

**Attachment No. 2**

A final version of the proposed text amendments.

**ARTICLE 2. ZONING DISTRICTS**

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**DIVISION 13. MULTIFAMILY DISTRICT**

**§ 2.13.1 General purpose and description.**

Multifamily Districts shall be limited to the areas designated in the Comprehensive Plan, as identified on the Future Land Use Plan, and must be in a Planned Development District. The Multifamily District will provide for development of high density attached residential dwelling units. The standards in this district are intended to promote stable, quality multiple occupancy residential development at high densities. The principal permitted land uses will include apartment complexes. Development shall comply with the Dallas North Tollway Design Guidelines, as it exists or may be amended.

**§ 2.13.2 Regulations.**

- A. **Density:** The density shall be determined at the time of development.
- B. **Size of Yards:** The size of Front, Side, and Rear Yards shall be determined at the time of development.
- C. **Size of Lots:** The size of lots shall be determined at the time of development.
- D. **Minimum Dwelling Area:**
  - 1. One or two bedroom — 850 square feet.
  - 2. Additional bedrooms — 150 square feet per additional bedroom.
- E. **Maximum Height:** Eight stories, no greater than 110 feet.
- F. **Lot Coverage:** 45 percent.
- G. **Minimum Usable Open Space:** 30 percent.
- H. **Building Configuration:** Multifamily structures shall have a wrap-around configuration that consists of central garage surrounded by the residential units on the exterior of the building.
- I. **First Floor:** The ceiling height of the first floor shall be a minimum fourteen feet (14') in height. The first floor of the building may be used for residential use or retail uses that are specified in the Planned Development ordinance.

- J. **Garage Height:** The height of the garage shall not exceed the height of the exterior building and all associated appurtenances, such as an elevator shaft or mechanical equipment, shall be completely screened.
- K. **Previously Approved Planned Development Districts:** For any Planned Development District approved by the Town prior to the adoption of this Ordinance, and for which there is no number of multifamily units stated therein, then the permitted number of multifamily units is the number of multifamily units authorized by the Town's Zoning Ordinance on the date of adoption of said Planned Development District.

**§ 2.13.3 Permitted uses.**

Permitted uses shall be in accordance with the "Schedule of Uses" as outlined in § 3.1.3 of Article 3.

**ARTICLE 4. DEVELOPMENT REQUIREMENTS**

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**DIVISION 4. PARKING, CIRCULATION, AND ACCESS**

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**§ 4.4.3 Non-Residential and Multifamily Parking Provisions.**

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E. Each head-in parking space shall be a minimum of nine feet wide and 20 feet long, exclusive of driveways and maneuvering aisles, and shall be of usable shape and condition (see Article 5, Section 5.2.3, Illustrations A-G). Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the depth of the standard space may be reduced to 18 feet. No parking space shall overhang required landscape areas. Parallel parking spaces must be a minimum of eight feet wide and 22 feet long. Parking spaces within non-residential and multifamily structured parking garages shall be a minimum of nine feet wide and 20 feet long.

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U. Multifamily parking shall be in a structured garage that is wrapped by the residential units, as described in Article 2, Section 2.13.2.H. Any surface parking associated with a Multifamily development for leasing area, guest parking, retail uses, etc. is only allowed between the building and a public street when located at or beyond the required landscape setback and screened with a headlight screen of earthen berms and/or a row of shrubs.

## **ARTICLE 4. DEVELOPMENT REQUIREMENTS**

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### **DIVISION 8. NON-RESIDENTIAL & MULTIFAMILY DESIGN AND DEVELOPMENT**

#### **SUBDIVISION 1. APPLICABILITY**

##### **§ 4.8.1        Applicability.**

The regulations provided in Section 4.8.2 shall apply to all office, retail, restaurant, service, automobile, and commercial uses. The regulations provided in Section 4.8.3 shall apply to all industrial, wholesale, and institutional uses. Where the regulations of this section conflict with other sections of this ordinance, the regulations of this section shall apply.

The intent of these provisions is to promote high-quality architecture that relates to the street, scale of development, and surrounding land uses by utilizing three properties of good design: massing, use of materials, and attention to detail.

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