. Buildings should share with their neighbors a sense of harmony that reveals focus on defining high quality.

vibrant public spaces. In the mixed-use area, the focus of building design should concentrate on the creation of collective expression - on clearly defined public and outdoor spaces and streetscapes as a cohesive and legible whole - rather than on individual buildings with a strong individual expression.

New construction should give consideration to appropriate form and proportion as reflected in the tradition of vernacular, mixed-use buildings. Buildings should be rectangular, facing the street with the facade aligned with the front property line. Angled or non-rectilinear buildings, unless relating to the street alignment, are inappropriate. The bulky form of the overall mass should be articulated into a series of forms which provide a variety of scale and proportion. The "Base" of a building should maintain a consistent building plane along the building frontage except to provide recessed storefront entrances, a special corner feature, usable open space for out-door dining, or to form a mid-block pedestrian passageway.

Commercial construction on a primarily residential block should be designed to reflect a residential character. A front yard setback for commercial uses at some interface locations is desirable. Creating a height transition by locating taller building portions toward areas with larger scaled buildings and lower portions toward residential areas is preferable. Long, rectangular buildings should be articulated into two or three distinct facade elements, separated either by recesses, changes in materials, structural elements, or sub-divided into individual facades separated by panels. Special architectural treatment and detailing should be located at the corners of the building and at the mid-point of the main building mass.

Doors, Windows, & Openings

The different elements defined by the massing, are further articulated by different door, window and wall systems. These systems will vary by use, but may include the following: a curtainwall, generally used in the recessed elements; a storefront system for commercial applications; a primary wall with square punched openings; a secondary wall system with rectangular punched openings; and a system of columns and lintels placed in front of curtain walls or storefronts for special portions of the buildings. The combination of this articulated massing and the reinforcement of forms with different materials and window patterns result in a lively composition with the capacity to define dynamic urban space.

Doorways are celebrated and made monumental by a series of special elements added to the frame around the wall. All window and door openings shall be square or vertical in proportion, and any other divisions of openings shall happen as a system of squares or vertically proportioned rectangles. Grouped or "ganged" windows shall be treated as a single opening, unless they are separated by a minimum 4 inch divider. Windows and doors may meet at building corners, or shall be a minimum of twenty-four inches from the building corner. Shading devices over doors and windows are permitted to be cantilevered and made of any architectural grade material, but shall be fully functional rather than simply decorative. All arcade openings (or "voids") shall be vertical in proportion.

Transparency

Design distinction between upper and lower floors shall be maintained by developing the ground level facade as primarily transparent and inviting to the public. For commercial uses, the use of storefront windows, typically consisting of glass set in wood, clad wood, or metal frames creates a highly inviting and transparent street level facade. Retail ground floors shall have between 60% and 80% glazing, as measured from grade to the underside of the slab above. Colored or mirrored glazing and glass block are inappropriate.

Upper floors generally employ a different ratio of solid area versus opening area and are differentiated from the more transparent ground floor by having more solid area than void area and through the use of smaller, vertically oriented windows in a regular pattern. Ground levels use can also be differentiated through a change in transparency. Commercial uses, such as retail, shall be more transparent than smaller office or residential uses. This change in the pattern of doors, windows, and openings helps to clarify the various uses for the pedestrian by highlighting the nature of public, semi-public, and private tenants.

Rhythm

Building facades are comprised of a series of patterns, from the number and spacing of bays, the number and spacing of floor levels, the disposition of openings and architectural details, and the arrangement and palette of materials, which create an inherent rhythm. Symmetry, repeated bays with expressed structural elements, and the repetition of windows and doors create the essential rhythm of the facade. This rhythm can be further reinforced by changing materials, patterns, reveals, building setbacks, facade portions or by using design elements such as column or pilasters, which establish a legible vertical and horizontal arrangement of the various building elements comprising the facade.

Vertical Alignment

In vernacular buildings, the expression of the structural system follows traditional construction patterns. As a result, openings are generally stacked above other openings and solid areas in the facade are stacked above structural elements. This vertical alignment, determined primarily by structural requirements, reinforces the "bay" system and helps to clarify the overall building composition. Setbacks, reveals, and projections in the vertical plane of the building facade can also serve to enhance the legibility of this composition.

Horizontal Alignment

As well as following a clear vertical alignment, traditional facades were equally organized horizontally. As previously described, buildings should be divided into three distinct components: the Base, the Body, and the Cap. The height of these various elements should be carefully designed so that there is a general consistency along the entire streetscape. Dramatic changes in building heights will not be allowed. Within

each building composition, care should be made to align horizontal elements, including building cornices, sill heights, floor levels, decorative moldings and windows.

Walls

All elevations of buildings that can be seen from public spaces shall be designed as "fronts." Street facades should include elements to maintain pedestrian scale and interest. Architectural details and facade articulation including recesses for outdoor dining areas, display cases, public art integrated with the building design, and additional architectural elements and details help create visual interest. Avoid large featureless facade surfaces by incorporating traditionally sized building components, standard window sizes, standard brick and siding sizes, trim and details. Blank walls and blind facades visible from public streets are prohibited.

Columns & Lintels

The columns and lintels in Clearfork derive from the vocabulary of traditional architecture, but can be abstracted and reinterpreted to incorporate contemporary building techniques. Although they may be purely ornamental, columns and lintels should be designed and detailed in character with the traditional construction patterns of the load bearing buildings of the vernacular architectural styles of central Texas.

Awnings & Canopies

Canopies and awnings shall not be used above the "base" and they shall coordinate with a horizontal element of the storefront. They shall project at least six feet, so as to provide shade and shelter to pedestrians. Canopies and awnings of commercial establishments shall be permitted to encroach over the setback. Canopies and awnings shall extend horizon-tally from the building and shall be supported by rods, cables or brackets. The bottom of the canopy and the awning shall be a minimum of eight feet above the sidewalk.

Canopies of commercial establishments shall be made of wood, metal or glass. Lettering may be applied to the edges of canopies.

Awnings of commercial establishments shall be made of canvas or synthetic material having the appearance of canvas. Awnings shall be triangular in section. Awnings may have side panels, but shall not have a panel enclosing the underside of the awning. Internal structure of awnings shall be galvanized pipe or extruded aluminum framework. Awnings shall not be translucent or internally illuminated. Awnings may have lettering on the valance only.

4. Hotel characteristics are generally set forth below.

Hotel, Full Service. Full Service Hotel developments shall be subject to the following development standards:

a. External balconies and walkways shall be set back 200 feet from any residential zoning district.

b. Shall provide management staff on-site 24 hours a day.

c. Shall provide at least four amenities from the list below:

- Indoor/Outdoor Pool
- Spa/Sauna
- Weight Room/Fitness Center
- Playground
- Sports Court
- Game Room
- Jogging Trail

d. Shall provide a full-service restaurant offering three meals a day.

e. Shall provide a minimum total of 20,000 square feet of meeting/event space.

f. No more than five percent of the total number of guest rooms shall have cooking facilities.

g. All room units must be accessed through an internal hallway, lobby, or courtyard.

h. All rooms shall be a minimum of two hundred (200) square feet.

D. All utility lines shall be underground from the building to the property line. Utility lines within the Public & Emergency Access Easement shall be placed underground and relocated to the rear of the site to the maximum extent practicable.

E. Conditional Development Standards, shall be in accordance with the Zoning Ordinance, as it exists, or may be amended, except as follows:

1. Mobile Food Vendors - Mobile food vendors are permitted in this planned development, in accordance with the Conditional Development Standards of the Zoning Ordinance, as is exists or may be amended, except as follows:

a. Mobile food vendors are not required to be located on property where an existing, permanent business operates in a building with a Certificate of Occupancy.

b. Mobile food vendors are not required to be located within fifty feet (50') of an entrance of a primary building that holds the Certificate of Occupancy-, however, they shall have access to a public restroom.

c. Mobile food vendors may be located on public property other than public street travel lanes. Order windows shall face outward towards public sidewalk. At no time shall any part of food truck operations use main lanes without a special use permit issued by the Town;

d. Mobile food vendors may be located on private property with the written consent of the owner;

e. Mobile food vendors shall not operate in driveways or fire lanes;

f. Mobile ~~food~~Food vendors ~~cannot remain more than 24 hours and shall be considered as a Minor Amendment~~return to the PD, subject to approval by the Director of Development Servicesapproved commissary.

g. Prior to issuance of a permit, an application shall be submitted to the Development Services Department and containing any information required by staff to evaluate the impacts including but limited to location, parking and accessibility.

F. Parking Requirements Based on Use.

In all Sub- Districts, at the time any building or structure is erected or structurally altered, parking spaces shall be provided in accordance with the following requirements. A mixed-use discount of 20% shall be applied to the overall development, except for Townhomes, where shared parking is concerned.

~~Automobile Oil change and Similar Establishments: One (1) parking space per service bay plus one (1) parking space per maximum number of employees on a shift.~~

Bank, Savings and Loan, or similar Establishments: One (1) space per three hundred fifty (350) square feet of gross floor area.

Bed and breakfast facility: One (1) space per guest room in addition to the requirements for normal residential use.

Business or professional office (general): One (1) space per three hundred fifty (350) square feet of gross floor area.

~~Church, rectory, or other place of worship: One (1) parking space for each three (3) Seats in the main auditorium.~~

College or University: One (1) space per each day student.

Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.

Commercial Amusement: One (1) space per three (3) guests at maximum designed capacity.

Dance Hall, Assembly or Exhibition Hall Without Fixed Seats: One (1) parking space for each two hundred (200) square feet of floor area thereof.

Dwellings, Multifamily: One (1) space for each bedroom in one (1) and two (2) bedroom units, plus one half (1/2) additional space for each additional bedroom.

Farmer's Market, Flea Market: One (1) space for each five hundred (500) square feet of site area.

Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus, and one and one-half (1 1/2) spaces for each two beds in off campus projects.

Furniture or Appliance Store, Wholesale Establishments, Machinery or Equipment

Sales and Service, Clothing or Shoe Repair or Service: Two (2) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000).

~~**Gasoline Station:** Minimum of three (3) spaces for employees. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.~~

Health Studio or Club: One (1) parking space per two hundred (200) square feet of exercise area.

Hospital: One (1) space per employee on the largest shift, plus one and one-half (1.5) spaces per each bed or examination room, whichever is applicable.

Hotel: One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.

Kindergartens, day schools, and similar child training and care establishments: shall provide one (1) paved off-street loading and unloading space for an automobile on a through -circular-drive for each ten (10) students, or one (1) space per ten (10) students, plus one (1) space per teacher.

Library or Museum: Ten (10) spaces plus one (1) space for every three hundred (300) square feet, over one thousand (1,000) square feet.

Lodge or Fraternal Organization: One (1) space per two hundred (200) square feet.

Medical or Dental Office: One (1) space per three hundred fifty (350) square feet of floor area.

~~**Mini Warehouse:** Four (4) spaces per complex plus one (1) additional space per three hundred (300) square feet of rental office.~~

~~**Motor Vehicle Repair and Service:** Three (3) parking spaces per service bay plus one (1) parking space per maximum number of employees on a shift.~~

Nursing Home: One (1) space per five (5) beds and one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.

Private Club: One (1) parking space for each seventy-five (75) square feet of gross floor area.

Retail Store or Personal Service Establishment, Except as Otherwise Specified Herein: One (1) space per two hundred and fifty (250) square feet of gross floor area.

Restaurant, Restaurant with a Private Club, Cafe or Similar Dining Establishment: One (1) parking space for each one seventy-five (75) square feet of gross floor area for stand-alone buildings without a drive-through, and one (1) parking space for each one hundred (100) square feet of gross floor area for restaurants located within a multi-tenant buildings, and one (1)

parking space for each one hundred (100) square feet for stand-alone buildings with a drive-through.

~~Sanitarium, Convalescent Home, Home for the Aged or Similar Institution: One (1) parking space for each five (5) beds.~~

School, Elementary, Secondary, or Middle: One and one half (1½) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.

School, High School: One and one half (1½) parking spaces per classroom plus one (1) space per five (5) students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.

Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school): One (1) parking space for each four (4) seats or bench seating spaces.

Townhomes: Minimum of two (2) parking spaces located behind the front building line and two (2) parking spaces enclosed in the main or an accessory building.