

Attachment No. 1

A red lined version of the current Zoning Ordinance sections that are proposed to be amended with additions shown in **blue** and underlined, and the deleted sections shown in **red** with strike through.

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, ~~not to exceed 15 units per acre.~~ 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 ~~and townhomes.~~ ~~Other uses, such as religious and educational facilities, parks, and open spaces will be provided for to maintain a balanced, orderly, convenient, and attractive residential area.~~ ~~This zoning district should be located adjacent to a major thoroughfare and is appropriate in areas designated as high density residential on the Future Land Use Plan.~~ ~~Limited amounts of this district may also be appropriate in areas designated as Tollway Corridor or U.S. 380 Adjacency Corridor on the Future Land Use Plan.~~ Development shall comply with the Dallas North Tollway Design Guidelines, as it exists or may be amended.

§ 2.13.2 Regulations.

- A. ~~Maximum Permitted Density: 15 units per acre.~~ 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.
- ~~1. **Minimum Front Yard** — 50 feet for one or two story structures.
— One hundred fifty feet for three story structures.~~
 - ~~2. **Minimum Side Yard** — 50 feet for one or two story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for single family or two family uses.
— One hundred fifty feet for three story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for single family or two family uses.
— Thirty feet for one or two story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for multifamily or nonresidential uses.
— One hundred feet for one or two story structures adjacent to property that is either zoned or designated on the Future Land Use Plan for multifamily or nonresidential uses.~~

~~—Multiple structures constructed on the same lot shall maintain a minimum separation of 30 feet.~~

~~3. Minimum Rear Yard — Same as Minimum Side Yard requirements above.~~

C. **Size of Lots:** The size of lots shall be determined at the time of development.

~~1. Minimum Lot Area — One acre.~~

~~2. Minimum Lot Width — 100 feet.~~

~~3. Minimum Lot Depth — 150 feet.~~

D. **Minimum Dwelling Area:**

1. One or two bedroom — 850 square feet.

2. Additional bedrooms — 150 square feet per additional bedroom.

E. **Maximum Height:** ~~Three~~ Eight stories, no greater than ~~50~~ 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 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 Chapter 5, Section 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 ~~eight and one-half~~ nine feet wide and ~~18~~ 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 Chapter 2, Section 13.2.H. Any surface parking associated with a Multifamily development for leasing area, guest parking, retail uses, etc. ~~Multifamily parking 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. Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street. No detached garages may be located between residential buildings and a public street. Enclosed garage parking spaces shall be a minimum of ten by 20 feet.~~

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 Sections ~~4.8.2—4.8.6~~ shall apply to all office, retail, restaurant, service, automobile, and commercial uses. The regulations provided in Sections ~~4.8.7—4.8.10~~ [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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~~§ 4.8.4. Multifamily development standards.~~

- ~~A. All exterior facades for a main building or structure, excluding glass windows and doors, in the MF District shall be constructed of 100 percent masonry as defined in Chapter 3, Section 2. The use of stucco and EIFS are only permitted as secondary or accent materials.~~
- ~~1. The Town Council, after recommendation by the Planning and Zoning Commission, may grant an exception to the foregoing exterior façade and design requirements, based upon consideration of the criteria listed in subpart 2, below.~~
 - ~~2. In considering an exception to the exterior façade requirements, the Planning and Zoning Commission and Town Council may consider whether a proposed alternate material:
 - ~~a. Is a unique architectural expression;~~
 - ~~b. Includes unique building styles and materials;~~
 - ~~c. Is consistent with high quality development;~~
 - ~~d. Is or would be visually harmonious with existing or proposed nearby buildings;~~
 - ~~e. Has obvious merit based upon the quality and durability of the materials; and~~
 - ~~f. Represents an exterior building material that is in keeping with the intent of this chapter to balance the abovementioned objectives.~~~~
 - ~~3. Any exterior façade exception shall be considered in conjunction with a preliminary site plan or site plan application.~~
- ~~B. The Town Council may approve materials which are equivalent to, or exceed, the standards set forth in herein.~~
- ~~C. Structure Separation. Multifamily structures on the same parcel shall have the following minimum distance between structures:~~

- ~~1. From main structure to main structure with walls that have openings for doors or windows on facades facing each other.
 - a. Face to Face: 50 feet
 - b. Face to End: 30 feet
 - c. Corner to Face or End: 30 feet
 - d. End to End: 30 feet~~
- ~~2. From main structure to main structure with walls that do not have openings, the minimum distance between structures is 20 feet for one- and two-story buildings and 30 feet for three-story buildings.~~
- ~~3. From main structure to accessory buildings or pools, the minimum distance between structures is 20 feet.~~
- ~~4. From main structure to free standing garage building, the minimum distance between structures is 30 feet.~~

~~D. All multifamily buildings shall be designed to incorporate a form of architectural articulation every 30 feet, both horizontally along each wall's length and vertically along each wall's height. Acceptable articulation may include the following:~~

- ~~• Canopies, awnings, or porticos;~~
- ~~• Recesses/projections;~~
- ~~• Arcades;~~
- ~~• Arches;~~
- ~~• Architectural details (such as tile work and moldings) integrated into the building facade;~~
- ~~• Articulated ground floor levels or base;~~
- ~~• Articulated cornice line;~~
- ~~• Integrated planters or wing walls that incorporate landscape and sitting areas;~~
- ~~• Offsets, reveals or projecting rib used to express architectural or structural bays;~~
- ~~• Accent materials (minimum 15 percent of exterior facade);~~
- ~~• Varied roof heights;~~
- ~~• Or other architectural features approved by the Director of Development Services or his/her designee.~~

~~E. All buildings shall be designed to incorporate a form of window articulation. Acceptable articulation may include the following:~~

- ~~• Detailed/patterned mullions~~

- Glass depth from wall minimum eight inches
- Projected awnings/sunshades
- Water table in lieu of floor to ceiling glass
- Articulated lintel (i.e. soldier course in brick or material change EIFS or cast stone with minimum one-half inch projection)
- Articulated sill (i.e. soldier course in brick or material change EIFS or cast stone with minimum one-half inch projection)
- Cast stone surrounds on entire window



~~F. All buildings constructed primarily of brick shall incorporate a form of brick patterning (excluding typical traditional brick patterning, i.e. Running Bond). Acceptable patterning may include those represented below, or similar subject to approval by the Director of Development Services:~~



~~G. All multifamily buildings shall incorporate a pitched, gabled, mansard, hipped, or otherwise sloped roof. All sloped roofs shall have a three in 12 inch minimum slope. Wood shingles are prohibited.~~