

14.03.XXX- Old Town Mixed-Use District (OTM)

(a) Purpose- The Old Town Mixed-Use District is intended to serve as a mixed-use community commercial center. Mutually supportive office, civic, cultural, entertainment, and residential uses are planned to enhance the viability of this mixed-use community commercial center. Multiple, complementary uses may be mixed vertically with the same building. This form of development is arranged around a connected street and sidewalk network that serves vehicle, pedestrian, and bicycle transportation.

(b) Allowed Uses- Uses in Old Town Mixed-Use District shall be generally pedestrian oriented and encourage pedestrian traffic. Any use or combination of uses otherwise authorized by these zoning regulations is allowed. Uses with drive-through lanes are discouraged in town center, are permitted only by Special Use Permit. If such uses are allowed by approval, the use must be mitigated with special design features during site plan review.

(c) Use table- Old Town Mixed-Use Zoning District

Use	P = Permitted S = Special Use Permit NP = Not Permitted
<i>Commercial Uses</i>	
Retail Sales and Services- excluded are sales geared towards automobile, including gasoline service stations.	P S- if includes drive-through
Banks, Credit Unions, Real Estates Offices, and Property Management services- No drive-throughs	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P
Food Service uses such as full-service restaurants, cafeterias, and snack bars including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation.	P S-if includes drive-through
Art, antique, and furniture sales (retail or repair; excludes auto sales and services)	P
Farmer’s Market	S
Veterinary Clinic (no outdoor facilities for overnight storage of animals)	P
Bed and Breakfast Establishments	S
Full-Service Hotels	S
Outdoor Storage	NP
Any use with on-premise alcohol sales as less than 50% of gross sales revenue	P
Retail Tobacco or smoke shops	NP
Any use with on-premise alcohol sales as more than 50% of gross sales revenue	S
Any use with off-premises alcohol sales at any amount	S

Tasting Rooms	S
Sale of Used Goods	S
<i>Entertainment Uses</i>	
Theaters and Cinemas	P
Museums	P
Fitness, recreational sports, gym, or athletic club	P
Parks, greens, plazas, squares, and playgrounds	P
Amusement, Commercial (indoor)	P
Amusement, Commercial (outdoor)	S
Event Center/Rental Hall	P
<i>Institutional and Civic Uses</i>	
Schools or Universities	NP
Religious institutions	P
Philanthropic Organizations	NP
Civic uses (courthouse, City Hall, and other public offices)	P
Assisted Living	S
Daycare	NP
<i>Residential Uses</i>	
Residential Apartments and/or condominiums	S- for upper floors
Upper floor residential uses	S
Single-family detached dwellings	NP
Townhomes	NP
Duplexes	NP

(d) Design Standards- The following minimum standards shall be required:

- i) Setbacks- Structures will have zero lot lines. Buildings in this zone shall comply with the following:
 - (1) Zero lot lines are those lines situated so that the roof line of a structure can be located on the side lot boundary without any setback required.
 - (2) The minimum rear yard shall be five (5) feet for a single-story structure and fifteen (15) for any multi-story structure.
 - (3) A concrete sidewalk shall be constructed ten (10) feet from curb in a dedicated public right-of-way.
 - (4) The minimum front setback shall be ten (10) feet from sidewalk using concrete or another approved material.
 - (5) Alley walkways shall be placed every 250 (250) feet at minimum that are 20 (20) feet in width.
 - (6) No doors or windows shall be located on any wall located on a zero lot line.
- ii) Parking- All off-street parking requirements will follow the standards set forth in article **14.05.011** and must be located in the rear of the structure.
- iii) Patios- The design of the interior and immediate surroundings of a patio should adhere to the following guidelines:
 - (1) The surface area of an outdoor patio may not exceed the interior floor area of the primary licensed establishment.
 - (2) A fence or vertical barrier may be used to delineate the perimeter of the patio area.
 - (3) Perimeter fences shall not obstruct the line of sight for pedestrians and drivers.

- (4) Patios shall be located in the front setback or on the rooftop.
- iv) Signs- All permissible signage shall be designed and follow the standards set forth in article **14.04.014**.
- v) Outside storage- No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped or screened from view.
- vi) Live Outdoor Music at Retail Sales and Service- Live outdoor music will be permissible during peak hours (defined as Sunday through Thursday from 12 pm to 10 pm, and Friday, Saturday, and holidays from 12 pm to 12 am. Music performances are not to exceed **ninety-five decibels (95 dB)** (follow Texas Penal Code 42.01 c (2)- 85 or under at property line) at a distance of one hundred (100) meters.
- vii) Live Outdoor Music at Amphitheaters or Outdoor Events- Live outdoor music will be permissible Friday, Saturday, and holidays from the hours of 12 pm to 12 am. A permit must be obtained through the city. Music performances are not to exceed **ninety-five decibels (95 dB)** at a distance of one hundred (100) meters.
- viii) Principal Building Standards-
- (1) Buildings shall be oriented towards the main street.
 - (2) Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.
 - (3) Building maximum- 3 stories or 45 feet (whichever is less)
 - (4) Building Material- The wall surface for all buildings on sides adjacent to any street or alley walkway other than glass shall be of one hundred percent (100%) masonry material. Seventy-five percent (75%) of overall wall surfaces other than glass shall be of brick, stone, or cast stone. The remaining twenty-five percent (25%) may be stucco, fibrous cement, split-face block, or other masonry material. The use of any other wall surface material may be approved by the City Council at the time of the site plan review.
- ix) Sidewalk Sales- Sidewalk vendors selling goods must obtain a **Sidewalk Vending Permit** (would be new) before conducting vending business activities in the City of Wolfforth. The permits are issued by the Development Department and are valid for one year from the date of issuance and must be **renewed annually** (do we want per event).
- (1) In general, sidewalk vendors must adhere to the following guidelines:
 - (a) Display Sidewalk Vending Permit while conducting vending business activities.
 - (b) Vending activities shall take place on a sidewalk and during approved times as follows: hours imposed on other businesses on the same street block or 8 am to sunset, whichever is less restrictive on non-residential blocks.
 - (c) A Sidewalk Vending Permit does not provide an exclusive right to operate on any sidewalk or portion thereof. Must be in front of primary business.
 - (d) Sidewalk vendors must ensure that the 10-foot area immediately surrounding the vending space is kept clean and free of trash and debris associated with their vending operation. A trash receptacle must be provided for customers and must be large enough to accommodate customer trash.
 - (e) Vending equipment and goods must be attended to at all times by the business owner or employee. Vendors must remove all equipment and goods at the end of each day.
 - (f) Obstructions that would reduce the width of the sidewalk to less than forty-eight (48) inches are prohibited.
 - (g) The public right of way or any area that blocks pedestrians or vehicles is prohibited.

- (h) Vending is prohibited in any public property that does not meet the definition of a sidewalk, including but not limited to any alley, street, street or roadway median, street end or parking lots.

Awnings- 14.08.003 Measurements

Yard exceptions.

(j) Every part of any required yard shall be open and unobstructed, except for the following:

(3) Eaves and awnings on main residential buildings which project a distance of no more than two feet into required yards.

(6) Open and unenclosed porches covered by a roof (but being unencumbered by walls, glazing or rigid screening of any kind) may project into required front or rear yards for a distance not to exceed 6 feet, provided that no supporting structure for such extensions shall be located within the required front or rear yard.