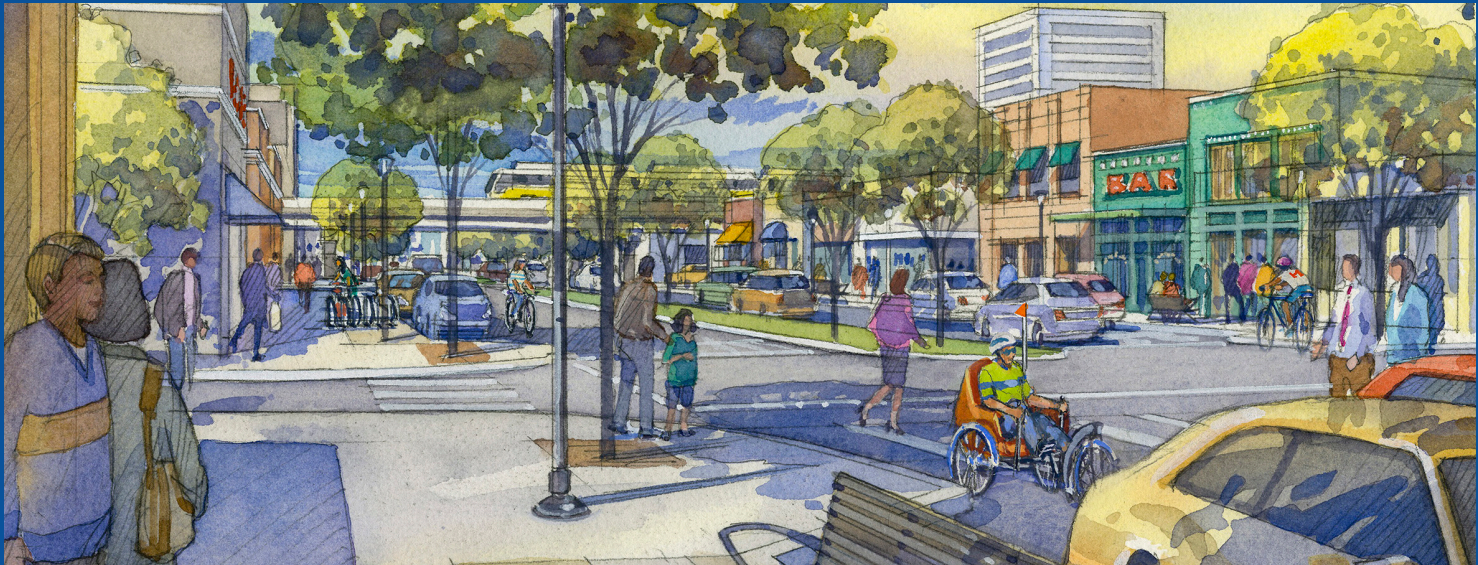


PD Planned Development

Main Street/ Central Expressway Form Based Code



Ordinance 4191 (Adopted November 14, 2016)



Incorporates: Ordinance 4097 (Adopted January 26, 2015)

ORDINANCE NO. 4191

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO AMEND THE EXISTING PD PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE'S DEVELOPMENT STANDARDS AND EXPAND THE BOUNDARIES OF THE DISTRICT, REZONING AN APPROXIMATE 540-ACRE TRACT OF LAND FROM A-950-M APARTMENT, C-M COMMERCIAL, I-M(1) INDUSTRIAL, LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL, O-M OFFICE, R-1250-M RESIDENTIAL, R-1500-M RESIDENTIAL, R-950-M RESIDENTIAL, TO-M TECHNICAL OFFICE, PD PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE AND PD PLANNED DEVELOPMENT SPRING VALLEY STATION DISTRICT TO PD PLANNED DEVELOPMENT MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR PROPERTY GENERALLY LOCATED ON THE EAST AND WEST SIDES OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY: RAYFLEX DRIVE, INTERURBAN STREET, ARAPAHO ROAD, GREENVILLE AVENUE, AND APOLLO ROAD ON THE NORTHEAST; LASALLE DRIVE, ABRAMS ROAD, PHILLIPS STREET, DART RIGHT-OF-WAY, EAST SPRING VALLEY ROAD AND GREENVILLE AVENUE ON THE EAST; BUCKINGHAM ROAD AND CITY LIMIT LINE ON THE SOUTH; TI BOULEVARD, ST. PAUL DRIVE, WEST SPRING VALLEY ROAD, CENTRAL EXPRESSWAY, THE ALLEY ALONG THE EAST SIDE OF THE RICHARDSON HEIGHTS SECOND INSTALLMENT ADDITION, THE ALLEY ALONG THE SOUTH AND WEST SIDES OF THE RICHARDSON HEIGHTS VILLAGE SC ADDITION, AND LINDALE LANE ON THE WEST; THE ALLEY ALONG THE SOUTHERN BOUNDARY OF THE RICHARDSON HEIGHTS 4 ADDITION, CUSTER ROAD, THE SOUTH AND EAST BOUNDARIES OF THE CENTRAL TERRACE ADDITION, AND THE NORTH BOUNDARY OF THE BARLOW PLACE ADDITION ON THE NORTHWEST BEING DESCRIBED IN EXHIBIT "A" AND AS SHOWN IN EXHIBIT "A-1" ATTACHED HERETO; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 16-24).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby further amended so as to amend the existing PD Planned Development Main Street/Central Expressway Form Based Code's development standards and expand the boundaries of the District, rezoning an approximate 540-acre tract of land from A-950-M Apartment, C-M Commercial, I-M(1) Industrial, LR-M(1) Local Retail, LR-M(2) Local Retail, O-M Office, R-1250-M Residential, R-1500-M Residential, R-950-M Residential, TO-M Technical Office, PD Planned Development Main Street/Central Expressway Form Based Code and PD Planned Development Spring Valley Station District to PD Planned Development Main Street/Central Expressway Form Based Code, for property generally located on the east and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, Abrams Road, Phillips Street, DART right-of-way, East Spring Valley Road and Greenville Avenue on the east; Buckingham Road and city limit line on the south; TI Boulevard, St. Paul Drive, West Spring Valley Road, Central Expressway, the alley along the east side of the Richardson Heights Second Installment Addition, the alley along the south and west sides of the Richardson Heights Village SC Addition, and Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest being described in Exhibit "A" and as shown in Exhibit "A-1", attached hereto and incorporated herein by reference ("the Property").

SECTION 2. That the use and development of the Property shall be subject to the following:

1. The Property shall be developed and used in conformance with the PD Planned Development Main Street/Central Expressway Form Based Code, attached hereto as Exhibit “B” and made a part hereof for all purposes.
2. The following Special Permits shall remain in effect:
 - a. Ordinance 3830 (405 S. Central Expressway – motor vehicle repair shop-major)
 - b. Ordinance 3883 (170 E. Spring Valley Road – motor vehicle service station, no repair)
 - c. Ordinance 4066 (601 S. Sherman Street – motor vehicle repair shop-minor)
 - d. Ordinance 4116 (522 Bishop Avenue – food truck park and private club with special development plan)
 - e. Ordinance 4134 (400 N. Greenville Avenue – large scale retail/service store)
 - f. Ordinance 4135 (400 N. Greenville Avenue – bank with drive-through facility)
 - g. Ordinance 4149 (100 S. Central Expressway – massage establishment)

SECTION 3. That the Property shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed save and except as provided in Section 2 above, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of November, 2016.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:11-2-16:TM 81102)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
Zoning File 16-24
Main Street/Central Expressway Form Based Code
City of Richardson, Dallas County, Texas

BEING land situated in the William D. Reed Survey, Abstract No. 1255, the James M. Cole Survey, Abstract No. 321, the Lavina McCommas Survey, Abstract No. 927, the William R. Bodine Survey, Abstract No. 153, the William H. Dye Survey, Abstract No. 414, the Isaac Wiley Survey, Abstract No. 1575, and the John Reid Survey, Abstract No. 1196, within the City of Richardson, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1 of the Barlow Place Addition, said point being in the west line of U.S. Highway 75 (a variable width right-of-way);

THENCE in a westerly direction, along the north line of Lot 1 of the Barlow Place Addition, an approximate distance of 165 feet to an angle point, said point also being the northeast corner of the Central Terrace Addition;

THENCE in a southwesterly direction, along the east line of the Central Terrace Addition, an approximate distance of 770 feet, said point being the southeast corner of the Central Terrace Addition;

THENCE in a westerly direction an approximate distance of 465 feet along the south line of the Central Terrace Addition, said point also being the northwest corner of Tracts 35 and 36 of the Original Town of Richardson Addition, and continuing to the centerline of Custer Road;

THENCE in a southerly direction, along the centerline of Custer Road, an approximate distance of 485 feet;

THENCE in a westerly direction an approximate distance of 25 feet to the northeast corner of Tract 22 of the Original Town of Richardson Addition Sheet 9, said point being also the south line of a 15-foot alley intersecting with the west line of Custer Road;

THENCE in a westerly direction an approximate distance of 538 feet along the south line of said 15-foot alley to a point, said point also being the northeast corner of Tract 8 of the Original Town of Richardson Addition Sheet 9-A;

THENCE continuing generally in a westerly and southwesterly direction an approximate distance of 422 feet along the south line of said 15-foot alley, said line also being the north line of Tract 8 of the Original Town of Richardson Addition Sheet 9-A, to an angle point, said point also being the northeast corner of Lot 20A, Block 26 of the Richardson Heights, Fourth Installment Addition;

THENCE in a westerly direction an approximate distance of 306 feet along the south line of said 15-foot alley, said line also being the north line of Lot 20A, Block 26 of the Richardson Heights, Fourth Installment Addition, to an intersection of the south line of the 15-foot alley and the east line of Lindale Lane (a variable width right-of-way), and continuing to the centerline of Lindale Lane;

THENCE in a southerly direction an approximate distance of 530 feet along the centerline of Lindale Lane to a point, said point also being the intersection of the centerline of Lindale Lane and the centerline of Belt Line Road;

THENCE in an easterly direction an approximate distance of 175 feet along the centerline of Belt Line Road to a point;

THENCE in a southerly direction an approximate distance of 55 feet to the south line of Belt Line Road, said point also being the northwest corner of Lot 1 of the Richardson Heights Village Shopping Center Addition and the east line of a 15-foot alley;

THENCE continuing generally in a southerly and southeasterly direction along the east line of said 15-foot alley, said line also being the west and south lines of Lot 1 of the Richardson Heights Village Shopping Center Addition, the following distances:

An approximate distance of 672 feet to the start of a curve to the left;

An approximate distance of 78 feet along a curve to the left;

An approximate distance of 388 feet to a point;

THENCE in a southwesterly direction an approximate distance of 15 feet to a point, said point being the northernmost corner of Lot 18H, Block K of the Richardson Heights, Second Installment Addition Replat and the east line of an approximate 15-foot alley;

THENCE continuing generally in a southwesterly direction, across Dumont Drive, an approximate distance of 1,442 feet along the east line of said 15-foot alley and continuing to a point, said point being the westernmost corner of Tract 1, Block G of the Human Engineering Addition;

THENCE in a southeasterly direction an approximate distance of 360 feet along the southwest line of Tract 1, Block G of the Human Engineering Addition and continuing to the centerline of U.S. Highway 75 (a variable width right-of-way);

THENCE in a southwesterly direction an approximate distance of 2,325 feet along the centerline of U.S. Highway 75 (a variable width right-of-way), said point being the intersection of the centerline of U.S. Highway 75 and the centerline of West Spring Valley Road;

THENCE continuing in a westerly direction an approximate distance of 752 feet along the centerline of West Spring Valley Road, said point being the intersection of the centerline of West Spring Valley Road and the centerline of St. Paul Drive;

THENCE in a southwesterly direction an approximate distance of 62 feet, said point being the intersection of the south line of West Spring Valley Road and the west line of St. Paul Drive and a corner of the city limit line;

THENCE continuing in a southerly direction an approximate distance of 2,080 feet along the west line of St. Paul Drive, said line also being the city limit line, and continuing along said city limit line across U.S. Highway 75 (a variable width right-of-way), said city limit line becoming the west line of TI Boulevard to a point, said point being a corner of the city limit line generally located near the intersection of TI Boulevard and Sherman Street;

THENCE in an easterly direction along said city limit line an approximate distance of 47 feet, said point being the southwest corner of Lot 1, Block 1 of the Edmar Addition and the north line of Sherman Street;

THENCE continuing in a southeasterly direction along the city limit line, said city limit line being the north line of Sherman Street, for an approximate distance of 840 feet, said point being the southeast corner of Tract 1 of the Technical Industrial Business Addition and a corner of the city limit line;

THENCE in a northeasterly direction along the city limit line, said city limit line being the east line of Tract 1 of the Technical Industrial Business Addition, an approximate distance of 390 feet to a point, said point being the northeast corner of Tract 1 of the Technical Industrial Business Addition and a corner of the city limit line;

THENCE continuing generally in an southeasterly direction along said city limit line, across Sherman Street, an approximate distance of 1,237 feet, said point being the southeast corner of Lot 2, Block C of the Spring Valley Business Park Addition and a corner of the city limit line;

THENCE in a northeasterly direction along the city limit line, said city limit line being the east line of Lot 2, Block C of the Spring Valley Business Park Addition and the west line of the DART right-of-way, an approximate distance of 495 feet, said point being the intersection of the west line of the DART right-of-way and the south line of Buckingham Road and being a corner of the city limit line;

THENCE in a northeasterly direction an approximate distance of 45 feet, said point being the intersection of the west line of the DART right-of-way and the centerline of Buckingham Road;

THENCE in a northeasterly and southeasterly direction along the centerline of Buckingham Road an approximate distance of 1,745 feet, said point being the intersection of the centerline of Buckingham Road and the centerline of Greenville Avenue;

THENCE continuing in a northeasterly direction an approximate distance of 1,855 feet along the centerline of Greenville Avenue, said point being the intersection of the centerline of Greenville Avenue and the centerline of East Spring Valley Road;

THENCE in a westerly and southwesterly direction an approximate distance of 1,182 feet along the centerline of East Spring Valley Road, said point being the intersection of the centerline of East Spring Valley Road and the centerline of Centennial Boulevard;

THENCE in a northwesterly direction an approximate distance of 240 feet along the centerline of Centennial Boulevard, said point being the intersection of the centerline of Centennial Boulevard and the centerline of the DART right-of-way;

THENCE in a northeasterly direction an approximate distance of 2,480 feet along the centerline of the DART right-of-way, said point being the intersection of the centerline of the DART right-of-way and the centerline of East Phillips Street;

THENCE in an easterly direction an approximate distance of 1,840 feet along the centerline of East Phillips Street, said point being the intersection of the centerline of East Phillips Street and the centerline of Abrams Road;

THENCE in a northeasterly direction an approximate distance of 910 feet along the centerline of Abrams Road, said point being the intersection of the centerline of Abrams Road and the centerline of Belt Line Road/Main Street;

THENCE in an easterly direction an approximate distance of 165 feet along the centerline of Belt Line Road/Main Street;

THENCE continuing in a northerly direction an approximate distance of 25 feet to the north line of Belt Line Road/Main Street, said point also being the southeast corner of Tract 46 of the Original Town of Richardson Addition Sheet 2-C;

THENCE in a northerly direction an approximate distance of 144 feet along the east line of Tract 46 of the Original Town of Richardson Addition Sheet 2-C, said point being the south line of a 15-foot alley;

THENCE in a westerly direction an approximate distance of 27 feet along the south line of said 15-foot alley to a point;

THENCE continuing in a northerly direction an approximate distance of 165 feet along the east line of Lot 7, Block 45 of the Walton No. 1 Addition, said point being the northeast corner of Lot 7, Block 45 of the Walton No. 1 Addition and south line of East Tyler Street;

THENCE continuing in a westerly direction an approximate distance of 172 feet along the south line of East Tyler Street to a point;

THENCE in a northerly direction, across East Tyler Street, an approximate distance of 217 feet along the east line of Lot 9, Block 42 of the Walton No. 1 Addition, said point being the northeast corner of Lot 9, Block 42 of the Walton No. 1 Addition and the south line of a 15-foot alley;

THENCE in an easterly direction an approximate distance of 90 feet along the south line of said 15-foot alley, said point being the northeast corner of Lot 10, Block 42 of the Walton No. 1 Addition;

THENCE in a northerly direction, across a 15-foot alley, and continuing along the east line of Lot 2, Block A of the First Presbyterian Church Addition an approximate distance of 221 feet, said point being the northeast corner of Lot 2, Block A of the First Presbyterian Church Addition;

THENCE in a northwesterly direction an approximate distance of 116 feet along the northeast line of Lot 2, Block A of the First Presbyterian Church Addition, said point being the northernmost corner of Lot 2, Block A of the First Presbyterian Church Addition and also the southwest corner of Lot 1B, Block A of the First Presbyterian Church Addition;

THENCE continuing generally in a northeasterly direction along the southwest and west line of Lot 1B, Block A of the First Presbyterian Church Addition, said line also generally being the east line of a 15-foot alley, the following distances:

An approximate distance of 103 feet to an angle point;

An approximate distance of 20 feet to an angle point;

An approximate distance of 398 feet to a point, said point being the northwest corner of Lot 1B, Block A of the First Presbyterian Church Addition and the south line of Terrace Drive;

THENCE in a northeasterly direction an approximate distance of 170 feet, across Terrace Drive, to a point in the right-of-way, said point also being the intersection of the north line of Terrace Drive and the centerline of LaSalle Drive;

THENCE in a northeasterly direction an approximate distance of 845 feet along the centerline of LaSalle Drive, said point being the intersection of the centerline of LaSalle Drive and the centerline of Apollo Drive;

THENCE in a westerly direction an approximate distance of 560 feet along the centerline of Apollo Drive, said point also being the intersection of the centerline of Apollo Drive and the centerline of Greenville Avenue;

THENCE in a northwesterly direction an approximate distance of 55 feet to the west line of Greenville Avenue;

THENCE continuing in a northeasterly direction an approximate distance of 2,540 feet along the west line of Greenville Avenue to a point in the right-of-way, said point being the centerline of Arapaho Road;

THENCE in a westerly direction an approximate distance of 245 feet along the centerline of Arapaho Road, said point being the intersection of the centerline of Arapaho Road and the centerline of Interurban Street;

THENCE in a southwesterly direction an approximate distance of 1,260 feet along the centerline of Interurban Street, said point being the intersection of the centerline of Interurban Street and the centerline of Rayflex Drive;

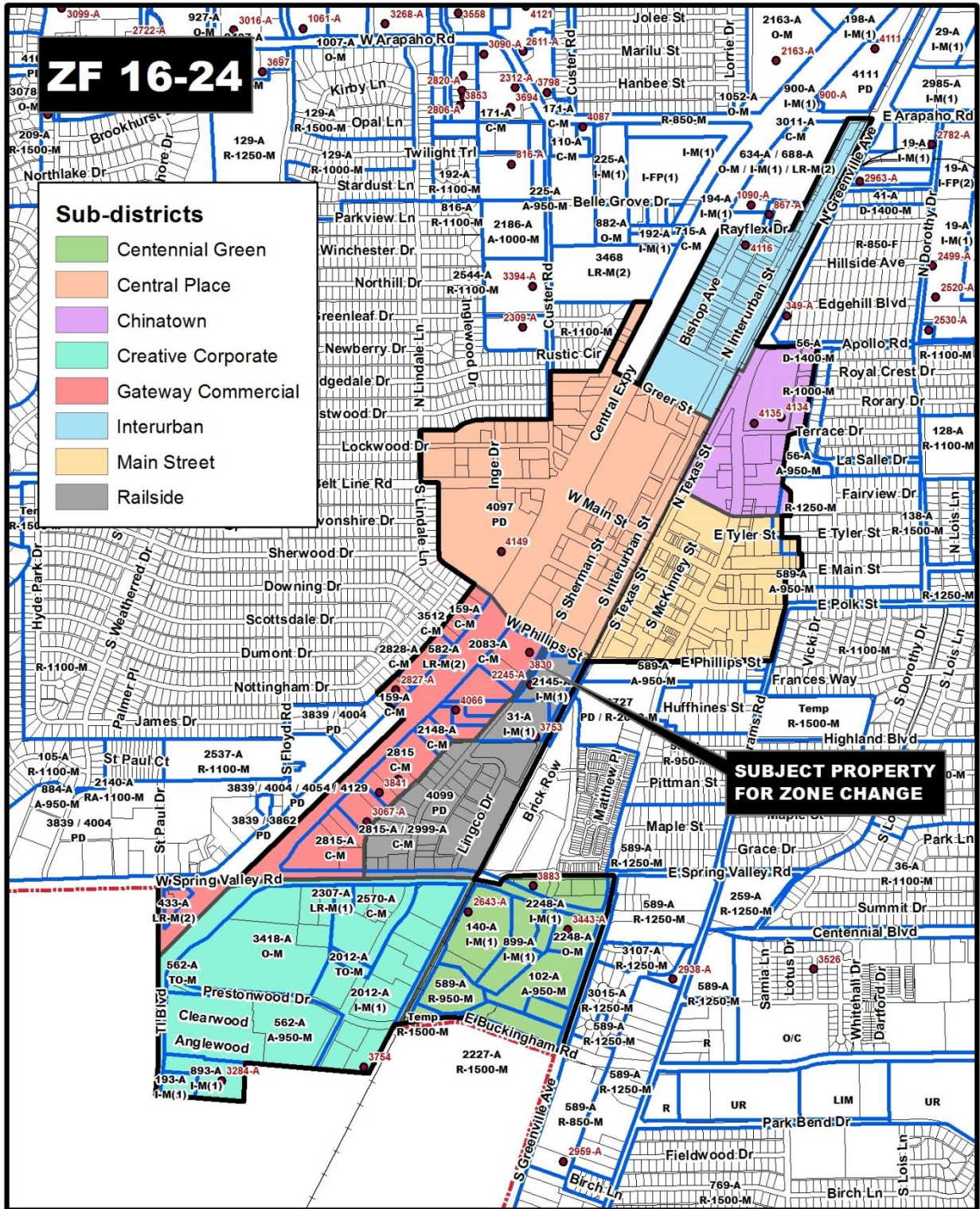
THENCE in a westerly direction an approximate distance of 730 feet along the centerline of Rayflex Drive, said point being the intersection of the centerline of Rayflex Drive and the east line of U.S. Highway 75 (a variable width right-of-way);

THENCE in a southwesterly direction an approximate distance of 1,735 feet along the east line of U.S. Highway 75 (a variable width right-of-way), said point being the intersection of the east line of U.S. Highway 75 and the centerline of Greer Street;

THENCE in a northwesterly direction an approximate distance of 290 feet, across U.S. Highway 75 (a variable width right-of-way), to the west line of U.S. Highway 75, said point also being approximately 65 feet north of the southeast corner of Lot 1, Block A of the Rustad Retail Addition;

THENCE in a northeasterly direction an approximate distance of 790 feet along the west line of U.S. Highway 75 to the **POINT OF BEGINNING**, said point being the northeast corner of Lot 1 of the Barlow Place Addition, and containing approximately 540 acres of land more or less.

EXHIBIT "A-1"



**EXHIBIT “B”
PD PLANNED DEVELOPMENT
MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE**

Exhibit B PD Planned Development Main Street/Central Expressway Form Based Code

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I. Overview of Code

A. Intent/Purpose

The City of Richardson updated its Comprehensive Plan in 2009. An important component of that update was the identification of six geographic areas as “enhancement/ redevelopment areas.” These areas were targeted for further, more detailed study to determine the most effective means to leverage reinvestment and foster their redevelopment.

In 2012, the City Council selected two of these areas, the “Old Town/Main Street” area and “Central Expressway” corridor for further study. Because these two areas share a variety of similarities including land uses, demographics, built environments, and infrastructure needs, they were consolidated as the “Main Street/Central Expressway Corridor”. A market analysis and vision study was then conducted for the consolidated area. These efforts produced the Main Street/Central Expressway Study, accepted by the City Council in January, 2013.

The Main Street/Central Expressway Study presented a vision for the area comprised of eleven unique Sub-districts, each based on existing physical conditions, existing opportunities and constraints, anticipated future real estate/market factors, and community desires. The first step in implementing the vision for these Sub-districts was to prepare new development regulations that effectively “code the vision.” Four Sub-districts, *Interurban, Central Place, Chinatown and Main Street* were selected by the City Council for the initial phase of coding. After an extensive public input process, the Main Street/Central Expressway Form Based Code (“the Code”) was adopted in January 2015. Subsequently in 2016, City Council selected four more Sub-districts located within the southern end of the Main Street/Central Expressway Corridor – *Gateway Commercial, Creative Corporate, Railside, and Centennial Green* – which were rezoned and included within the Code.

This Code establishes rules and regulations that will deliver the intended form and character envisioned for the Main Street/Central Expressway Study Area. The standards within the Code focus on creating a high-quality, legible public realm and providing predictability of the built environment consistent with the community’s vision. The Code also provides for a well-connected pedestrian, bicycle and street network that builds on existing infrastructure and balances appropriate densities and uses for creating a vital urban environment.

The Code is supportive of regional transportation and mobility objectives by acknowledging that Belt Line Road/Main Street will continue to function as a four-lane, regional arterial thoroughfare connecting neighboring cities to Central Expressway, even while being re-envisioned to support pedestrian oriented needs within the Richardson community. Bicycle transportation is further supported by providing a safer, alternate route along Polk Street through the downtown area. The Code also embraces transit-oriented development principles by transforming the built environment context between the two DART light rail stations that bookend the Main Street/Central Expressway corridor – the Spring Valley Station and the Arapaho Station – through increased density; diversity of land use types; and provision of safe, comfortable and attractive sidewalks, streets and trails that strengthen connectivity between the stations.

The Main Street/Central Expressway Form Based Code applies to all land within each of the Interurban, Central Place, Chinatown, Main Street, Gateway Commercial, Creative Corporate, Rainside, and Centennial Green Sub-districts exclusively. The Main Street/Central Expressway Form Based Code is designed to accommodate expansion of its boundaries to include the remaining three Sub-districts at such time when the City Council deems appropriate.

B. Components of Code

The regulations within the Code related to each Sub-district contains text and graphics to promote a complete understanding of the standards and regulations required for each Sub-district which further promote the policies of the Main Street/Central Expressway Study. These major components include:

1. A **Regulating Plan** that establishes regulations by street type and identifies how the lot relates to the public realm – the area between private properties within the right-of-way.
2. A **Public Open Space and Public Parking Plan** that identifies recommended open and public spaces.
3. **Building and Envelope Standards** that are established to define the height and bulk of buildings and other site improvements within the form based Sub-district, in order to effectively regulate and maintain a cohesive and predictable urban form and public realm. The particular purpose of the Building and Envelope Standards is to assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of land that establish the basic parameters for building placement and form, building heights, use, parking and access, frontage types and block types.
4. **Street Typology and Streetscape Standards** which identify regulations within the public realm and right-of-way including vehicular lane widths, on-street parking, landscape/amenity zones to accommodate street trees and street furnishings, and minimum required sidewalks
5. **Architectural Standards** which provides basic standards for treatments to walls, roofs, windows, doors and exterior lighting to create a pleasing and cohesive architectural character.
6. **Mechanical, Service Areas and Utilities** which provides standards that apply to loading areas, outdoor storage, roof-mounted equipment, dumpsters, and utility meters and other utility apparatus.

Additionally, sign standards, the development plan approval process and provisions related to non-conforming properties, as well as certain defined terms, are provided for in the **Signage, Administration** and **Definitions** sections of the Code, which are applicable to all eight Sub-districts.

C. How to use the Code

The Code is separated into eight distinct Sub-districts, each with their own land use regulations and development standards. The land uses for each Sub-district are allowed throughout the entire Sub-district, except in limited instances where specified in the Code. The development standards (also referred to as Building and Envelope Standards) for each property are determined based upon the property's street frontage as identified on the Sub-district regulating plan located in each Sub-district subsection. In order to determine what the Code allows on a property, follow these steps:

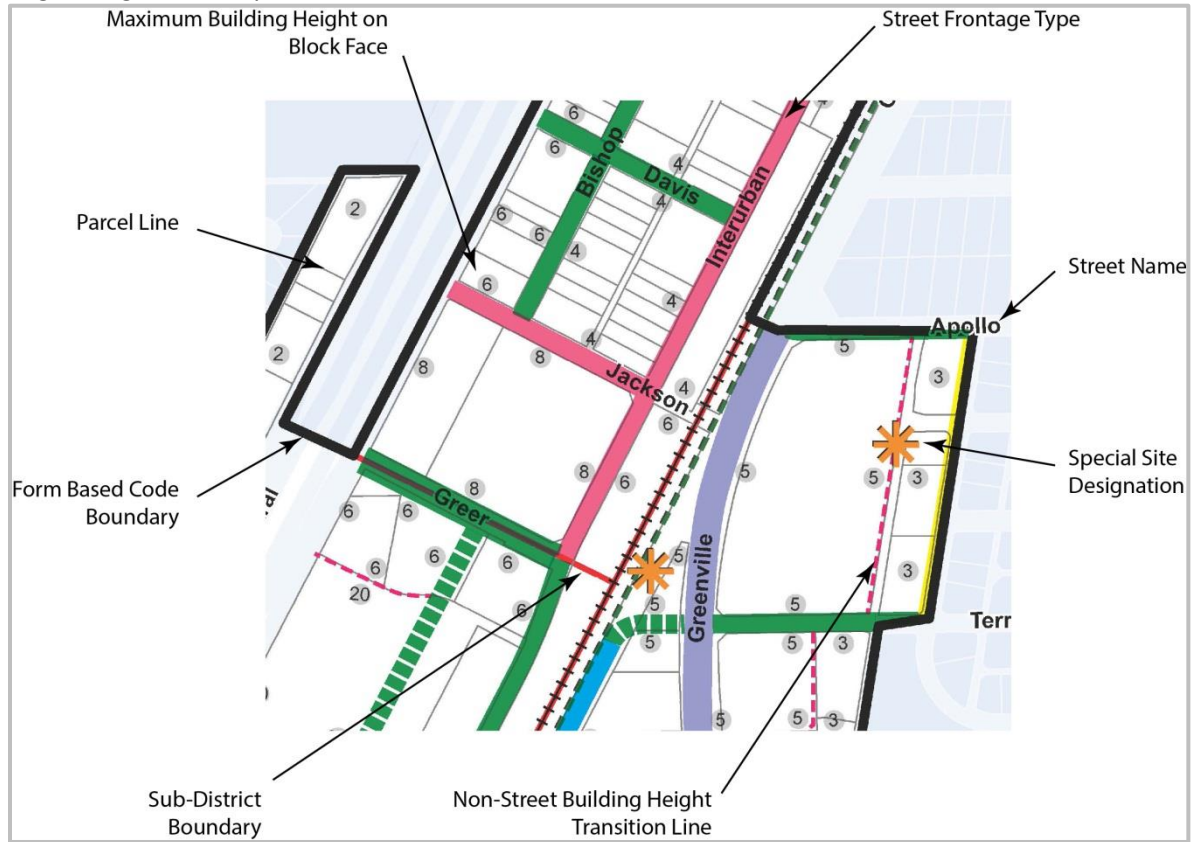
1. Use the Overall Sub-district Identifying Maps to locate the Sub-district of the property of interest (see pages 6 and 8). Once the Sub-district has been determined, go to the corresponding Sub-district subsection of the Code as follows:
 - Subsection II.A. Interurban Sub-district
 - Subsection II.B. Central Place Sub-district
 - Subsection II.C. Chinatown Sub-district
 - Subsection II.D. Main Street Sub-district
 - Subsection II.E. Gateway Commercial Sub-district
 - Subsection II.F. Creative Corporate Sub-district
 - Subsection II.G. Railside Sub-district
 - Subsection II.H. Centennial Green Sub-district
2. Next, find the property on the Sub-district regulating plan to determine the street type designation that has been assigned to the street(s) adjacent to the property.
3. Review the appropriate regulations specific to the street type designation that apply to the property. Each Sub-district outlines the basic parameters for:
 - a. **Public Open Space and Public Parking**, as necessary, for any required on-site public open space and/or public parking.
 - b. **Building and Envelope Standards** on the site in terms of use, lot and block size, lot access, building height and placement, public and private open space, parking standards, and more.
 - c. **Street Typology and Streetscape Standards** for requirements regarding the treatment of areas within the public right-of-way including vehicular lane widths, on-street parking, street tree planting areas, street furniture and minimum sidewalk requirements.
 - d. **Architectural Standards** which outline the parameters for the external building materials and architectural configurations including walls, roofs, windows and doors.
4. Review the remainder of the Sub-district subsection for requirements related to **Mechanical, Service Areas and Utilities**, as well as **Thoroughfare Screening** and **Residential Zoning District Adjacency** requirements that may be applicable to the property.
5. Review the **Signage** section of the Code (Section III) for information regarding allowable signage.
6. Review the **Administration** section of the Code (Section IV) for information regarding development plan approval process, and provisions related to non-conforming properties.

D. Understanding the Regulating Plan

The regulating plan identifies the specific framework of streets and blocks to which each section of the regulations applies. A street type for each street in each Sub-district is designated on the regulating plan which will correspond to a certain set of standards in Section II. Sub-districts.

The following graphic identifies the components of a regulating plan:

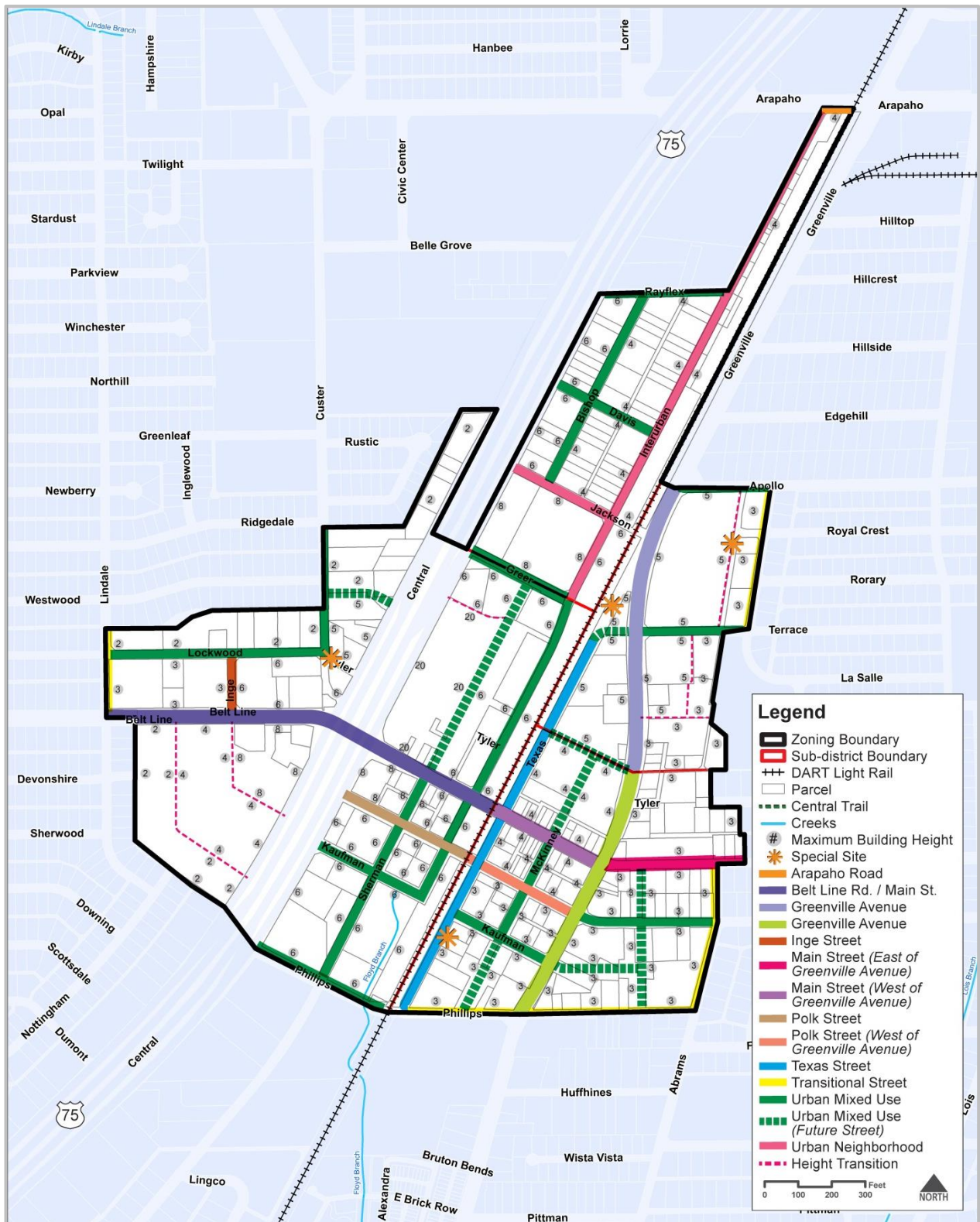
Regulating Plan Components



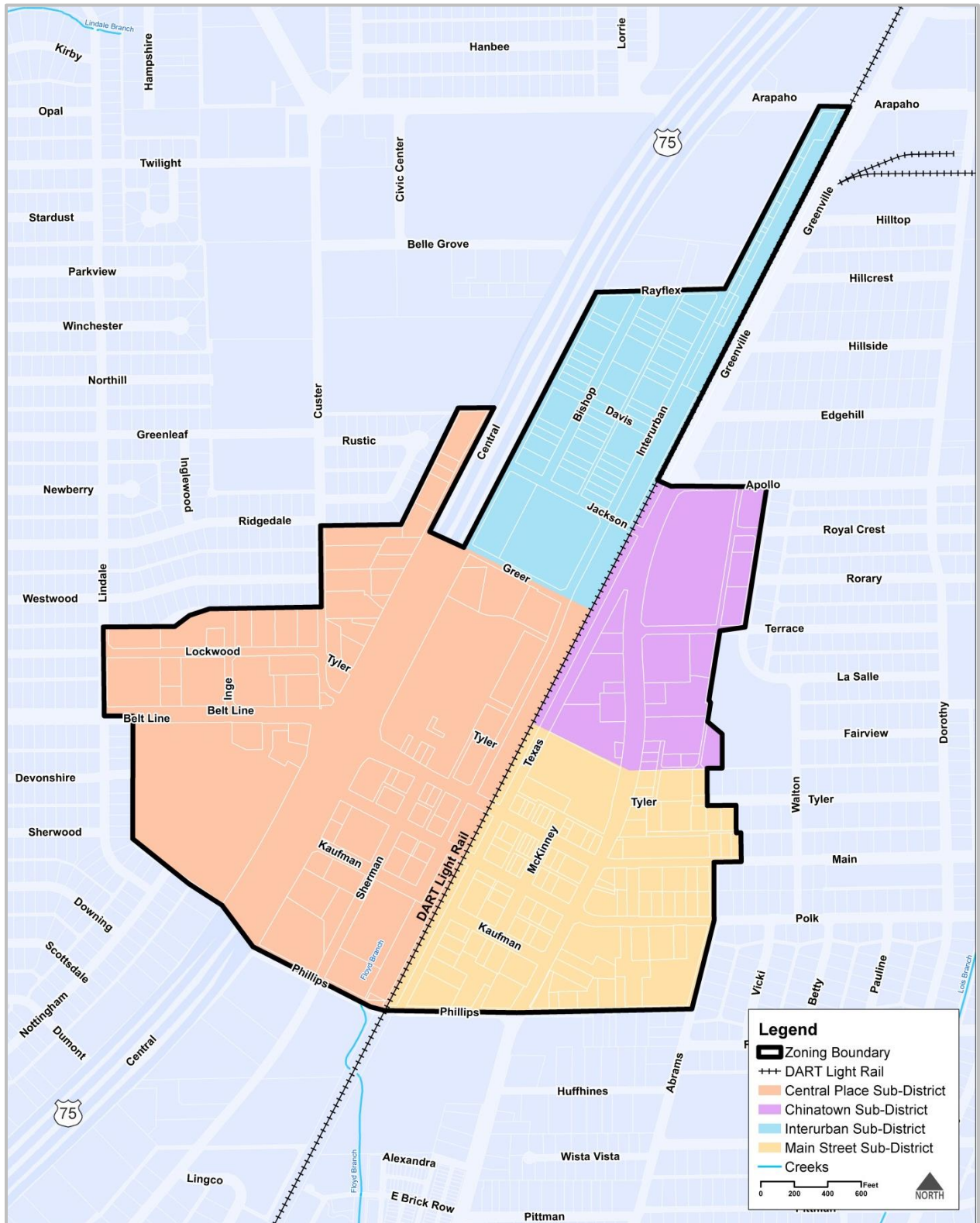
E. Regulating Plan/Sub-district Location

The graphics on the following pages (see pages 5 and 7) identify the Overall Sub-district Regulating Plans for the entire Main Street/Central Expressway eight Sub-district area to show the overall relationship of each Sub-district to the other. Sub-district specific regulating plans are identified in each of the individual Sub-district subsections of the Code. These maps shall be made part of the City of Richardson Official Zoning Map.

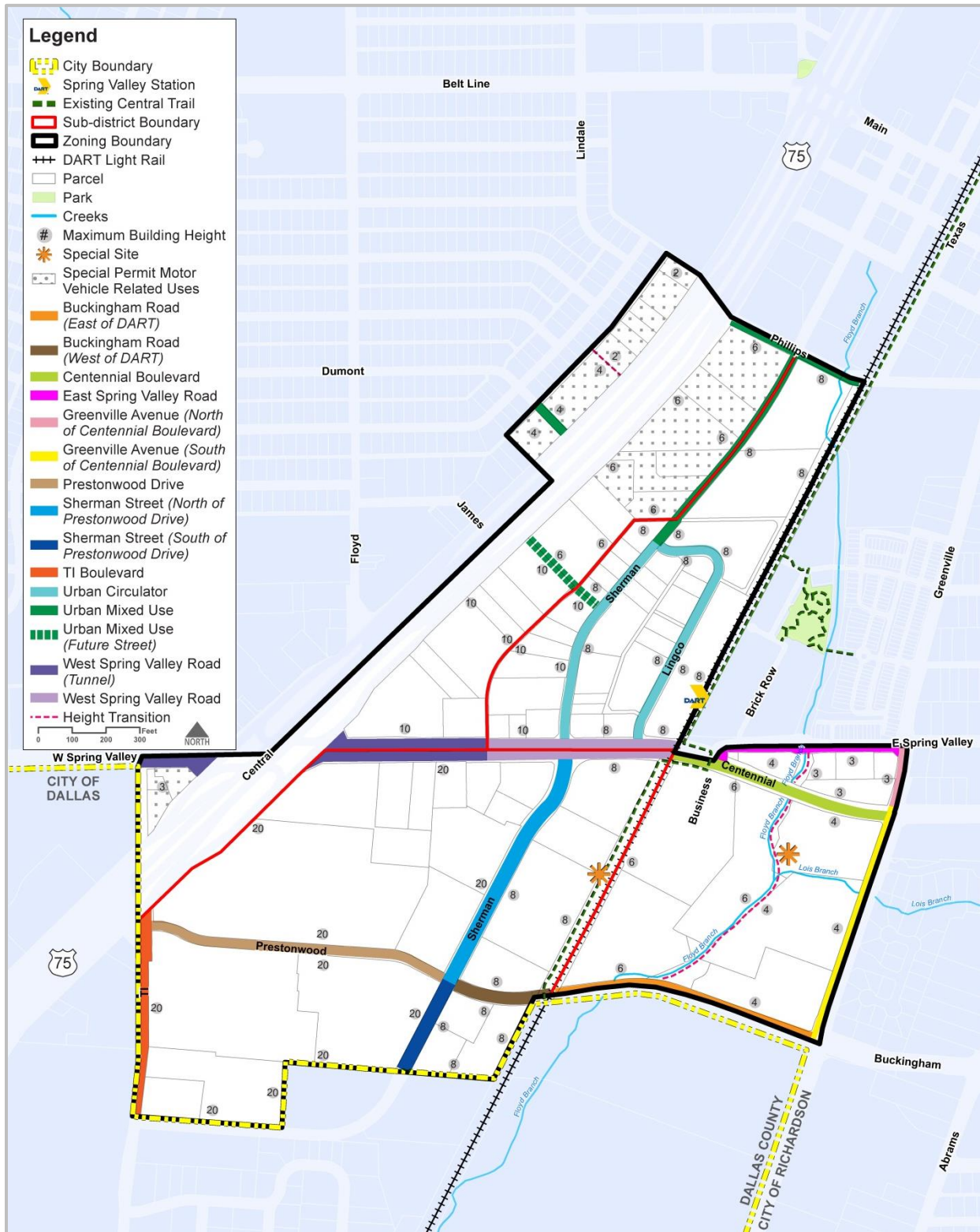
Overall Sub-district Regulating Plan – Central Sub-districts



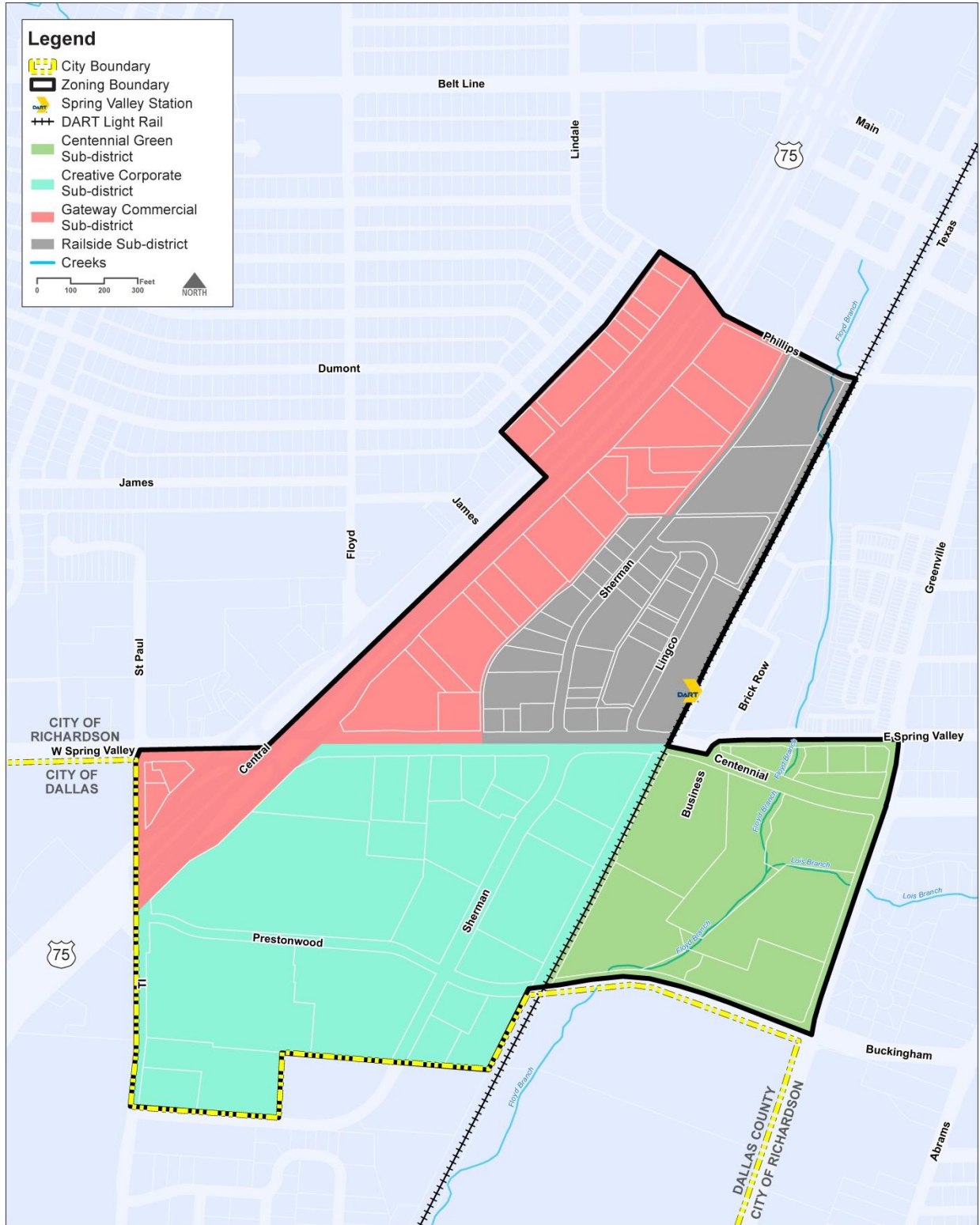
Overall Sub-district Identifying Map – Central Sub-districts



Overall Sub-district Regulating Plan – Southern Sub-districts



Overall Sub-district Identifying Map – Southern Sub-districts



II. Sub-districts

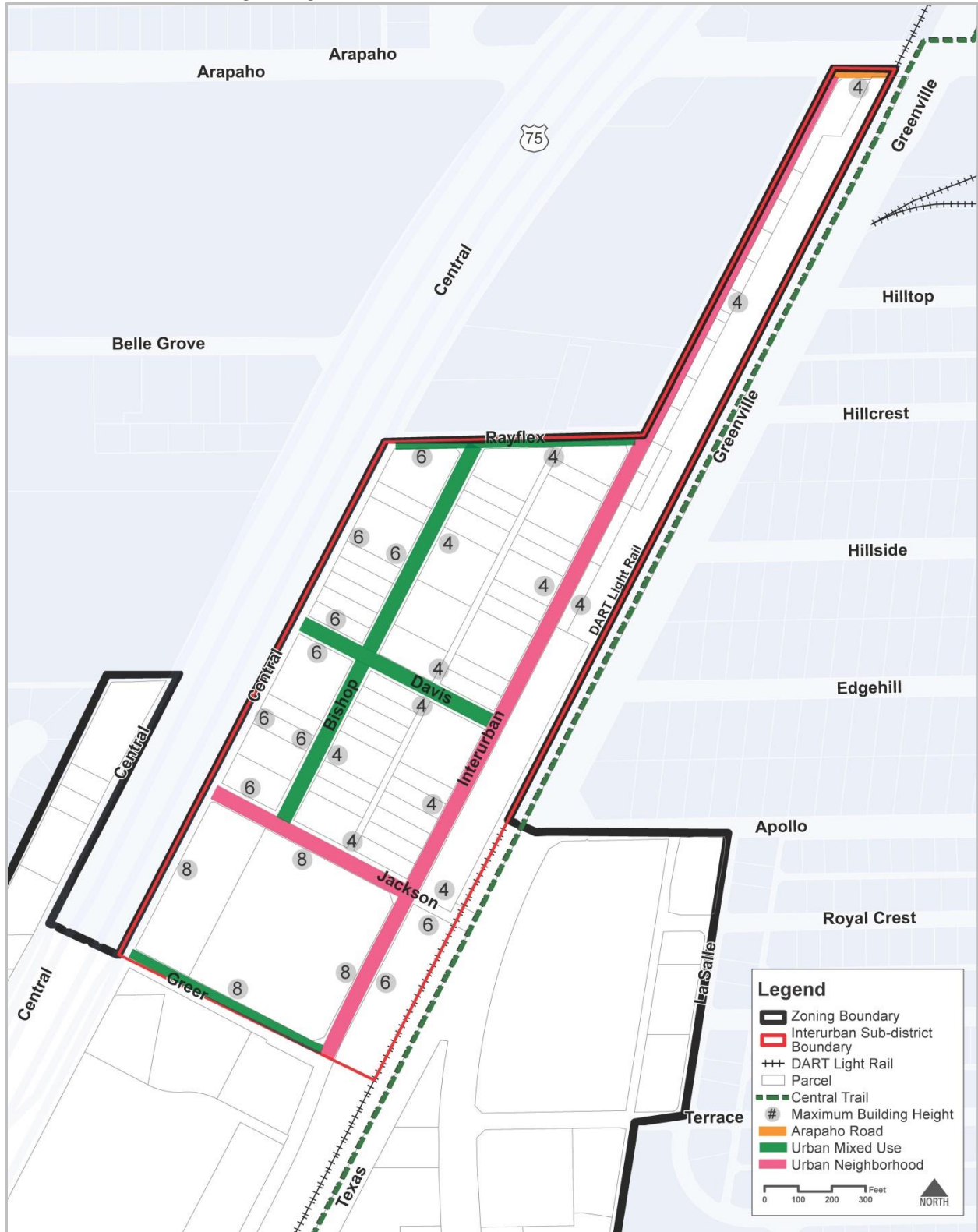
A. Interurban

The vision for the Interurban Sub-district is to create an edgy, mixed use district built upon the existing bones of the district, focusing on adaptive reuse of existing buildings and targeted infill development. While the focus of the Sub-district is adaptive reuse, new infill development is also desired provided that it is done in a manner that furthers the Sub-district's vision. Exterior building materials should promote design creativity and unify the eclectic style envisioned for the Interurban Sub-district, yet be professional in appearance and constructed of quality materials to minimize maintenance. Streetscape improvements may vary from minimal to more enhanced improvements where feasible, and accommodate on-street parking to support the Sub-district.

1. *Regulating Plan*

The regulating plan on the following page shall apply to all properties within the Interurban Sub-district.

Interurban Sub-district Regulating Plan



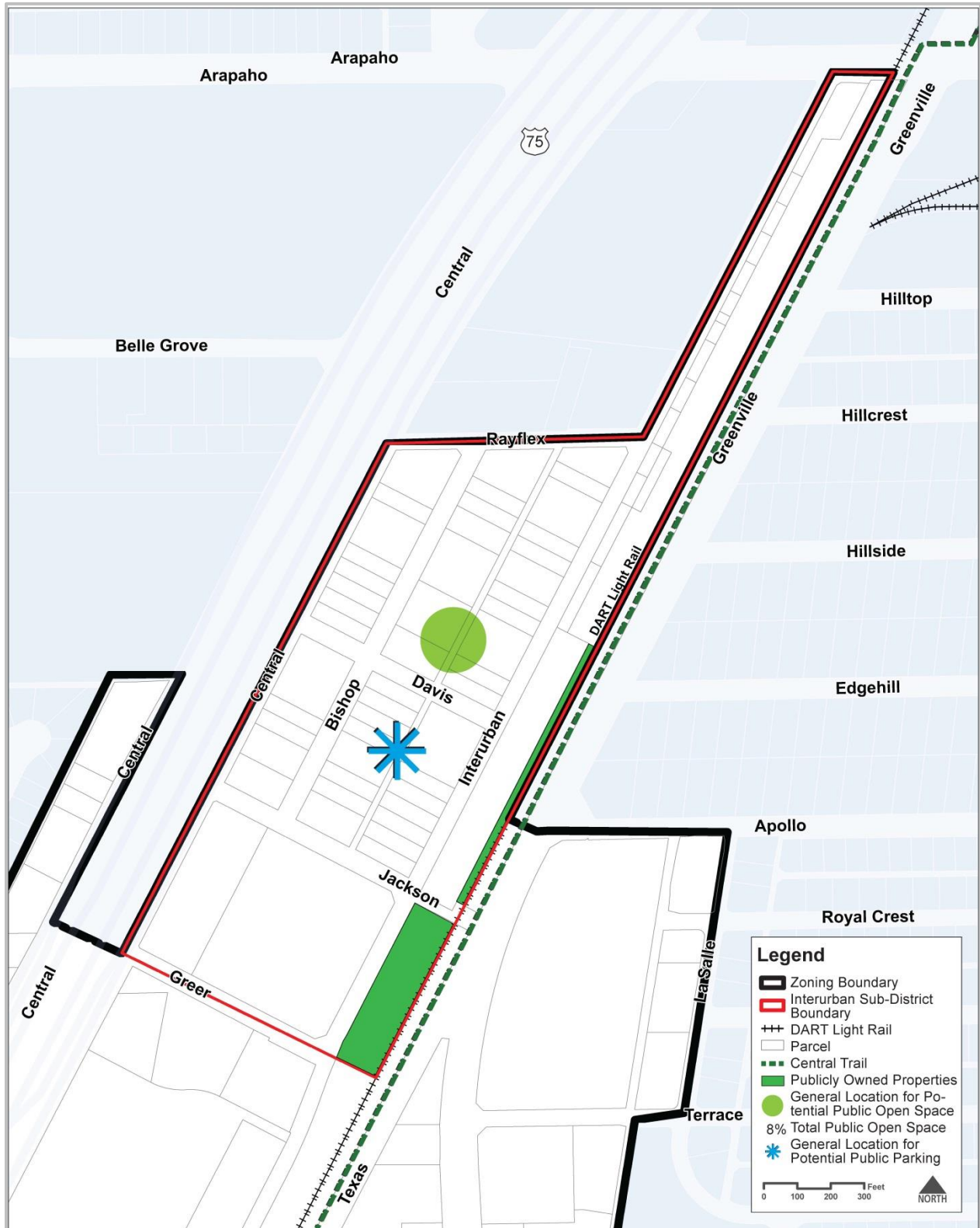
2. Public Open Space Plan

- a. Intent
Public open spaces are important for the quality of life of residents and property owners in the Interurban Sub-district. The intent of public open spaces in the Interurban Sub-district is recommended to:
 - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
 - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
 - iv. Preserve prominent natural features that are valuable assets.
 - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.A.4.g., Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Interurban Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 8% of the entire Interurban Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

3. Public Parking Plan

- a. Intent
Public parking is important for supporting businesses, residences, and other property owners within the Interurban Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.
- b. The graphic on the following page identifies recommended areas for public parking in the Interurban Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

Interurban Sub-district Public Open Space and Public Parking Potential General Locations



4. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Interurban Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Interurban Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Interurban Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Interurban Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care	S	
Ambulance Service	S	
Amusement Arcade	S	
Antenna, Commercial, in Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery	P	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Carwash	S	
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.

Interurban Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Church	P	
Commercial Amusement Center	S	
Community Garden	P	
Construction Field Office	P	
Contracting Operation	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Large Scale Retail/Service Store	S	See Subsection II.A.6, Architectural Standards.
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility	P	
Manufacturing Facility, Artisanal	P	Establishments 10,000 square feet or less are permitted by right. Establishments larger than 10,000 square feet require approval of a Special Permit.
Manufacturing Facility, Heavy	S	
Manufacturing Facility, High Tech	P	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Body Shop	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit Ten Vehicles)	P	Shall be exempt from Article XXII-E, Supplemental Regulations for Certain Uses, multi-tenant buildings, Richardson Comprehensive Zoning Ordinance, as amended or its successors.

Interurban Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Motor Vehicle Repair Shop, Major	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Repair Shop, Minor	S	
Motor Vehicle Sales/Leasing, New	P	
Motor Vehicle Sales/Leasing, Used	S	
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Movie Theater	P	
Nursery or Greenhouse	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.A.4.a.ii.b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant without Drive-Through or Curb Service	P	
Retail Sales	P	

Interurban Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics	S	
Technical Training School	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Wholesale Establishment	P	
Winery/Distillery	P	See Subsection II.A.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Requirements

a) Live/Work Units

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7 (a) and (b), Chapter 4. Alcoholic Beverages, of the City's Code of Ordinances, as amended or its successors.

b. Lots/Blocks

All lots shall have direct frontage to a street.

c. Access

i. Alleys

Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.

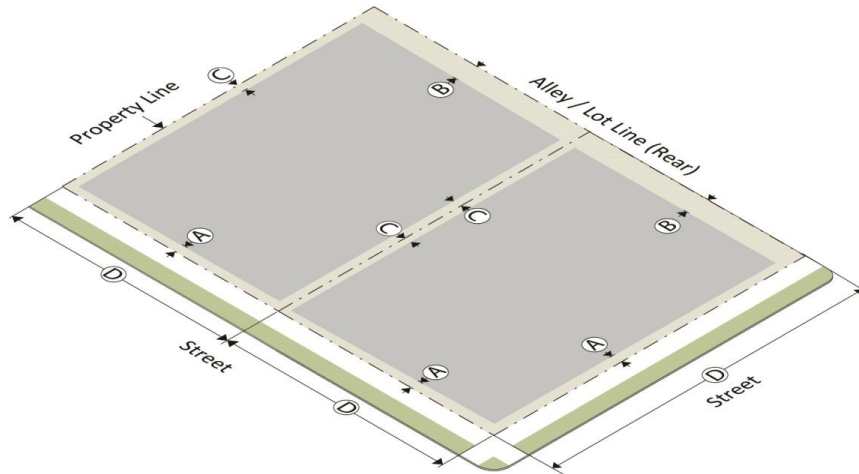
ii. Driveways

a) A driveway is not required.

b) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.

- c) For lots fronting the Central Expressway frontage road, driveways shall be minimum twenty-four feet and maximum forty feet in width. Turning radii shall be as approved by the City Manager or designee.
 - d) For all other lots, driveways shall be maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - e) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot shall be permitted at least one driveway accessible from an alley or mews street.
 - f) Shared driveways shall be provided, where feasible, to reduce the number of driveways along the street.
 - g) Driveways shall conform to City of Richardson standards for driveway construction.
- iii. Mews Streets
- a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) No parking is allowed on Mews Streets unless additional right-of-way is provided.
 - b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
 - c) For residential developments, a maximum of 25% of the residential lots may front on a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - d) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
- iv. Sidewalks
- a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Interurban Sub-district (see Subsection II.A.5, Street Typology and Streetscape Standards), as well as conform to City of Richardson standards for sidewalk construction.
 - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Interurban - Building Placement by Street Type					Other
		Urban Mixed Use	Urban Neighborhood	Arapaho Road	Central
Ⓐ	Required Front Build-To Zone ¹	<ul style="list-style-type: none"> Min. 0 feet Max. 40 feet 	<ul style="list-style-type: none"> Min 0 feet Max. 40 feet If fronting on east side of Interurban, Min. 0 feet to Max. 10 feet 	<ul style="list-style-type: none"> Min. 5 feet Max. 15 feet 	<ul style="list-style-type: none"> Min. 10 feet Max. 80 feet
Ⓑ	Required Rear Building Setback ²	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street
Ⓒ	Required Interior Side Building Setback	<ul style="list-style-type: none"> Max. 20 feet 	<ul style="list-style-type: none"> Max. 20 feet 	<ul style="list-style-type: none"> No maximum setback 	<ul style="list-style-type: none"> No maximum setback
Ⓓ	Building Frontage Buildout ³	<ul style="list-style-type: none"> Minimum 70% of lot width 	<ul style="list-style-type: none"> Minimum 70% of lot width 	<ul style="list-style-type: none"> Minimum 70% of lot width 	<ul style="list-style-type: none"> Minimum 50% of lot width

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
- ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.

¹ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

² Or as permitted by Building Code

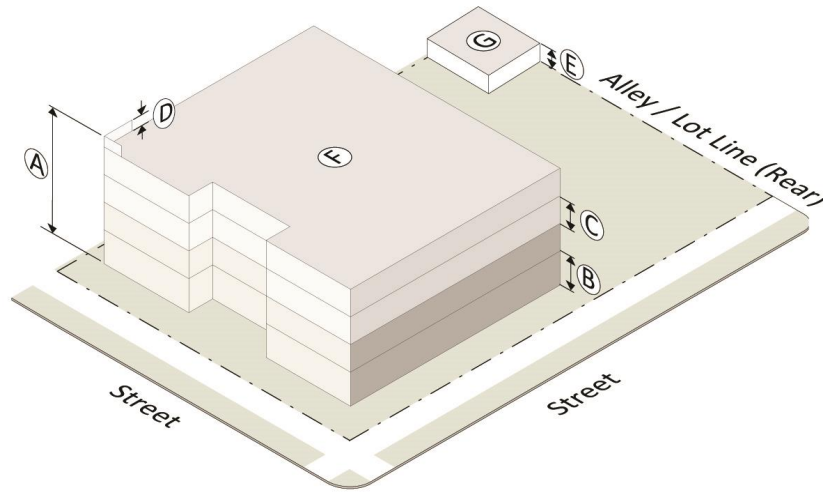
³ Required along all street Build-To Zones

- iii. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with street tree growth.
 - iv. For properties with frontage on Arapaho Road Only, a Minor Modification may be requested to allow an eighty-foot maximum Build-To Zone to allow for a single drive aisle with parking. However, 1) the first development within the block shall establish the maximum Build-To Zone for the block; and 2) subsequent development within the remainder of the block shall abide by the same maximum Build-To Zone as established by the first development, except that the maximum Build-to Zone may be increased or decreased five feet but in no case shall it exceed an eighty-foot build-to line. At the completion of the block being built out, buildings shall generally be in alignment with each other, instead of some buildings being at a maximum fifteen feet and others at a maximum eighty feet as measured from the street right-of-way line/property line.
 - v. For lots with street frontage on Urban Mixed Use and/or Urban Neighborhood streets as shown on the Interurban Sub-district Regulating Plan, a Minor Modification may be requested to accommodate existing buildings that do not comply with the minimum Required Rear Building Setback.
 - vi. For lots that have street frontage on both Central Expressway and Bishop Avenue, the lots shall comply with the Required Front Build-to Zone and Building Frontage Buildout standards for Central Expressway, and shall have a minimum ten-foot building setback only from Bishop Avenue.
 - vii. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) and which is sited within the Build-to Zone and provided to satisfy Subsection II.A.4.g.ii. On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
 - viii. For lots that have street frontage on Central Expressway, Jackson Street, Interurban Street, and Greer Street (i.e. all four streets), the lots shall comply with the Required Front Build-to Zone and Building Frontage Buildout standards for Central Expressway and Greer Street, and shall have a minimum ten-foot building setback only from Jackson Street and Interurban Street.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Interurban Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, whether if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.

- e) Mechanical equipment, including screening mechanisms as required in Subsection II.A.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.A.4.e.i.g)	21 See also II.A.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81
7 stories	87	93
8 stories	99	105

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Buildings
 - An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in the table in this Subsection II.A.4.e.iii.
 - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in this subsection, provided that the principal building incorporates window glazing in accordance with Subsection II.A.6.d.ii.a) of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in Subsection II.A.4.e.iii, Maximum Building Ground Floor.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	Urban Mixed Use	4-8 stories max. ⁴
	Urban Neighborhood	4-8 stories max. ⁴
	Arapaho Road	4 stories max. ⁴
	Central	8 stories max. ⁴
(B)	Ground Story	See Maximum Allowable Building Height Table in Subsection II.A.4.e.i.f)
(C)	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.A.4.e.i.f)
(D)	Parapet Wall, or Architectural Feature	6' max.
(E)	Accessory Building	15' max.

Maximum Building Ground Floor		
(F)	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Urban Neighborhood	10,000 sq. ft.
	Arapaho Road	20,000 sq. ft.
	Central	30,000 sq. ft.
(G)	Accessory Building	15% of Principal Building ground floor

⁴ The maximum height of a principal building shall be as identified on the regulating plan.

- f. Parking
 - i. Intent

The intent of this subsection is to:

 - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
 - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
 - c) Encourage shared parking areas to meet the needs of multiple property owners and businesses;
 - d) Maximize on-street parking; and
 - e) Reduce the overall amount of pavement within the Sub-district.
 - ii. Shared and On-Street Parking
 - a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
 - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
 - c) On-street parking opportunities shall be maximized.
 - iii. Off-Street Parking Requirements
 - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below.

Use	Parking Required
Service or Retail Uses < 5,000 square feet	No spaces required
Service or Retail Uses ≥ 5,000 square feet	1 space per 500 square feet above first 5,000 square feet
Industrial or Manufacturing Uses < 5,000 square feet	No spaces required
Industrial or Manufacturing Uses ≥ 5,000 square feet	1 space per 1,000 square feet above the first 1,000 square feet
Multi-Family	1.5 spaces per dwelling unit
Restaurants	1 space per 500 square feet
Single Family (attached and detached)	2 spaces per dwelling unit (see II.A.4.f.iii.e), Single Family Dwelling Parking)
Live/Work Unit	2 spaces per dwelling unit

- b) Parking spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.
- c) On Street Parking. On-street parking, located on the adjacent street(s) for the width of the property, may be used toward satisfying on-site parking requirements (where allowed by the applicable Street Typology and Streetscape Standards).

- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.
 - e) Single Family Dwelling Parking.
 - 1) Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. However, a maximum of 25% of the residential lots within a single family attached development only may have a front entry enclosed garage accessible from a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - 2) The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited.
 - 3) The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least twenty feet.
 - f) Motor Vehicle Related Uses. Parking for motor vehicle inventory shall be provided on-site; however, a Minor Modification may be requested to allow parking for motor vehicle inventory off-site on private property in accordance with the following:
 - 1) The off-site parking is available for use and is not counted towards satisfying parking requirements for another use;
 - 2) The off-site parking complies with landscaping requirements for surface parking lots in the Code (refer to Subsection II.A.4.f.v.c), Landscaping for Surface Parking); and
 - 3) The location of the off-site parking shall be designated on an approved site plan.
- iv. Parking Structures
- a) Parking structures shall not exceed the maximum building height as shown on the Interurban Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
 - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Interurban Sub-district Street Typology and Streetscape Standards. No below-grade

- parking beneath a building shall be visible from the sidewalk or public open space.
- e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
- a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement per Subsection II.A.4.a., Use.
 - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the building; however, where it is not feasible to locate parking behind the principal building, parking may be provided between the building and the street.
 - 2) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge the property adjacent to a property line.
 - c) Landscaping for Surface Parking

The parking lot shall be landscaped and screened in accordance with the landscaping requirements set forth this subsection.

 - 1) Parking Lots Visible from Required Sidewalks (per the applicable Interurban Sub-district Street Typology and Streetscape Standards [Section II.A.5.])

One or both of the following screening methods shall be used:

 - (a) A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. A solid evergreen shrubbery hedge shall be provided within the landscape area with a minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.A.5.d.vi., Plant List, to screen vehicle headlights and undercarriage. A tubular steel fence a maximum forty-two-inches may be installed with the shrubbery hedge provided that the shrubs are located on the street side of the fence, minimum two-foot vehicle overhang is provided on the parking lot side of the fence, and wheel stops are provided for the parking spaces.
 - (b) A brick or split-faced block wall a maximum of forty-two-inches shall be installed between the sidewalk and the parking lot. The wall shall be placed such that minimum two-foot overhang is provided on the parking lot side of the wall, and wheel stops are provided for the parking spaces.
 - 2) Parking Lots Visible from Central Expressway Frontage Road
 - (a) A minimum five-foot wide landscape area shall be provided between the street and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.A.5.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet, but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided with a minimum 36-inch height at planting, selected from the

- plant list in Subsection II.A.5.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:
- i. Retaining wall;
 - ii. Berming; or
 - iii. A combination of retaining wall, berming, and/or evergreen screening hedge.
- (b) The five-foot wide landscape area required in Subsection II.A.4.f.v.c)2(a), on the previous page, shall be provided in addition to the ten-foot landscape buffer required in Subsection II.A.4.g.iii., Landscape Buffer for Properties Fronting Central Expressway Frontage Road.
- (c) The five-foot wide landscape area required in Subsection II.A.4.f.v.c)2(a), on the previous page, shall not apply to the minimum Public and Private Open Space Requirements in Subsection II.A.4.g.ii., On-Site Open Space Requirements.
- 3) Interior Parking Lot Landscaping
- (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Trees, if provided, shall be minimum three-inch caliper shade trees (or minimum four cane/two-foot diameter root ball for ornamental trees) at planting, selected from the plant list in Subsection II.A.5.d.vi., Plant List.
 - (c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
- 4) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list (Subsection II.A.5.d.vi., Plant List). Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- 5) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- 6) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.

- 7) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City’s Bicycle Parking Ordinance and/or policy, as adopted.
- g. Public and Private Open Space Requirements
 - i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Single family attached and detached dwellings
 - 2) Live/work units
 - 3) Adaptive reuse sites
 - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Interurban Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
 - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and easily accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.A.4.d.vii. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.
 - iii. Landscape Buffer for Properties Fronting Central Expressway Frontage Road

Properties with street frontage along Central Expressway frontage road shall provide a minimum ten-foot wide landscape buffer on private property adjacent to the frontage road right-of-way.

 - a) Within the required landscape buffer, one minimum three-inch caliper shade tree and one minimum four-cane/two-foot diameter root ball ornamental tree, selected from the plant list in Subsection II.A.5.d.vi. Plant List, shall be provided for each fifty lineal feet of street frontage. The trees are not required to be placed fifty-feet on center and may be clustered.
 - b) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.A.4.g.ii., On-Site

Open Space Requirements. However, for buildings built at the minimum ten-foot Build-To line, the required landscape buffer shall be allowed to apply to the minimum Public and Private Open Space Requirements.

5. Street Typology and Streetscape Standards

a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets. The standards also seek to unify the eclectic style of the Sub-district, taking into consideration reuse of existing buildings and new construction.

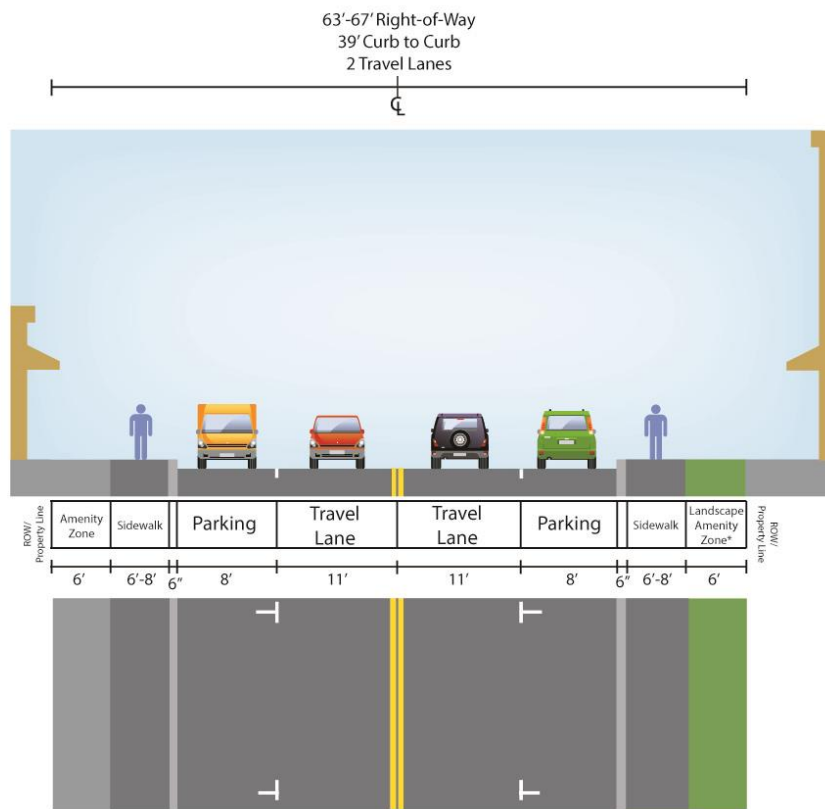
b. Street Standards

- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Interurban Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding Street Typology and Streetscape Standards graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Interurban Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iii. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Interurban Sub-district Regulating Plan, the property owner shall:
 - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Interurban Sub-district Street Typology and Streetscape Standards (see graphics on the following pages);
 - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
 - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- iv. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

Interurban

Urban Mixed Use

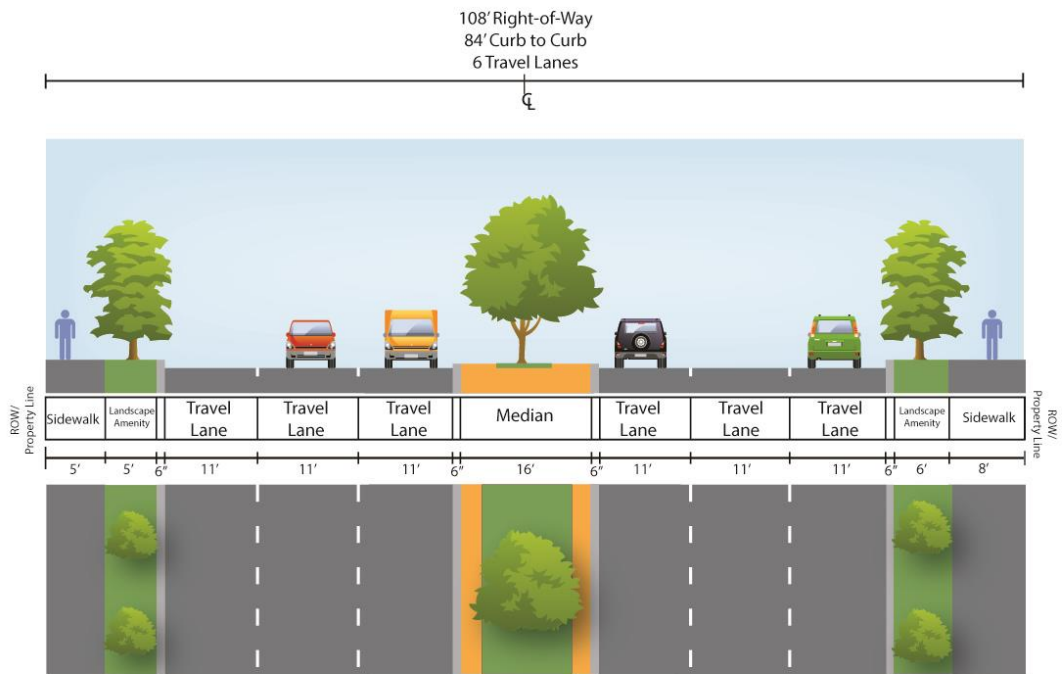
- Bishop Avenue
- Davis Street
- Rayflex Drive
- Greer Street



* Continuous green parkway where it can be provided. Landscaping encouraged within the green parkway.

Interurban

Arapaho Road



Interurban

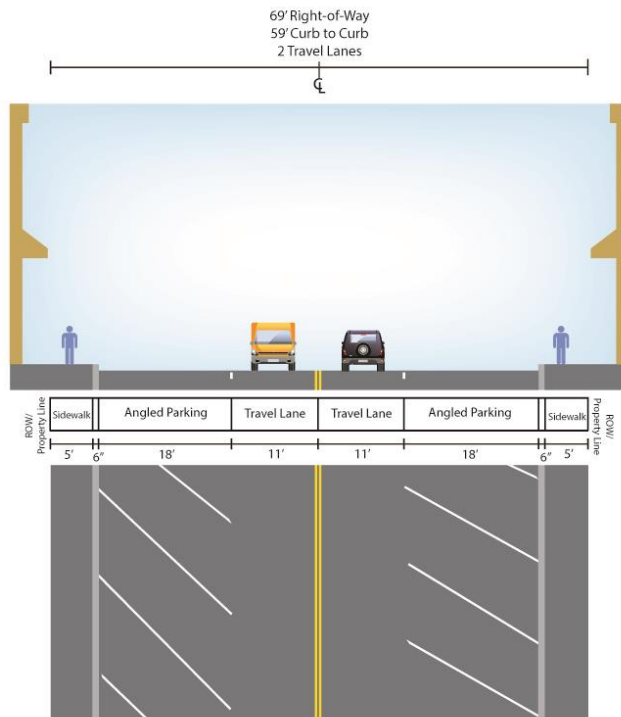
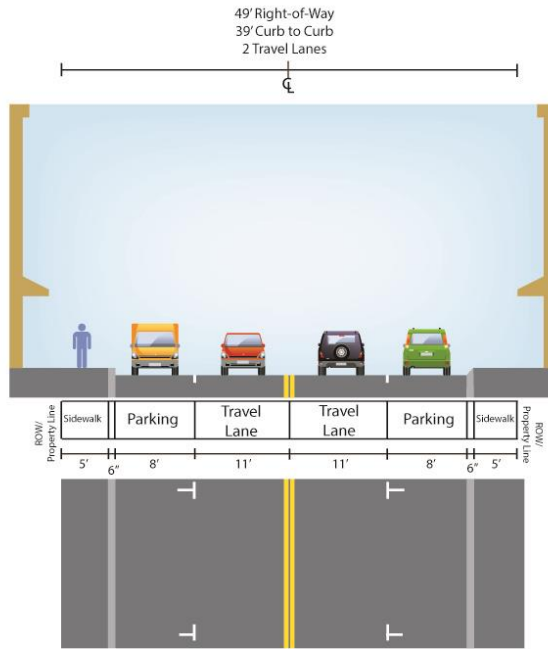


Urban Neighborhood

- Interurban Street
- Jackson Street

Notes:

1. Within a single block, parallel or angled parking should be exclusive within a single block.
2. Between blocks, through lanes must line up with minimal deflection.
3. Reverse angle parking may be used in place of standard angled parking, subject to approval by the City Manager or designee.
4. Sidewalks are encouraged, but not required, especially where existing site constraint exist.



- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone (or amenity zone) as provided for in the Interurban Sub-district Street Typology and Streetscape Standards (in Subsection II.A.5., Street Typology and Streetscape Standards), and in accordance with Subsection II.A.5.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation. A property owner may install alternate street furnishings in accordance with Subsection II.A.5.c.iii.b., Alternate Types).
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Straight rectangular metal (steel or aluminum), approximately 6"x4" pole
 - 2) Color: Matte silver or galvanized
 - 3) Dimensions: 15'-20' high pole
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Interurban Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
 - 2) Color: Matte silver or galvanized
 - 3) Dimensions: 4'-6' long with back and arm rest
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Interurban Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
 - 2) Color: Matte silver or galvanized
 - 3) Dimensions: Approximately 25" diameter, approximately 34" high, approximately twenty-eight gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Interurban Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Face pattern, precast concrete/caststone, drainage hole for irrigation
 - 2) Color: Natural grey concrete/light grey
 - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 26", 28" and 40" diameter, approximately 27", 45", and 39" high
 - 4) Spacing/Placement: Location as determined by the City

- 5) Reference Images: See Interurban Sub-district Representative Urban Design Elements
- e) Bike rack
 - Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack criteria.
- f) Bollard
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
 - 2) Color: Matte silver or galvanized
 - 3) Dimensions: As determined by the City based upon design performance criteria for usage
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Interurban Sub-district Representative Urban Design Elements
- g) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types
 - a) Should the City determine that maintenance of the street furnishings specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.
 - b) A Minor Modification may be requested to allow street furnishing types other than those specified in Subsection II.A.5.c.ii., Type, that are consistent with the vision for the Interurban Sub-district. If the street furnishing is located within the City’s right-of-way, the City may require an agreement with the property owner for maintenance, repair and/or replacement of the street furnishing for which the Minor Modification was granted.

Interurban Sub-district Representative Urban Design Elements



d. Landscape and Street Trees

Street trees may be provided within the landscape/amenity zone in accordance with the applicable Street Typology and Streetscape Standards provided in Subsection II.A.5, Street Typology and Streetscape Standards.

- i. Street Trees. Street trees, if provided, shall be selected from the plant list in this subsection. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees may be large shade trees or ornamental trees, and shall be a minimum three-inch caliper and at least ten feet in height, single trunk (or minimum four-cane/two-foot diameter root ball for ornamental trees) at planting.
 - b) Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane.
 - c) After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.

- ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list provided in Subsection II.A.5.d.vi., Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.A.5.b., Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
- v. Maintenance.
 - a) Except as provided in Subsection II.A.5.b., Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.A.5.b., Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
- vi. Plant list
 - a) Street Trees (Minimum 3 inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*
 - Green Ash, *Fraxinus pennsylvanica*
 - Homestead Elm, *Ulmus* 'Homestead'
 - Locust / Shademaster Locust, *Gleditsia triacanthos*⁵
 - October Glory Maple, *Acer rubrum* 'October Glory'
 - Red Maple, *Acer rubrum*
 - Shantung Maple, *Acer truncatum*
 - Shumard Red Oak, *Quercus shumardii*⁶
 - Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 - Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
 - b) Understory/Ornamental Trees (minimum four-cane/2-foot diameter root ball)
 - Roughleaf Dogwood, *Cornus drummondii*
 - Yaupon Holly, *ilex vomitoria*
(female only such as 'Pride of Houston' or 'Will Fleming')
 - Deciduous Holly, Warren's Red, *ilex decidua*

⁵ Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

⁶ Should provide a limited root barrier to direct spreading roots downward.

- Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis 'Oklahoma'*
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo 'Heterophylla'*
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall upon planting)
 Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta 'burfordi nana'*
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica 'nana'*
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitoria 'nana'*
- d) Groundcover/Vines (minimum 1 gallon container unless otherwise noted)
 Asian Jasmine, *Trachelosperum Asiaticum coloratus 4"* pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus 4"* pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonicera japonica 'purperia'*
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*
 Wisteria, *Wisteria sinensis* 5 gallon container
 Vinca (major), *Vinca major 4"* pot, heavily rooted, full
 Common Bermuda, *Cynodon dactylon*
 Fescues, *Festuca rubra*
 Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
 Feather Reed Grass
 Miscanthus
 Indian Grass
 Purple Autumn Grass

6. Architectural Standards

a. Intent

The Interurban Sub-district is envisioned to be an edgy, mixed use Sub-district that builds upon existing block layouts and building structure. Repurposing existing building structures while using quality building materials will reinforce an eclectic live/work community. Because of the existing building wall configurations within the Sub-district, major consideration shall be given to exterior façade wall articulation and rhythm. Exterior building materials should promote design creativity and unify the eclectic style envisioned for the Interurban Sub-district, yet be professional in appearance and constructed of quality materials to minimize maintenance. New construction shall be built so as to add to the existing character of the Sub-district and is subject to the same scrutiny as existing structures for approval.

b. Building Articulation

Where clearly visible from a public street or open space:

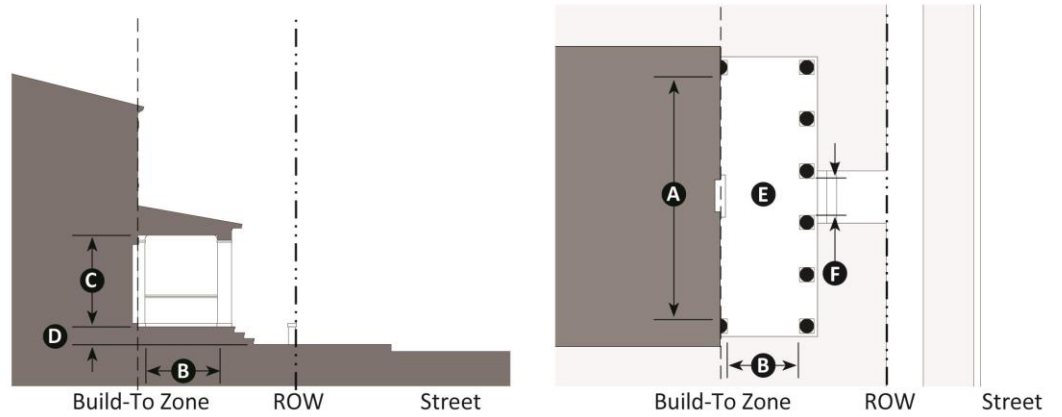
- i. Buildings shall demonstrate both horizontal and vertical articulation.
- ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques.
- iii. Balconies may extend over the sidewalk provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

c. Residential At-Grade

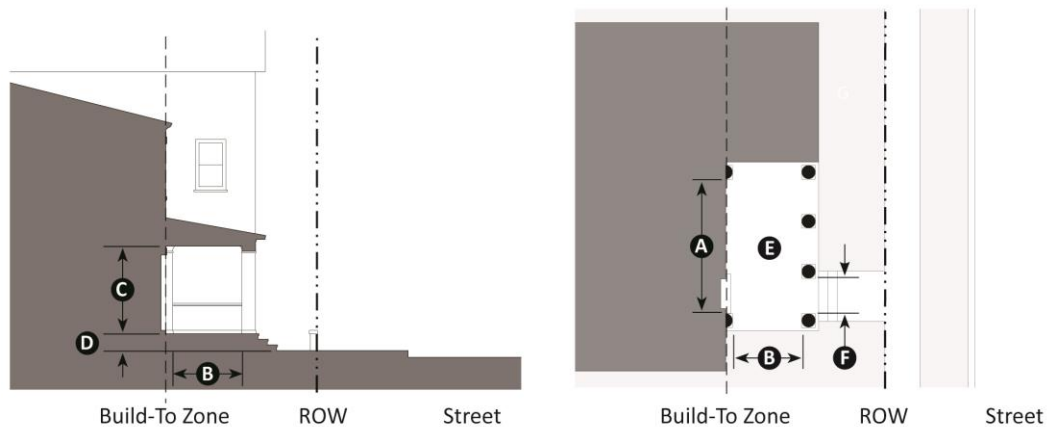
- i. For properties not fronting on Central Expressway, all residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standards in Subsection II.A.5. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors will not be permitted.
- ii. Parking below the building shall not be visible from the sidewalk or public open space.
- iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standards in Subsection II.A.5, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).
- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
- v. Lobbies to upper stories shall have a primary entry from the minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standards in Subsection II.A.5.
- vi. Balcony railings shall be a minimum of 50% open or transparent, and constructed of glass or metal.

vii. Porches

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.A.4.d., Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	48 sq. ft. min.
Ⓕ	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. 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 to address both street frontages. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standards in Section II.A.5., for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Interurban Sub-district Street Typology and Streetscape Standards in Section II.A.5., non-residential uses which are at-grade shall:
 - a) In the case of buildings with a ground floor area that exceeds the maximum allowed area allowed by right, buildings shall have a minimum 40% of the ground floor façade comprised of window area for non-retail uses, and a minimum 60% of window area for retail uses. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade by a minimum of six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 65\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Glass
 - 4) Finished Concrete
 - 5) Ventilated Façade Systems
 - b) Secondary Materials ($\leq 35\%$)
 - 1) Stucco
 - 2) Metal Grating, Cladding or Panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.
 - b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade shall be treated with equal design attention.

- c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper story with a stone base).
- f. Roofs and Parapets

The majority of existing roofs within the Interurban Sub-district are flat creating a distinct architectural character. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. New development is encouraged to keep with this roofline character.

 - i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.A.7.d., Roof-mounted Equipment.
- g. Windows, Doors, Awnings and Canopies

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

 - i. Windows
 - a) Materials
 - 1) Anodized aluminum, wood, clad wood, vinyl or steel.
 - 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.
 - ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel

- b) Techniques and Configurations
 - 1) Service, security or garage doors shall not be placed at street frontages; however these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
 - a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight foot clearance above sidewalks
 - 2) Shall be durable construction and architecturally consistent with the architectural character of the building.
 - 3) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or group of windows above which it is located.
- h. Single Tenant Retail Uses over 20,000 Square Feet Ground Floor Area

With the exception of frontage on Central Expressway, single tenant retail uses over 20,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.A.4.e.iii., Maximum Ground Floor Size, for buildings fronting Urban Mixed Use and Urban Neighborhood streets as identified on the Interurban Sub-district Regulating Plan in Subsection II.A.1.
- i. Exterior Lighting
 - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.

- iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
 - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.
 - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
 - e) Distracting, flashing, traveling or animated lighting is not permitted.
- j. Outdoor Seating Areas

Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed in accordance with the requirements below. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:

 - i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - ii. Shall not encroach into the minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standards (Section II.A.5.).
 - iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
 - iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall only be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall not be used which are not intended for outdoor use.
 - v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - vi. Shall comply with building and fire codes.
 - vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - viii. Shall be subject to site plan review and approval.
- k. Fences/Screening Walls

Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6, Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:

 - i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) and viii.a) in this subsection).
 - ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) and viii.b) in this subsection).
 - iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.
 - iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof (except as noted in

- viii.c). below). Materials shall not be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.
- v. Shall not exceed eight feet in height (except as noted in vii.c). and viii.c). below).
 - vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.
 - vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standards (Section II.A.5).
 - c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.
 - viii. When used for contracting operation, motor vehicle body shop, motor vehicle repair shop (minor or major), motor vehicle sales/leasing (new or used), motor vehicle rental, or motor vehicle storage lot uses, only fences (not screening walls):
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback.
 - c) When located between the established building line and the right-of-way or within the Required Front Build-to Zone; whichever is more restrictive, the following shall apply:
 - 1) Shall be limited to maximum 60 inches in height.
 - 2) Shall be a minimum 50% open or transparent.
 - 3) Shall be constructed of tubular steel or other similar material as approved by the City Manager or designee.
- i. Street Walls
- Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:
- i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
 - ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
 - iii. Shall be a minimum six feet and not exceed twelve feet in height.
 - iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
 - v. Shall be setback no more than twelve inches from the front building façade.

7. Mechanical, Service Areas and Utilities

- a. Intent
Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses may be screened, except in the following instances where off-street loading docks/areas shall be screened:
 - a) Loading docks/areas located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - 1) Solid metal gates;
 - 2) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - 3) Overhead doors; or
 - 4) Any combination of the above.
 - b) Off-street loading docks/areas for non-residential uses located adjacent to single family residential zoning districts shall be enclosed on three sides by minimum eight-foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;
or
 - c) Any combination of the above.
 - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
 - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, and air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening height.

- iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
- v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. **Dumpsters**
Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (hereafter referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:
 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six-foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.
 - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the City’s Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
 - iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.
- f. **Ground-mounted Equipment, Utility Meters and Other Utility Apparatus**
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.
 - ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. **Wall-mounted equipment**
Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Tubular steel fence in conjunction with evergreen shrubbery;

- iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
- v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

8. Thoroughfare Screening

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by the property owner or a property owners association.

9. Signage

Signage, where provided, shall be in accordance with Section III, Signage.

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B. Central Place

The vision for Central Place Sub-district is to create a vibrant, mixed use district at the heart of the City which focuses on supporting infill development to create an “address” in the region. A pedestrian-oriented, more walkable environment is desired which shall be accomplished through: the arrangement of newly constructed and/or repurposed buildings that frame the public space; building design and quality construction materials; and streetscape enhancements including, but not limited to, street trees, lighting, street furniture, and signage.

1. Regulating Plan

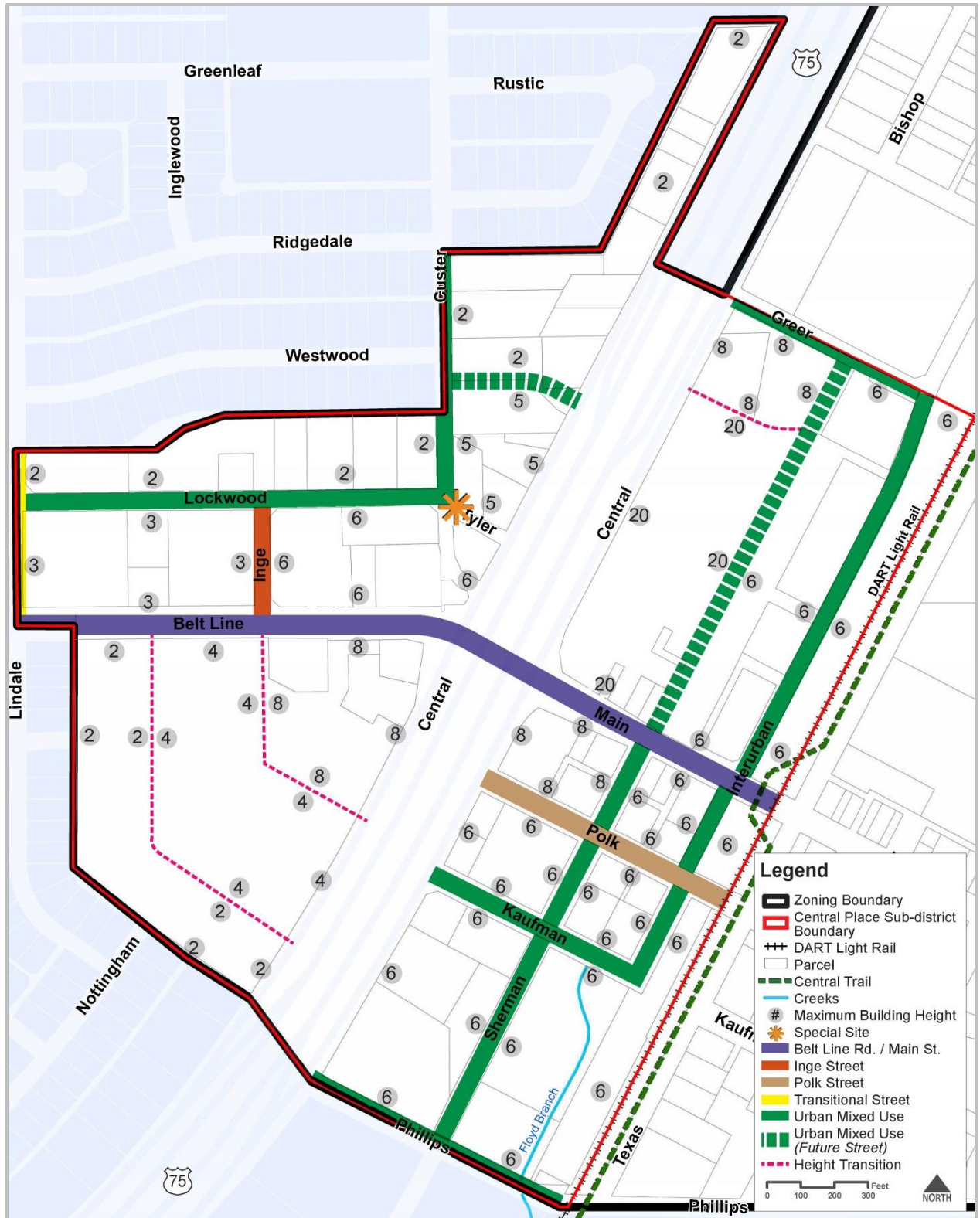
The regulating plan on the following page shall apply to all properties within the Central Place Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. They include:

- i. Tyler Street – Realign Tyler Street to the north as identified on the graphic on the following page and abandon a portion of Custer Parkway in order to create a larger developable site at the northwest corner of Belt Line Road/Main Street and Central Expressway.

Central Place Sub-district Regulating Plan



2. Public Open Space Plan

- a. Intent

Public open spaces are important for the quality of life of residents and property owners in the Central Place Sub-district. The intent of public open spaces in the Central Place Sub-district is recommended to:

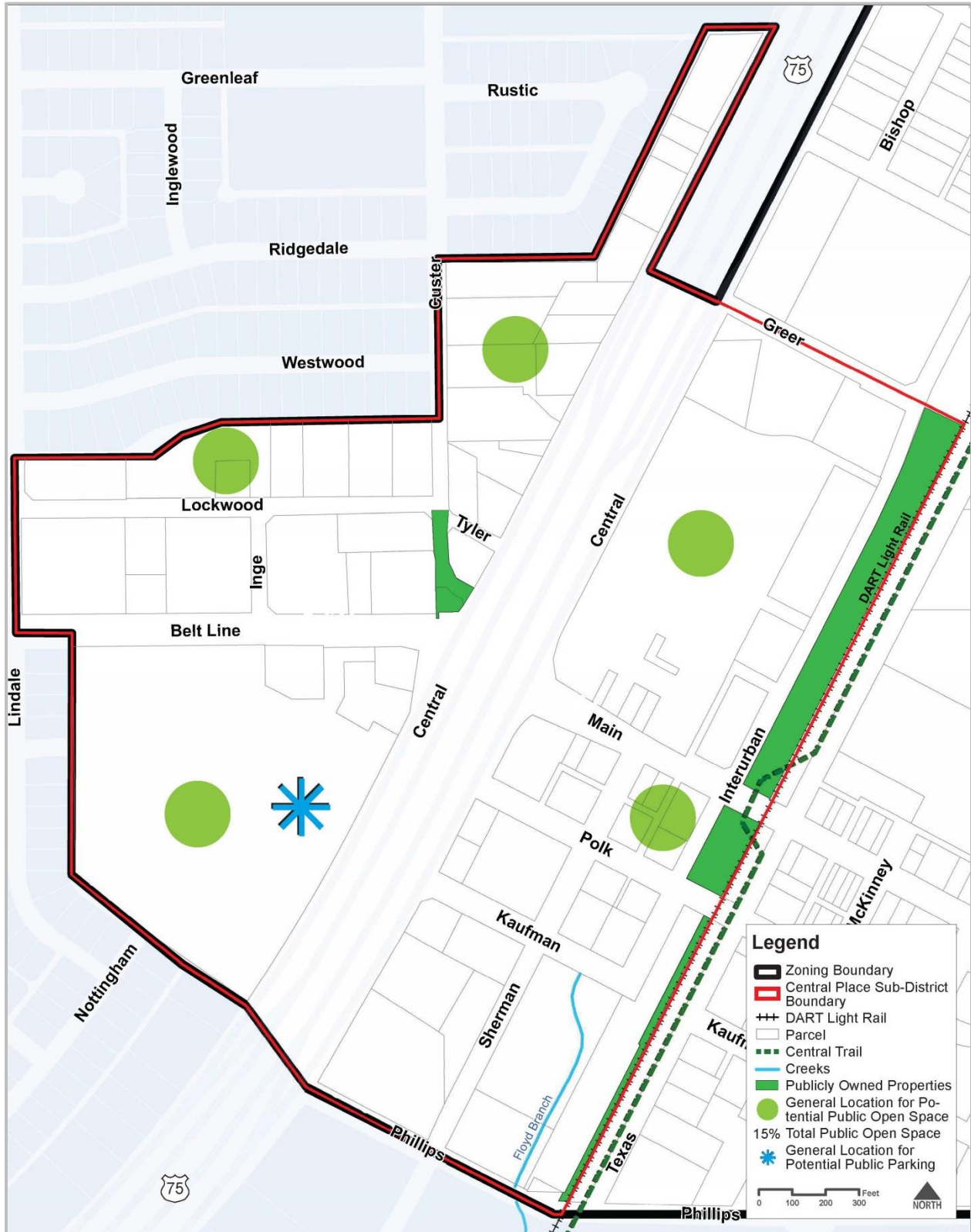
 - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
 - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
 - iv. Preserve prominent natural features that are valuable assets.
 - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.B.4.g, Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Central Place Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 15% of the entire Central Place Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

3. Public Parking Plan

- a. Intent

Public parking is important for supporting businesses, residences, and other property owners within the Central Place Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.
- b. The graphic on the following page identifies recommended areas for public parking in the Central Place Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

Central Place Sub-district Public Open Space and Public Parking Potential General Locations



4. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Central Place Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Central Place Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Central Place Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care	S	
Ambulance Service	S	
Amusement Arcade	S	
Antenna, Commercial, in Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer and Wine Package Sales – 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – less than 75% Revenue from Sales	P	
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Carwash	S	

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Construction Field Office	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	See Subsection II.B.6., Architectural Standards.
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal	P	Establishments 10,000 square feet or less are permitted by right. Establishments larger than 10,000 square feet require approval of a Special Permit.
Manufacturing Facility, Heavy	S	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit Ten Vehicles)	P	Shall be exempt from Article XXII-E, Supplemental Regulations for Certain Uses, multi-tenant buildings, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Repair Shop, Major	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Repair Shop, Minor	S	
Motor Vehicle Sales/Leasing, New	P	
Motor Vehicle Sales/Leasing, Used	S	
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Movie Theater	P	
Nursery or Greenhouse	S	
Nursing/Convalescent Home	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.B.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-site Consumption, for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Research Laboratories and Facilities	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Technical Training School	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Winery/Distillery	P	See Subsection II.B.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Requirements

a) Live/Work Units

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7 (a) and (b), Chapter 4. Alcoholic Beverages, of the City's Code of Ordinances, as amended or its successors.

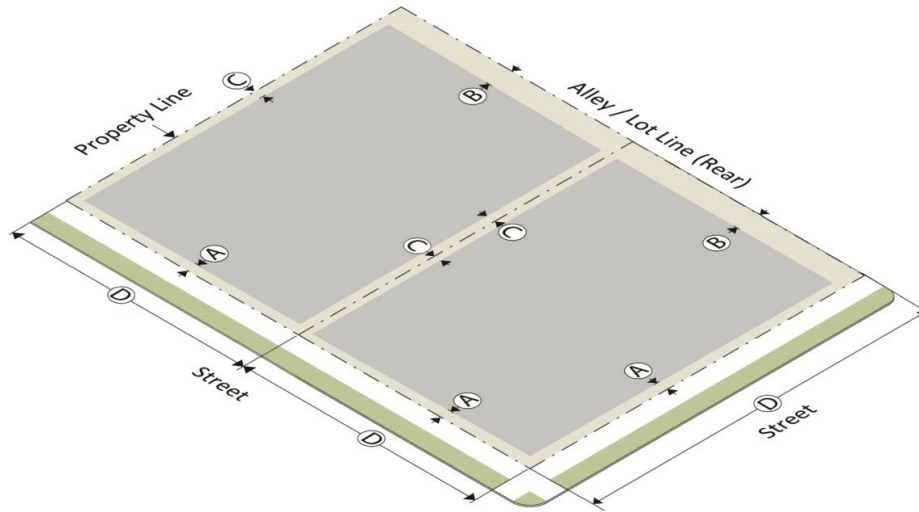
- b. Lots/Blocks
 - i. All lots shall have direct frontage to a street.
 - ii. No block face shall exceed the linear feet requirement in this subsection; however a Minor Modification may be requested to allow for a 20% increase to the Maximum Block Face requirement to accommodate design considerations consistent with the intent of the Code. Additionally, a Minor Modification may be requested to the Maximum Block Face requirement should it be prohibitive to achieve this requirement due to the DART rail line, Floyd Branch Drainage Channel, or other similar physical obstruction/improvement.

	Central Place - Street Type					Other
	Urban Mixed Use	Polk Street	Belt Line Road/Main Street	Inge Drive	Transitional Street	Central
Maximum Block Face	350 feet	350 feet	450 feet	350 feet	500 feet	450 feet

- iii. Block faces that result 500 feet in length or greater shall provide:
 - a) Pedestrian access through the block to the opposite block face and at an approximate mid-block distance, in order to allow pedestrians to walk through the block to the opposite side without having to walk along the block perimeter.
 - b) Exterior wall fenestration comprised of a minimum 60% window glazing for retail uses and minimum 40% window glazing for non-retail uses (excluding residential uses) at the ground floor level for each building along the block face 500 feet in length or greater. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending twelve and one-half feet above the street-level finish floor elevation.
- c. Access
 - i. Alleys
 - Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
 - ii. Driveways
 - a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
 - b) For lots fronting on a Transitional Street as shown on the Central Place Sub-district Regulating Plan, driveways shall be no greater than twelve feet in width, except where a fire lane may be required, in which case the maximum driveway width shall be twenty-four feet. Turning radii shall be as approved by the City Manager or designee.
 - c) For lots fronting the Central Expressway frontage road or Belt Line Road/Main Street, driveways shall be minimum twenty-four feet and maximum forty feet in width. Turning radii shall be as approved by the City Manager or designee.
 - d) For all other lots, driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - e) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
 - f) Shared driveways shall be provided, where feasible to reduce the number of driveways along the street.

- g) Driveways shall conform to City of Richardson standards for driveway construction.
- iii. Mews Streets
 - a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is:
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkway must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) No parking is allowed on Mews Streets unless additional right-of-way is provided.
 - b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
 - c) For residential developments, a maximum of 25% of the residential lots may front on a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - d) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
- iv. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Central Place Sub-district in Subsection II.B.5, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
 - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Central Place - Building Placement by Street Type		Urban Mixed Use	Polk Street	Belt Line Road/Main Street	Inge Drive	Transitional Street	Other Central
Ⓐ	Required Front Build-To Zone ⁷	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 5 feet Max. 15 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 10 feet Max. 15 feet 	<ul style="list-style-type: none"> Min. 10 feet Max. 80 feet
Ⓑ	Required Rear Building Line Setback ⁸	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street
Ⓒ	Required Interior Side Building Setback	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> No maximum setback 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> No maximum setback
Ⓓ	Building Frontage Buildout ⁹	<ul style="list-style-type: none"> Minimum 70% of lot width 	<ul style="list-style-type: none"> Minimum 70% of lot width 	<ul style="list-style-type: none"> Minimum 70% of lot width 	<ul style="list-style-type: none"> Minimum 70% of lot width 	<ul style="list-style-type: none"> Minimum 50% of lot width 	<ul style="list-style-type: none"> Minimum 50% of lot width

⁷ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

⁸ Or as permitted by Building Code

⁹ Required along all street Build-To Zones

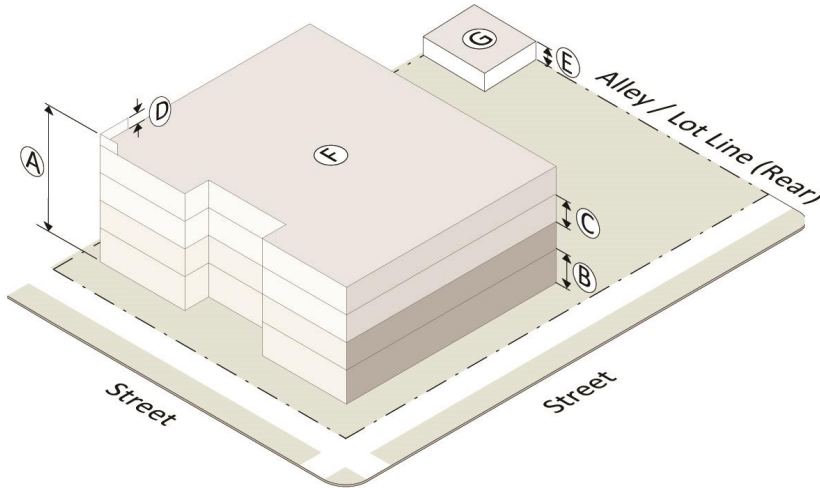
- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
 - ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-to Zone.
 - iii. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with street tree growth.
 - iv. For properties with frontage on Belt Line Road/Main Street only, a Minor Modification may be requested to allow an eighty-foot maximum Build-To Zone to allow for a single drive aisle with parking between the street and principal building. However, 1) the first development within the block shall establish the maximum Build-To Zone for the block; and 2) subsequent developments within the remainder of the block shall abide by the same maximum Build-To Zone as established by the first development, except that the maximum build-to line may be increased or decreased five feet, but in no case shall it exceed an eighty-foot build-to line. At the completion of the block being built out, buildings shall generally be in alignment with each other, instead of some buildings being at a maximum fifteen feet and others at a maximum eighty feet as measured from the street right-of-way line/property line.
 - v. For properties with frontage on a Transitional Street, porches and stoops may encroach between the required Build-To Zone and the property line.
 - vi. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) which is sited within the Build-to Zone and provided to satisfy Subsection II.B.4.g.ii. On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Central Place Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided in this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum twelve feet in height and shall count towards the overall total building height.
 - e) Mechanical equipment, including screening mechanisms as required in Subsection II.B.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.

- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.B.4.e.i.g)	21 See also II.B.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81
7 stories	87	93
8 stories	99	105
9 stories	111	117
10 stories	123	129
11 stories	135	141
12 stories	147	153
13 stories	159	165
14 stories	171	177
15 stories	183	189
16 stories	195	201
17 stories	207	213
18 stories	219	225
19 stories	231	237
20 stories	243	249

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:
 An accessory building shall not exceed fifteen feet in height.

- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified below.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	Urban Mixed Use	2-20 stories max ¹⁰
	Polk Street	6-8 stories max ¹⁰
	Belt Line Road/Main Street	2-20 stories max ¹⁰
	Inge Drive	3-6 stories max ¹⁰
	Central	2-20 stories max ¹⁰
	Transitional Street	2-6 stories max ¹⁰
Ⓑ	Ground Story	See Maximum Allowable Building Height Table in Subsection II.B.4.e.i.f)
Ⓒ	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.B.4.e.i.f)
Ⓓ	Parapet Wall, or Architectural Feature	6' max
Ⓔ	Accessory Building	15' max

Maximum Building Ground Floor		
Ⓕ	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Polk Street	10,000 sq. ft.
	Belt Line Road/Main Street	15,000 sq. ft.
	Inge Drive	10,000 sq. ft.
	Central	30,000 sq. ft.
	Transitional Street	N/A
Ⓖ	Accessory Building	15% of Principal Building ground floor

¹⁰ The exact maximum height of a principal building shall be as identified on the regulating plan.

- b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in the table on the previous page, provided that the principal building incorporates window glazing in accordance with Subsection II.B.6.d.ii.a), of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in Subsection II.B.4.e.iii, Maximum Building Ground Floor.
- f. Parking
 - i. Intent

The intent of this section is to:

 - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
 - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
 - c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
 - d) Maximize on-street parking;
 - e) Reduce the overall amount of pavement within the Sub-district; and
 - f) Avoid adverse parking impacts on adjacent residential neighborhoods.
 - ii. Shared and On-Street Parking
 - a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
 - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
 - c) On-street parking opportunities shall be maximized.
 - iii. Off-Street Parking Requirements
 - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Additionally, Subsection 21-52(b), Off-Street Parking of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, shall not apply.

Use	Parking Required
Single Family (attached and detached)	2 spaces per dwelling unit (see II.B.4.f.iii.e) Single Family Dwelling Parking)
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.

- c) On-Street Parking. On-street parking, located on the adjacent street(s) for the width of the property, may be used toward satisfying on-site parking requirements (where allowed by the applicable Street Typology and Streetscape Standards).
 - d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.
 - e) Single Family Dwelling Parking.
 - 1) Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. However, a maximum of 25% of the residential lots within a single family attached development only may have a front entry enclosed garage accessible from a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - 2) The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited.
 - 3) The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least twenty feet.
 - f) Motor Vehicle Related Uses. Parking for motor vehicle inventory shall be provided on-site; however, a Minor Modification may be requested to allow parking for motor vehicle inventory off-site on private property in accordance with the following:
 - 1) The off-site parking is available for use and is not counted towards satisfying parking requirements for another use;
 - 2) The off-site parking complies with landscaping requirements for surface parking lots set forth in Subsection II.B.4.f.v.c), Landscaping for Surface Parking); and
 - 3) The location of the off-site parking shall be designated on an approved site plan.
- iv. Parking Structures
- a) Parking structures shall not exceed the maximum building height as shown on the Central Place Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.

- d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Central Place Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk or public open space.
- e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
 - a) Surface parking as a primary use of a property shall require approval of a Special Permit in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement as per Subsection II.B.4.a., Use.
 - b) Surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking shall be prohibited within the Required Build-To-Zone with exception of properties with street frontage along Central Expressway frontage road or Belt Line Road/Main Street (in accordance with Subsection II.B.4.d.iv.). For properties with street frontage along Belt Line Road/Main Street where a Minor Modification was granted in accordance with Subsection II.B.4.d.iv., parking shall be prohibited within a ten foot setback measured from the right-of-way line.
 - 2) Except when completely integral and internal to a development project, a surface parking lot with one hundred or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.
 - c) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided in this subsection.

 - 1) Parking Lots Visible from Required Sidewalks (per the applicable Central Place Sub-district Street Typology and Streetscape Standards [Section II.B.5.])

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubby hedge shall be provided minimum 36-inches in height at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubby hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inch tall:

 - (a) Retaining wall;
 - (b) Berming; or

- (c) A combination of retaining wall, berming, and/or evergreen screening hedge.
- 2) Parking Lots Visible from Central Expressway Frontage Road
 - (a) A minimum five-foot wide landscape area shall be provided between the street and parking lot. Minimum 3-inch caliper shade trees at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:
 - i. Retaining wall;
 - ii. Berming; or
 - iii. A combination of retaining wall, berming, and/or evergreen screening hedge.
 - (b) The five-foot wide landscape area required in Subsection II.B.4.f.v.c)2)a) above shall be provided in addition to the ten-foot landscape buffer required in Subsection II.B.4.g.iii., Landscape Buffer for Properties Fronting Central Expressway Frontage Road.
 - (c) The five-foot wide landscape area required in Subsection II.B.4.f.v.c)2)a) above shall not apply to the minimum Public and Private Open Space Requirements in Subsection II.B.4.g.ii., On-Site Open Space Requirements.
- 3) Interior Parking Lot Landscaping
 - (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
 - (c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
- 4) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.B.5.d.vi., Plant List. Other

- materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- 5) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
 - 6) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
 - 7) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
- i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Single family attached and detached dwellings
 - 2) Live/work units
 - 3) Adaptive reuse sites
 - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Central Place Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
 - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.B.4.d.vi. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.

- iii. Landscape Buffer for Properties Fronting Central Expressway Frontage Road
Properties with street frontage along Central Expressway frontage road shall provide a minimum ten-foot wide landscape buffer on private property adjacent to the frontage road right-of-way.
 - a) Within the required landscape buffer, one minimum three-inch caliper shade tree and one minimum four-cane/two-foot diameter root ball ornamental tree, selected from the plant list in Subsection II.B.5.d.vi. Plant List, shall be provided for each 50 lineal feet of street frontage. The trees are not required to be placed 50-feet on center and may be clustered.
 - b) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.B.4.g.ii, On-Site Open Space Requirements. However, for buildings built at the minimum ten-foot Build-To line, the required landscape buffer shall be allowed to apply to the minimum Public and Private Open Space Requirements.

5. Street Typology and Streetscape Standards

- a. Intent
The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets. Additionally, the regulating plan depicts proposed streets which are intended to improve circulation within an area, provide for smaller block sizes to promote increased walkability for pedestrians, and provide additional access opportunities for properties. It is anticipated that these proposed streets will likely be constructed at such time when properties experience redevelopment or should the City decide to construct the proposed streets.
- b. Street Standards.
 - i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Central Place Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding Street Typology and Streetscape Standards graphic on the following pages.
 - ii. Existing Streets. The regulating plan depicts existing streets within the Central Place Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property, dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
 - iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Central Place Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall in accordance with

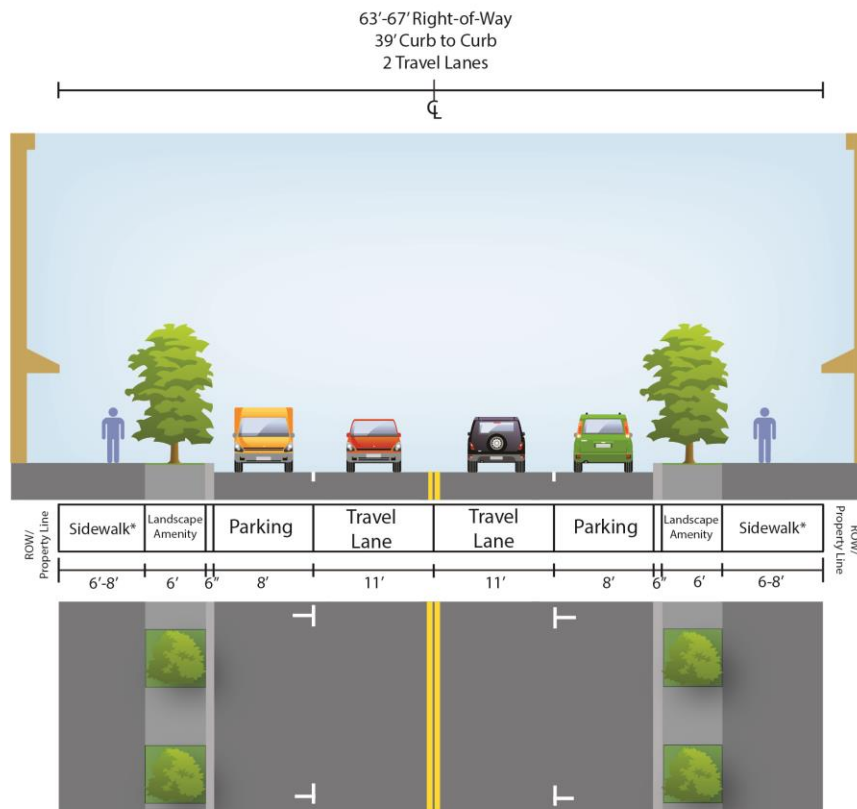
- the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
- a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
 - b) Construct the necessary on-street parking, landscape/amenity zone, including irrigation systems and sidewalk improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Central Place Sub-district Street Typology and Streetscape Standards in Subsection II.B.5. The City shall then be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
 - d) The proposed streets shown on the Central Place Sub-district Regulating Plan are the approved street locations. However, should a property owner want to construct a proposed street in an alternate location that achieves the intent of the street location depicted on the regulating plan, the City may approve a Minor Modification to allow the alternate location without modifying the regulating plan. In such case of an approved Minor Modification, the property owner shall be responsible for constructing the entire proposed street cross-section for the entire length of the street.
- iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Central Place Sub-district Regulating Plan, the property owner shall:
- a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Central Place Sub-district Street Typology and Streetscape Standards subsection (see graphics on the following pages);
 - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
 - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

Central Place



Urban Mixed Use

- Custer Road
- Lockwood Drive
- Greer Street
- Phillips Street
- Sherman Street
- Kaufman Street
- Interurban Street
- Future Street



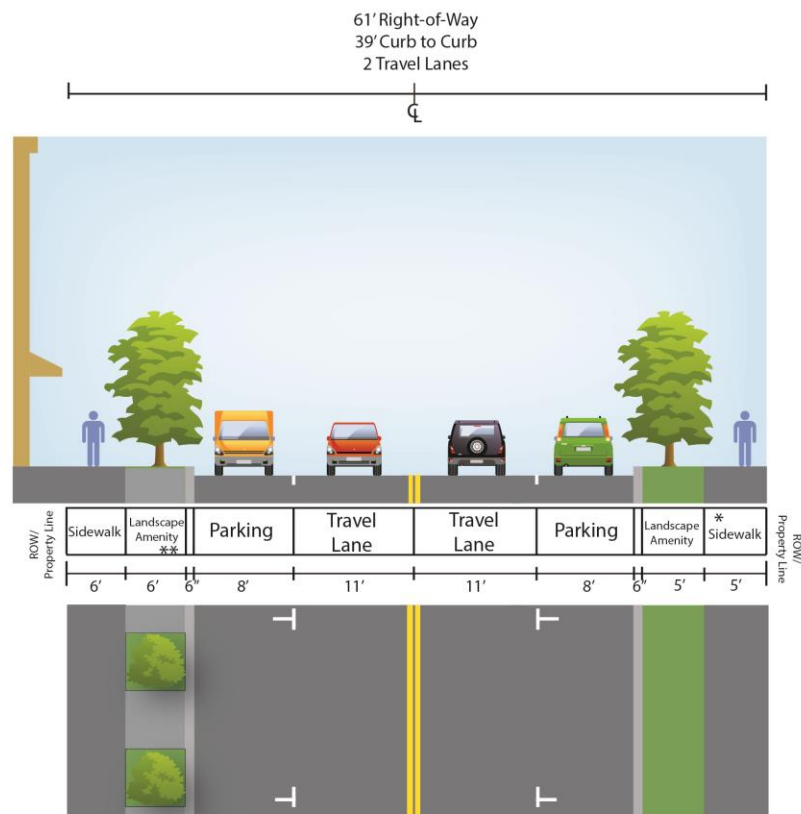
* Sidewalk along Sherman Street, Kaufman Street, Interurban Street, Phillips Street, and Greer Street shall have a minimum 8-foot width (unobstructed); all other streets shall have a minimum 6-foot width (unobstructed).

Central Place



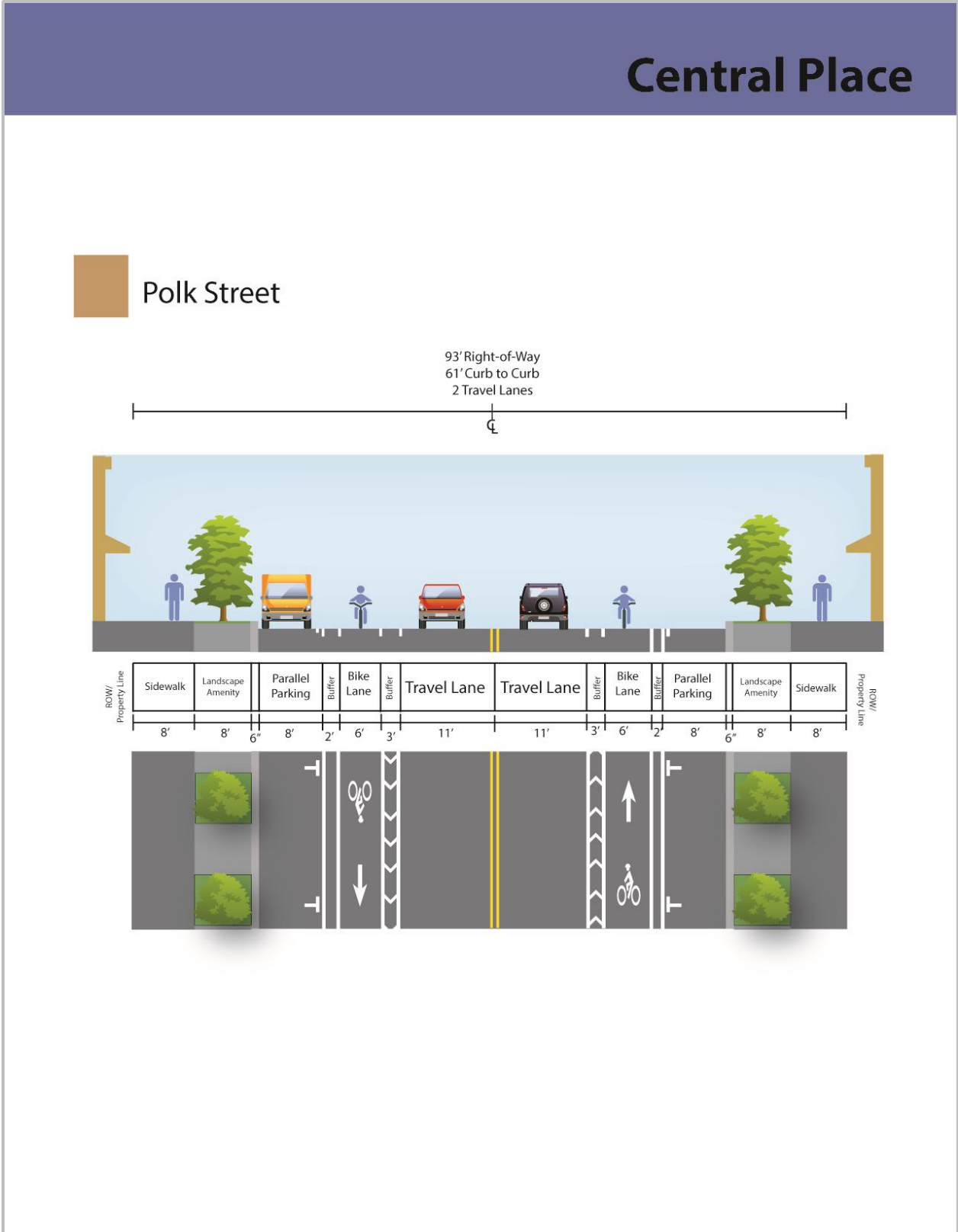
Transitional Street

- Lindale Lane



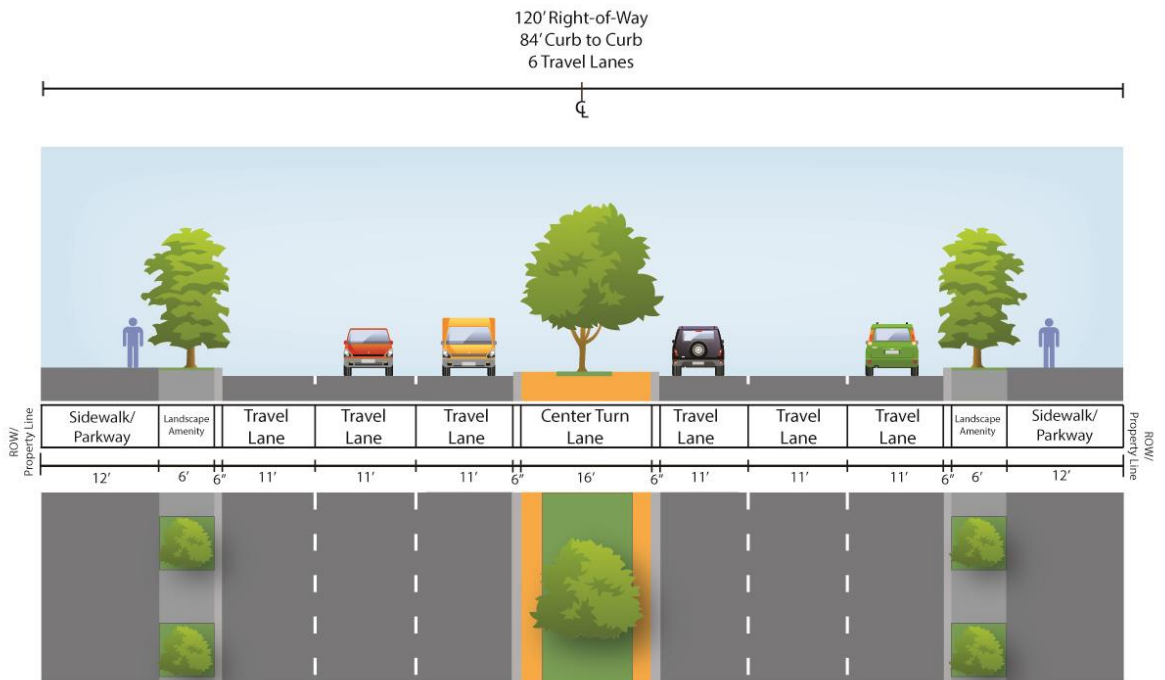
** Minor Modification may be requested to allow continuous landscape parkway in lieu of trees in tree grate

*Sidewalk widths for existing neighborhoods to remain



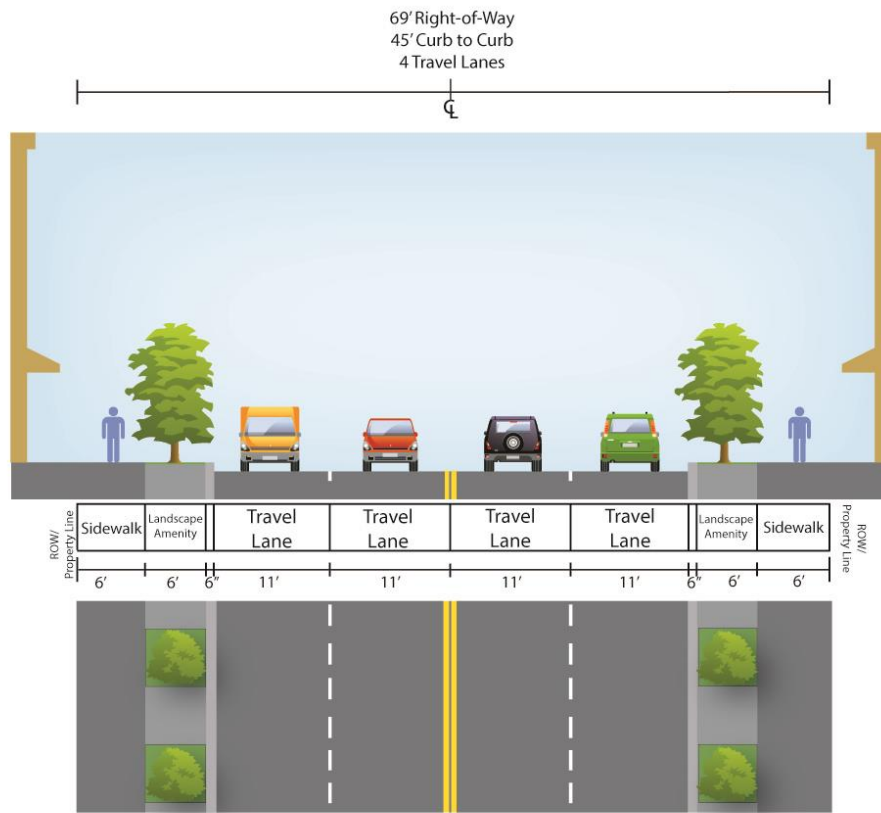
Central Place

Belt Line Road/Main Street



Central Place

Inge Drive



- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Central Place Sub-district Street Typology and Streetscape Standards in Subsection II.B.5., Street Typology and Streetscape Standards, and in accordance with Subsection II.B.5.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Acorn or modified acorn heads, with round steel/aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
 - 2) Color: Black or antique bronze
 - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
 - 2) Color: Black or antique bronze
 - 3) Dimensions: Two seat configuration, no more than three sets, arm optional
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
 - 2) Color: Black or antique bronze
 - 3) Dimensions: Approximately 25" diameter, approximately 34" high, approximately twenty-eight gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation
 - 2) Color: Natural grey concrete/sandstone or beige/light tan
 - 3) Dimensions: Groups of three preferred (dependent on space availability), approximately 36"-44" diameter, approximately 23"-38" high
 - 4) Spacing/Placement: Location as determined by the City

- 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
- e) Bike rack
 - 1) Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack requirements
- f) Bollard
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, optional light
 - 2) Color: Black or antique bronze
 - 3) Dimensions: As determined by the City based upon design performance criteria for usage
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
- g) Tree grate
 - 1) Design/Material: Cast iron
 - 2) Color: Baked oil finish
 - 3) Dimensions: 6’X6’ Square, maximum ½” square openings, ADA Compliance.
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
- h) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types

Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Central Place Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



Trash Receptacle



Planter



Tree Grate



- d. Landscape and Street Trees
- i. Street Trees. Street trees shall be selected from the plant list provided in Subsection II.B.5.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees shall be large shade trees, and shall be:
 - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape Standards graphic;
 - 2) Planted on an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
 - 3) Be a minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
 - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.B.5.d.vi., Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
 - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.B.5.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
 - v. Maintenance.
 - a) Except as provided in Subsection II.B.5.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.B.5.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
 - vi. Plant list
 - a) Street Trees (minimum 3-inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*
 Homestead Elm, *Ulmus* 'Homestead'
 Locust / Shademaster Locust, *Gleditsia triacanthos*¹¹
 October Glory Maple, *Acer rubrum* 'October Glory'
 Red Maple, *Acer rubrum*
 Shantung Maple, *Acer truncatum*
 Shumard Red Oak, *Quercus shumardii*¹²
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/2-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*
 Yaupon Holly, *ilex vomitoria*
 (female only such as 'Pride of Houston' or 'Will Fleming')
 Deciduous Holly, Warren's Red, *ilex decidua*
 Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo* 'Heterophylla'
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum 1 gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonicera japonica* 'purperia'
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*
 Wisteria, *Wisteria sinensis* 5 gallon container
 Vinca (major), *Vinca major* 4" pot, heavily rooted, full

¹¹ Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

¹² Should provide a limited root barrier to direct spreading roots downward.

- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 - Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
 - Feather Reed Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass

6. Architectural Standards

a. Intent

Within the Central Place Sub-district, building designs should be comprised of simple, clean shapes and forms, and may include the integration of modern building materials to provide individual building identity. Redevelopment of existing building structures will allow for new infill development with the potential for larger building mass. Therefore, consideration should be given towards building design that is contextually sensitive where adjacent to existing single family residential neighborhoods. Additionally, exterior façade wall articulation and rhythm is also important for the identification of businesses, pedestrian scale and district identity.

b. Building Articulation

Where clearly visible from a public street or open space:

- i. Buildings must demonstrate both horizontal and vertical articulation.
- ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques.
- iii. Balconies may extend over the sidewalk provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

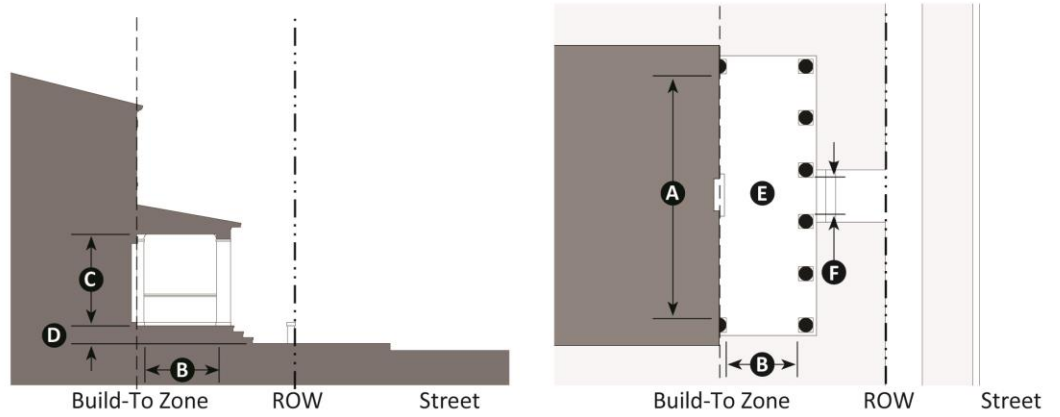
c. Residential At-Grade

- i. For properties not fronting on Central Expressway, all residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standards in Subsection II.B.5. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
- ii. Parking located below the building shall not be visible from the sidewalk or public open space.
- iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).

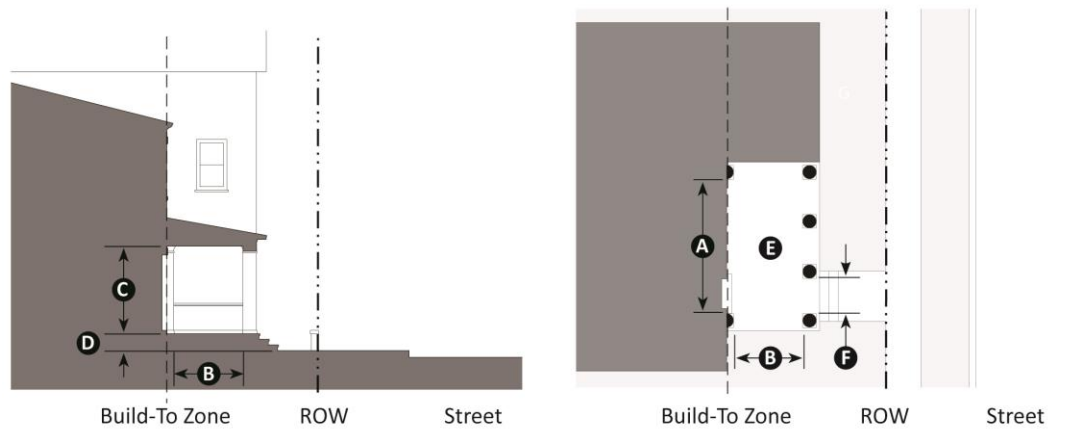
- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
- v. Lobbies to upper stories shall have a primary entry from the minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standards.
- vi. Balcony railings shall be minimum 50% open or transparent, and constructed of glass or metal.

vii. Porches

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.B.4.d, Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	48 sq. ft. min.
Ⓕ	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection to address both street frontages. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standards (Section II.B.5.), for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Central Place Sub-district Street Typology and Streetscape Standards in Section II.B.5., non-residential uses which are at-grade shall:
 - a) Have a minimum 40% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade a minimum of six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 75\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Glass
 - 4) Ventilated façade systems (above ground floor only)
 - 5) Metal grating, cladding or panels (high rise buildings only as defined by the Building Code, as amended)
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Metal Grating, Cladding or Panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.

- b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each façade shall be treated with equal design attention.
 - c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper story with a stone base).
- f. Roofs and Parapets
- It is anticipated that the majority of roof types within the Central Place Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. Roof top plazas are encouraged as well as green roofs.
- i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.B.7.d, Roof-mounted Equipment.
- g. Windows, Doors, Awnings and Canopies
- Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.
- i. Windows
 - a) Materials
 - 1) Anodized aluminum, vinyl or steel.
 - 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.

- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel
 - b) Techniques and Configurations
 - 1) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
 - a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight foot clearance above sidewalks.
 - 2) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
 - 3) When used, shall be located as to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
- h. Single Tenant Retail Uses over 40,000 Square Feet Ground Floor Area.

With the exception of frontage on Central Expressway, single tenant retail uses over 40,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.B.4.e.iii, Maximum Ground Floor Size.
- i. Exterior Lighting
 - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.

- iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
 - c) Lighting of signage, parking and pedestrian walkways is to be controlled or narrowly focused.
 - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
 - e) Distracting, flashing, traveling or animated lighting is not permitted.
- j. Outdoor Seating Areas

Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed (except where noted) in accordance with the requirements below. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:

 - i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - ii. Shall not encroach into the minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standards (Section II.B.5.)
 - iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
 - iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall be not used which are not intended for outdoor use.
 - v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - vi. Shall comply with building and fire codes.
 - vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - viii. Shall be subject to site plan review and approval.
- k. Fences/Screening Walls

Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6, Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:

 - i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) on the following page).
 - ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) on the following page).
 - iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.
 - iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof. Materials shall not

be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.

- v. Shall not exceed eight feet in height (except as noted in vii.c) below).
- vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.
- vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standards (Section II.B.5).
 - c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.
- I. Street Walls

Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:

- i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
- ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
- iii. Shall be a minimum six feet and not exceed twelve feet in height.
- iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
- v. Shall be setback no more than twelve inches from the front building façade.

7. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - a) Solid metal gates;
 - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - c) Overhead doors; or
 - d) Any combination of the above.

- iii. Off-street loading docks/areas for non-residential uses located adjacent to single family residential zoning districts shall be enclosed on three sides by minimum eight-foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;
or
 - c) Any combination of the above.
 - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
 - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, and air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening.
 - iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six-foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.
 - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the

- City's Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
- iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.
 - f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.
 - ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
 - g. Wall-mounted equipment.

Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:

 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Wrought iron fence in conjunction with evergreen shrubbery;
 - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
 - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

8. Thoroughfare Screening

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

9. Residential Zoning District Adjacency

- a. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where non-residential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum fifty foot right-of-way) or greater, a minimum six-foot tall masonry screening wall shall be provided.

10. Signage

Signage, where provided, shall be in accordance with Section III, Signage herein the Code.

C. Chinatown

The vision for the Chinatown Sub-district is to build a vibrant, mixed use district utilizing the existing infrastructure to allow this area to evolve as a center for tourism and education related to Asian and other international cultures. The unique cultural diversity existing within the area should continue to be supported through reuse of existing buildings and targeted infill development, consistent with the Sub-district’s vision. Exterior building construction should consist of quality materials and may be simple in form, with the international character of the Sub-district being accomplished through articulated façade elements, rooflines, signage and awnings.

1. *Regulating Plan*

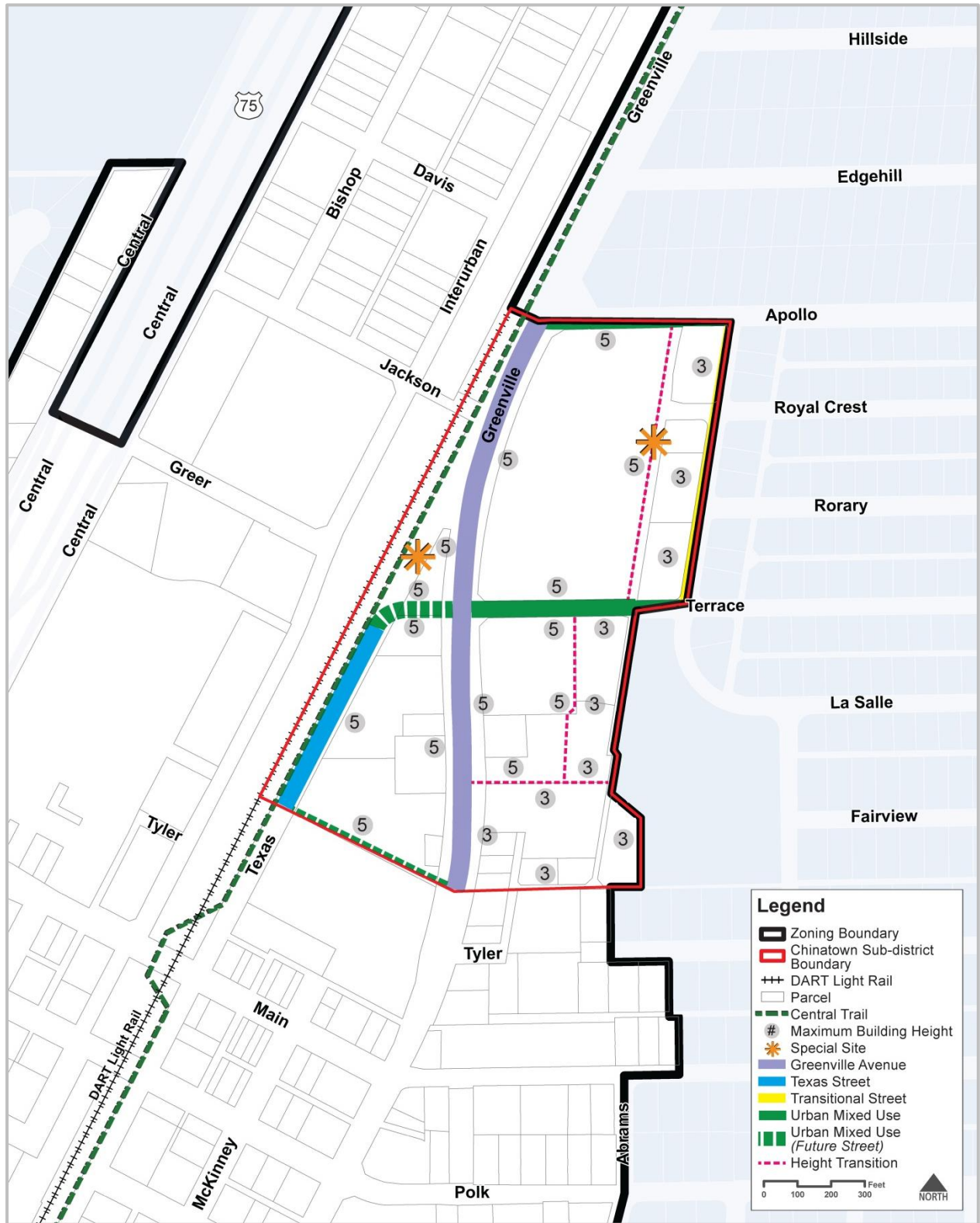
The regulating plan on the following page shall apply to all properties within the Chinatown Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. They include:

- i. DFW Chinatown - Pedestrian access from DFW Chinatown to LaSalle Drive via a breezeway or similar corridor between buildings in order to provide improved connectivity for the neighborhood to the east.
- ii. Texas Street - Realign Texas Street to the south, in order create a developable site with direct access to the Central Trail.

Chinatown Sub-district Regulating Plan



2. Public Open Space Plan

a. Intent

Public open spaces are important for the quality of life of residents and property owners in the Chinatown Sub-district. The intent of open spaces in the Chinatown Sub-district is recommended to:

- i. Provide links to pedestrian and bike trails and function as nodes and rest areas along Central Trail system.
- ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
- iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
- iv. Preserve prominent natural features that are valuable assets.
- v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.

b. Public and private open space shall be provided in accordance with Subsection II.C.4.g, Public and Private Open Space Requirements.

c. The graphic on the following page identifies recommended areas for public open spaces in the Chinatown Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 15% of the entire Chinatown Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

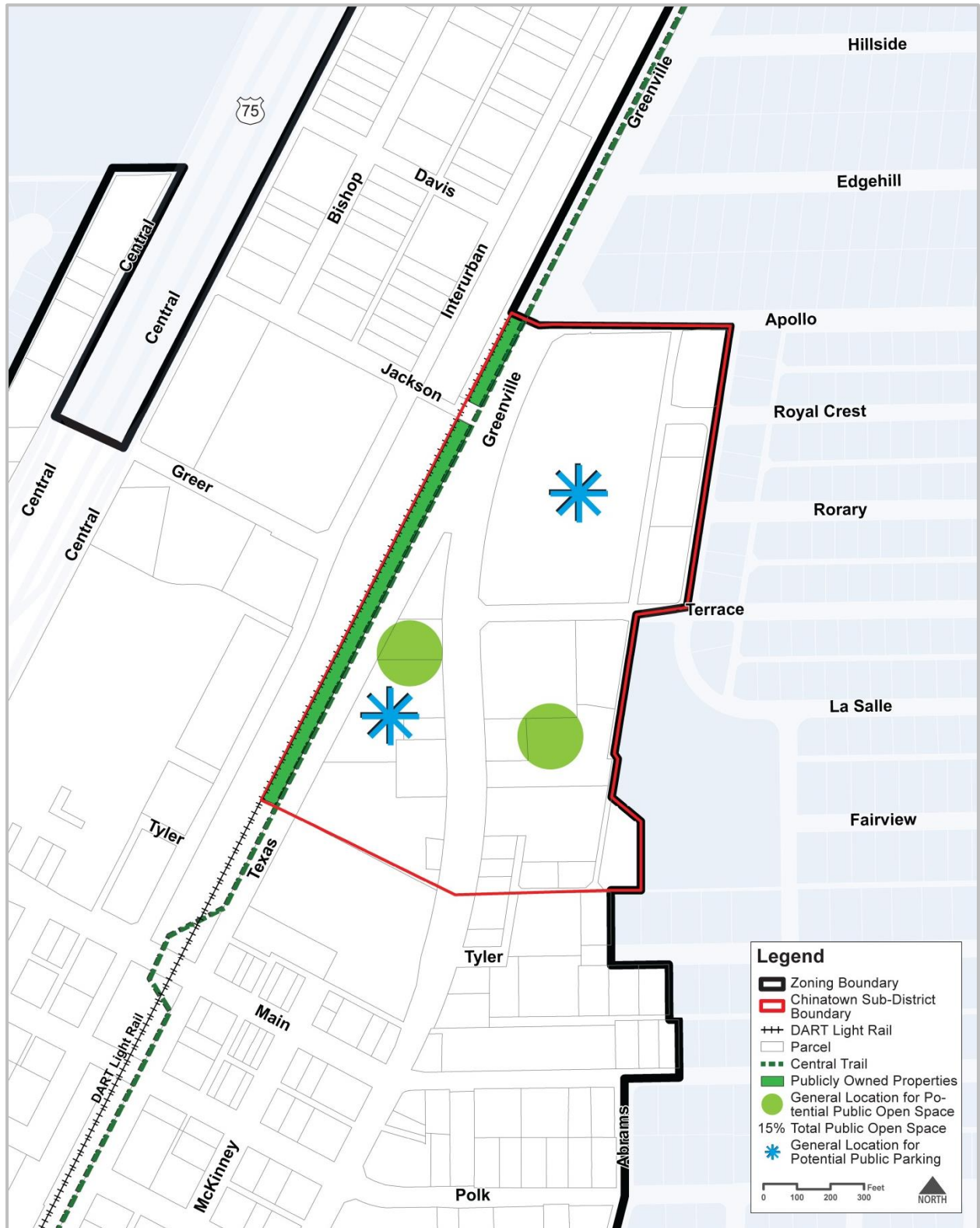
3. Public Parking Plan

a. Intent

Public parking is important for supporting businesses, residences, and other property owners within the Chinatown Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.

b. The graphic on the following page identifies recommended areas for public parking in the Chinatown Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

Chinatown Sub-district Public Open Space and Public Parking Potential General Locations



4. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Chinatown Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Chinatown Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Chinatown Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Chinatown Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	S	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care	S	
Amusement Arcade	S	
Antenna, Commercial in Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.

Chinatown Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Carwash	S	
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Community Garden	P	
Construction Field Office	P	
Cultural/Community Center	S	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	See Subsection II.C.6, Architectural Standards.
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal	P	Establishments 10,000 square feet or less are permitted by right. Establishments larger than 10,000 square feet require approval of a Special Permit.
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	

Chinatown Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Service Station, No Repair	S	
Movie Theater	P	
Nursery or Greenhouse	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.C.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	

Chinatown Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Smoking Establishment	S	
Tailor Shop	P	
Technical Training School	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Winery/Distillery	P	See Subsection II.C.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Regulations

a) Live/Work Units

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in the City’s Code of Ordinances, Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, as amended or its successors.

iii. Properties Adjacent to LaSalle Drive

Properties with street frontage along LaSalle Drive shall be limited to residential, live/work, or church uses only.

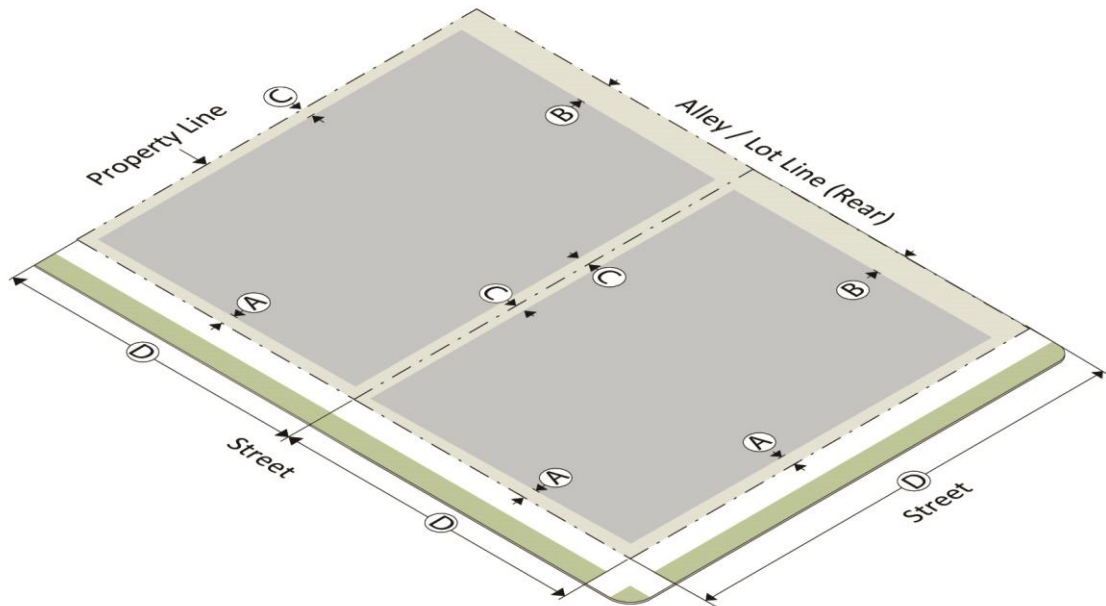
- b. Lots/Blocks
 - i. All lots shall have direct frontage to a street.
 - ii. No block face shall exceed the linear feet requirement in this subsection; however a Minor Modification may be requested to allow for a 20% increase to the Maximum Block Face requirement to accommodate design considerations consistent with the intent of the Code. Additionally, a Minor Modification may be requested to the Maximum Block Face requirement should it be prohibitive to achieve this requirement due to the DART rail line or other similar physical obstruction/improvement.

Chinatown - Street Type				
	<i>Urban Mixed Use</i>	<i>Greenville Avenue</i>	<i>Texas Street</i>	<i>Transitional Street</i>
Maximum Block Face	<ul style="list-style-type: none"> • West of Greenville Avenue: 350 feet • East of Greenville Avenue: 500 feet 	<ul style="list-style-type: none"> • North of Terrace Street: 800 feet • South of Terrace Street: 500 feet 	<ul style="list-style-type: none"> • 400 feet 	<ul style="list-style-type: none"> • 500 feet

- iii. Block faces that result 500 feet in length or greater shall provide:
 - a) Pedestrian access through the block to the opposite block face and at an approximate mid-block distance, in order to allow pedestrians to walk through the block to the opposite side without having to walk along the block perimeter; and
 - b) Exterior wall fenestration comprised of a minimum 60% window glazing for retail uses and a minimum 40% window glazing for non-retail uses (excluding residential uses) at the ground floor level for each building along the block face 500 feet in length or greater. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending twelve and one-half feet above the street-level finish floor elevation.
- c. Access
 - i. Alleys
 - Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
 - ii. Driveways
 - a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
 - b) For lots fronting on a Transitional Street as shown on the Chinatown Sub-district Regulating Plan, driveways shall be no greater than twelve feet in width, except where a fire lane may be required, in which case the maximum driveway width shall be twenty-four feet. Turning radii shall be as approved by the City Manager or designee.
 - c) For lots fronting Greenville Avenue, driveways shall be a minimum of twenty-four feet in width and a maximum of forty feet in width. Turning radii shall be as approved by the City Manager or designee.

- d) For all other lots, driveways shall be a maximum of twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - e) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
 - f) Shared driveways shall be provided where feasible to reduce the number of driveways along the street.
 - g) Driveways shall conform to City of Richardson standards for driveway construction.
- iii. Mews Streets
- a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is:
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) No parking is allowed on Mews Streets unless additional right-of-way is provided.
 - b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
 - c) For residential developments, a maximum of 25% of the residential lots may front on a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - d) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
- iv. Sidewalks
- a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Chinatown Sub-district in Subsection II.C.5. Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
 - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Chinatown - Building Placement by Street Type					
		Urban Mixed Use	Greenville Avenue	Texas Street	Transitional Street
Ⓐ	Required Front Build-To Zone ¹³	<ul style="list-style-type: none"> See II.C.4.d.iv. 	<ul style="list-style-type: none"> See II.C.4.d.iii. 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet
Ⓑ	Required Rear Building Setback ¹⁴	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley (see also II.C.4.d.iii.) Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street
Ⓒ	Required Interior Side Building Line Setback	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> No maximum setback 	<ul style="list-style-type: none"> No maximum setback 	<ul style="list-style-type: none"> Max. 15 feet
Ⓓ	Building Frontage Buildout ¹⁵	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Min. 70% of lot width 	<ul style="list-style-type: none"> Min. 80% of lot width

¹³ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

¹⁴ Or as permitted by Building Code

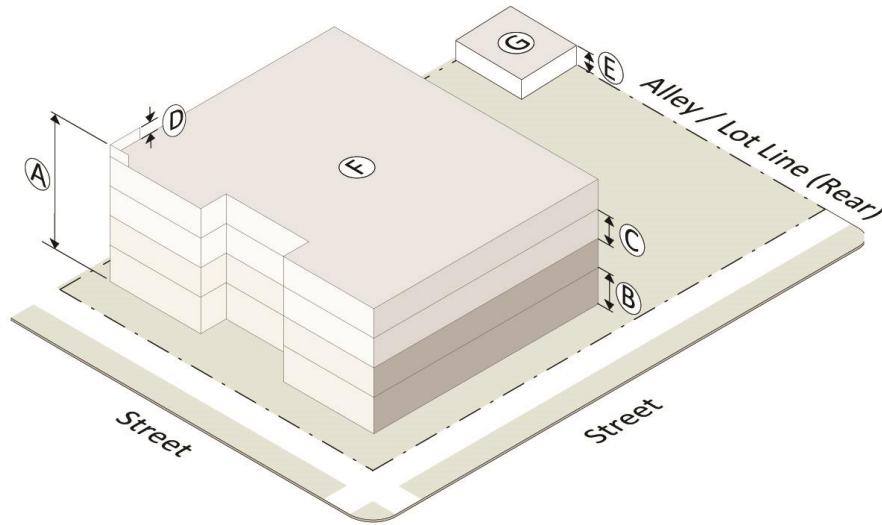
¹⁵ Required along all street Build-To Zones

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
 - ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To-Zone.
 - iii. For properties with frontage along Greenville Avenue as shown on the Chinatown Sub-district Regulating Plan, a minimum ten foot front yard building setback is required. Also, a Minor Modification may be requested to accommodate existing buildings that do not comply with the minimum Required Rear Building Setback.
 - iv. For properties with frontage along an Urban Mixed Use street as shown on the Chinatown Sub-district Regulating Plan, a minimum ten foot front yard building setback is required.
 - v. For properties with frontage on both Texas Street and Greenville Avenue as shown on the Chinatown Sub-district Regulating Plan (i.e. through lots), the properties shall comply with the Required Front Build-To Zone and Building Frontage Buildout standards for Texas Street, in addition to the minimum front yard building setback along Greenville Avenue.
 - vi. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with street tree growth.
 - vii. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) which is sited within the Build-to Zone and provided to satisfy Subsection II.C.4.g.ii. On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Chinatown Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
 - e) Mechanical equipment, including screening mechanisms as required in Subsection II.C.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.

- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.C.4.e.i.g)	21 See also II.C.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be as identified in the table on the following page.
 - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted on the following page, provided that the principal building incorporates window glazing in accordance with Section II.C.6.d.ii.a), of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table on the following page in Subsection II.C.4.e.iii, Maximum Building Ground Floor.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	Urban Mixed Use	3-4 stories max. ¹⁶
	Greenville Avenue	3-4 stories max. ¹⁶
	Texas Street	4 stories max. ¹⁶
	Transitional Street	3 stories max. ¹⁶
(B)	Ground Story	See Maximum Allowable Building Height Table in Subsection II.C.4.e.i.f)
(C)	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.C.4.e.i.f)
(D)	Parapet Wall, or Architectural Feature	6' max.
(E)	Accessory Building	15' max.

Maximum Building Ground Floor		
(F)	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Greenville Avenue	20,000 sq. ft.
	Texas Street	10,000 sq. ft.
	Transitional Street	5,000 sq. ft.
(G)	Accessory Building	15% of Principal Building ground floor

¹⁶ The exact maximum height of a principal building shall be as identified on the regulating plan.

- f. Parking
 - i. Intent
 - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
 - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
 - c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
 - d) Maximize on-street parking;
 - e) Reduce the overall amount of pavement within the Sub-district; and
 - f) Avoid adverse parking impacts on adjacent residential neighborhoods.
 - ii. Shared and On-Street Parking
 - a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
 - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
 - c) On-street parking opportunities shall be maximized.
 - iii. Off-Street Parking Requirements
 - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below.

Use	Parking Required
Single Family (attached and detached)	2 spaces per dwelling unit (see II.C.4.f.iii.e) Single Family Dwelling Parking)
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (Limited Service or Suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Parking spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements (where allowed by the applicable Street Typology and Streetscape Standards).
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- e) Single Family Dwelling Parking.
 - 1) Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. However, a maximum of 25% of the residential lots within a single family attached development only may have a front entry enclosed garage accessible from a mews street provided that the mews street is designated and constructed in accordance with Appendix C.
 - 2) The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited.
 - 3) The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least twenty feet.
- iv. Parking Structures
 - a) Parking structures shall not exceed the maximum building height as shown on the Chinatown Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
 - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Chinatown Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk or public open space.
 - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
 - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement per Subsection II.C.4.a., Use.
 - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking may be provided between the building and the street except along Texas Street and

Transitional Street as shown on the Chinatown Sub-district Regulating Plan where parking shall be prohibited within the Required Build-To Zone.

- 2) Except when completely integral and internal to a development project, a surface parking lot with 100 or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located on the outer edge of the property adjacent to a property line.
- c) Landscaping for Surface Parking
- All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided in this subsection.
- 1) Parking Lots Visible from Required Sidewalks (per the applicable Chinatown Sub-district Street Typology and Streetscape Standards [Section II.C.5.])
A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.C.5.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum 36-inches in height at planting, selected from the plant list in Subsection II.C.5.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:
 - (a) Retaining wall;
 - (b) Berming; or
 - (c) A combination of retaining wall, berming, and/or evergreen screening hedge.
 - 2) Interior Parking Lot Landscaping
 - (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.C.5.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
 - (c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.

- 3) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.C.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - 4) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
 - 5) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
 - 6) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
- i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Single family attached and detached dwellings
 - 2) Live/work units
 - 3) Adaptive reuse sites
 - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Chinatown Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
 - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.C.4.d.vii. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the

required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.

5. Street Typology and Streetscape Standards

a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets. Additionally, the regulating plan depicts proposed streets which are intended to improve circulation within an area, provide for smaller block sizes to promote increased walkability for pedestrians, and provide additional access opportunities for properties. It is anticipated that these proposed streets will likely be constructed at such time when properties experience redevelopment or should the City decide to construct the proposed streets.

b. Street Standards

- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Chinatown Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Chinatown Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property, dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Chinatown Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
 - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
 - b) Construct the necessary on-street parking, landscape/amenity zone, including irrigation systems and sidewalk improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) of this subsection, the property owner must still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Chinatown Sub-district Street Typology and Streetscape Standards in Subsection II.C.5. The City shall then be responsible for constructing and maintaining the travel lanes, on-street parking,

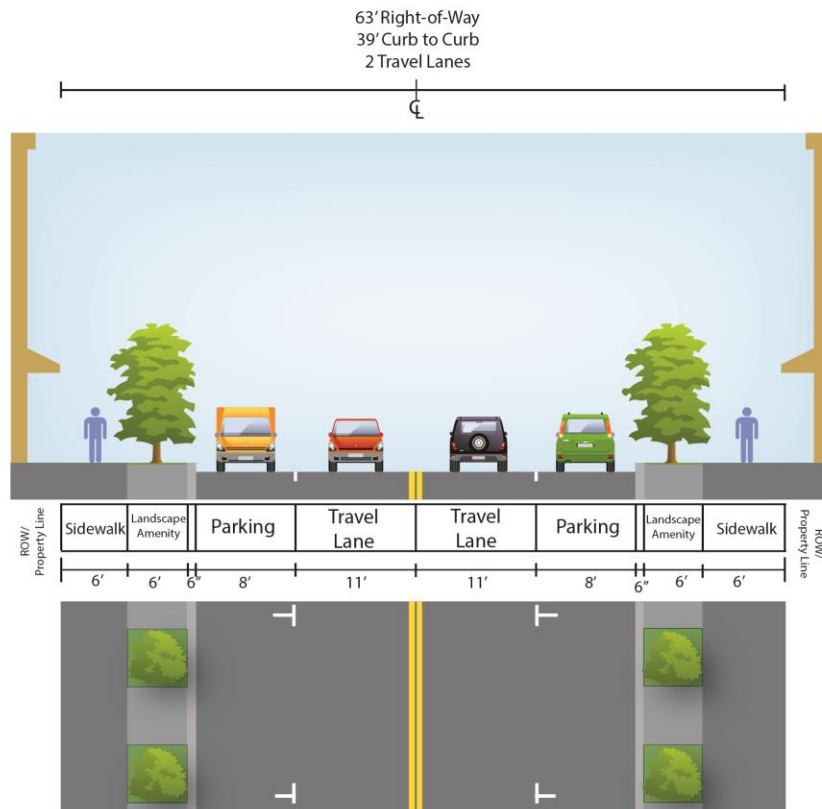
- landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- d) The proposed streets shown on the Chinatown Sub-district Regulating Plan are the approved street locations. However, should a property owner want to construct a proposed street in an alternate location that achieves the intent of the street location depicted on the regulating plan, the City may approve a Minor Modification to allow the alternate location without modifying the regulating plan. In such case of an approved Minor Modification, the property owner shall be responsible for constructing the entire proposed street cross-section for the entire length of the street.
- iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Chinatown Sub-district Regulating Plan, the property owner shall:
- a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Chinatown Sub-district Street Typology and Streetscape Standards (see graphics on the following pages);
 - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
 - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City’s Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

Chinatown



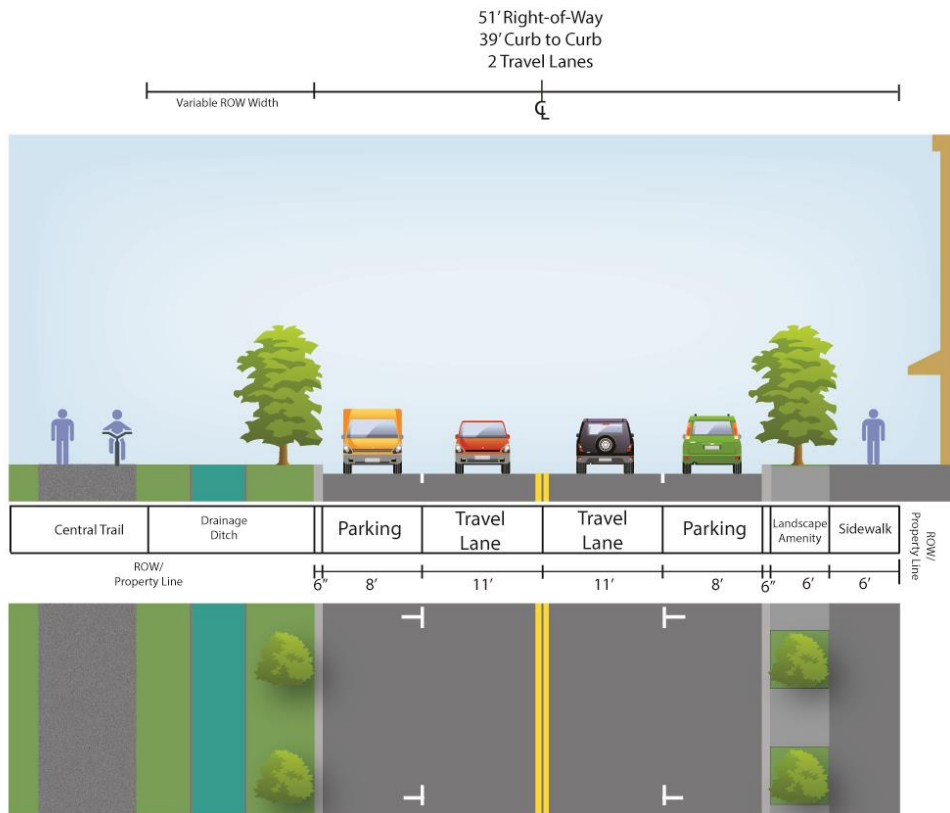
Urban Mixed Use

- Terrace Drive
- Apollo Drive
- Future Street



Chinatown

Texas Street

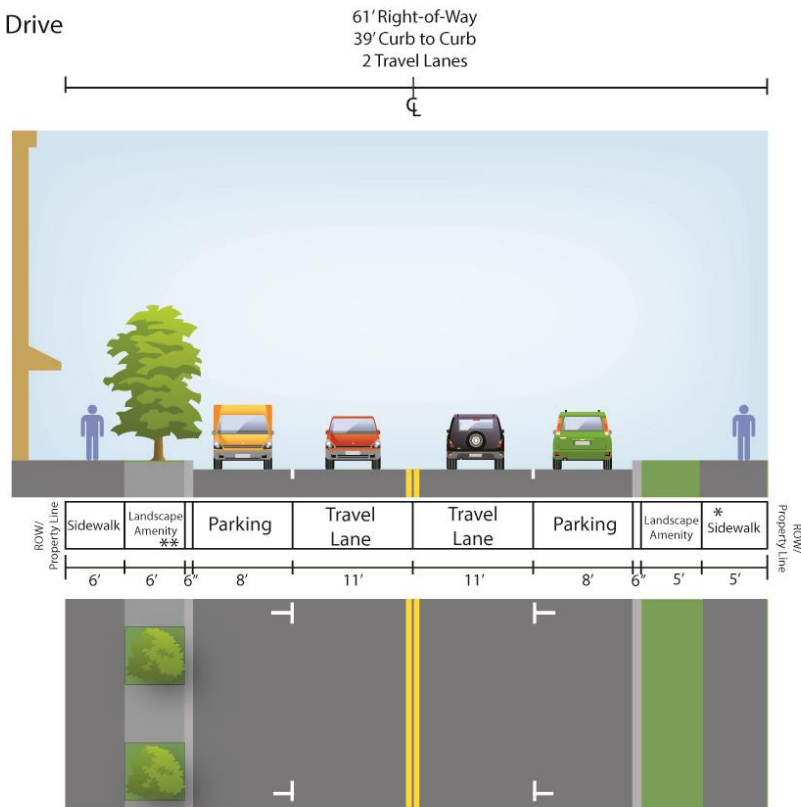


Chinatown



Transitional Street

- LaSalle Drive

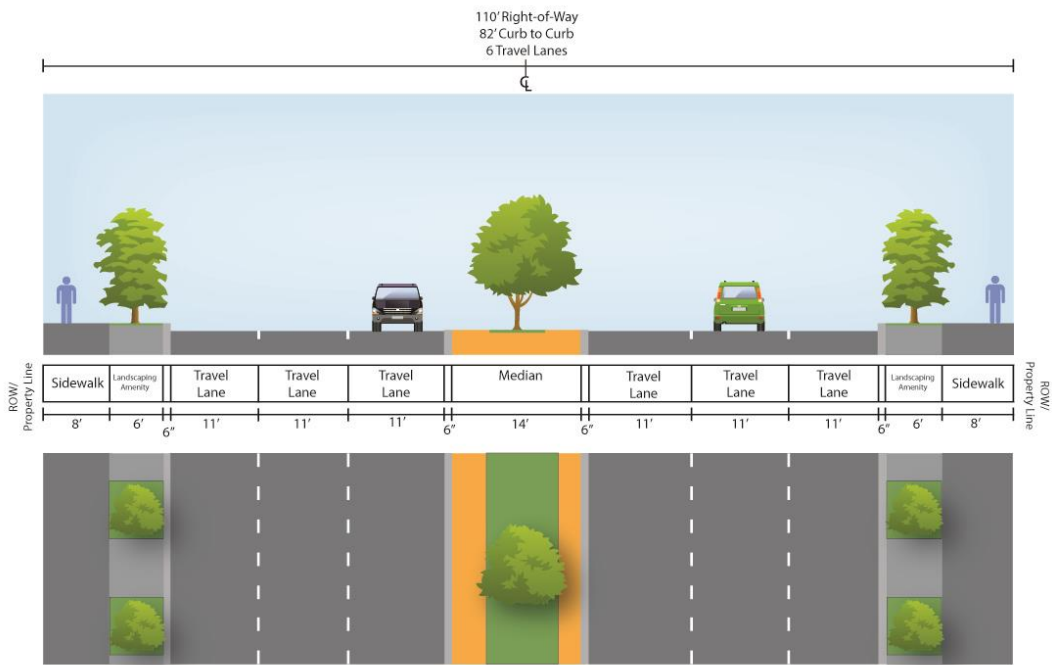


** A minor modification may be requested to allow a continuous landscape parkway in lieu of trees in tree grates

*Sidewalk widths for existing Neighborhoods to remain

Chinatown

Greenville Avenue



- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Chinatown Sub-district Street Typology and Streetscape Standards in Subsection II.C.5., Street Typology and Streetscape Standards, and in accordance with Subsection II.C.5.b, Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Metal (steel, aluminum), stone, lantern column
 - 2) Color: Black or gray natural tones
 - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel, or aluminum) with polyester powder coat finish, steel scrolls
 - 2) Color: Dark grey or black
 - 3) Dimensions: 4'-6' long, backless with arm rest
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
 - 2) Color: Black or dark grey
 - 3) Dimensions: Approximately 25" diameter, approximately 34" high, approximately twenty-eight gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Round with pedestal, precast concrete/caststone, drainage hole for irrigation
 - 2) Color: Natural grey concrete/buff
 - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 36"-42" diameter, approximately 18"-22" high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements

- e) Bike rack
Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack requirements
- f) Bollard
 - 1) Design/Material: Concrete/stone
 - 2) Color: Gray natural tones
 - 3) Dimensions: As determined by the City based upon design performance criteria for usage
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
- g) Tree grate
 - 1) Design/Material: Cast iron
 - 2) Color: Baked oil finish
 - 3) Dimensions: 6’X6’ Square, maximum ½” ring openings , ADA Compliance
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
- h) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types
Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Chinatown Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



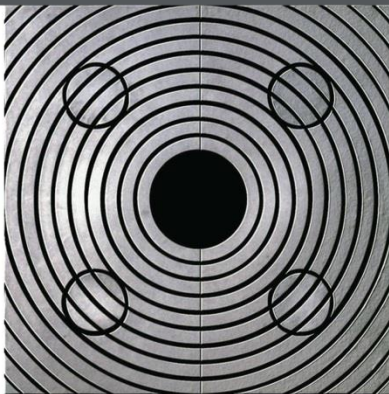
Trash Receptacle



Planter



Tree Grate



- d. Landscape and Street Trees
- i. Street Trees. Street trees shall be selected from the plant list in Subsection II.C.5.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees shall be large shade trees, and shall be:
 - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape Standards graphic;
 - 2) An average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
 - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
 - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.C.5.d.vi., Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
 - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.C.5.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
 - v. Maintenance.
 - a) Except as provided in Subsection II.C.5.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.C.5.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
 - vi. Plant list
 - a) Street Trees (minimum 3-inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*
 Homestead Elm, *Ulmus* 'Homestead'
 Locust / Shademaster Locust, *Gleditsia triacanthos*¹⁷
 October Glory Maple, *Acer rubrum* 'October Glory'
 Red Maple, *Acer rubrum*
 Shantung Maple, *Acer truncatum*
 Shumard Red Oak, *Quercus shumardii*¹⁸
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/2-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*
 Yaupon Holly, *ilex vomitoria*
 (female only such as 'Pride of Houston' or 'Will Fleming')
 Deciduous Holly, Warren's Red, *ilex decidua*
 Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo* 'Heterophylla'
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum 1 gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonicera japonica* 'purperia'
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*
 Wisteria, *Wisteria sinensis*
 Vinca (major), *Vinca major* 4" pot, heavily rooted, full

¹⁷ Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

¹⁸ Should provide a limited root barrier to direct spreading roots downward.

- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 - Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
 - Feather Reed Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass

6. Architectural Standards

a. Intent

The Chinatown Sub-district is envisioned to be a unique regional mixed use multi-cultural district that continues to evolve as a center for international culture, education and commerce. Exterior building construction should consist of quality materials and may be simple in form, with the international character of the Sub-district being accomplished through articulated façade elements. The façade elements can be accentuated with ornamentation consistent with Asian and other international cultures. The use of lighting, signage, awnings/canopies, building materials and colors may also assist with cultural identification and façade articulation.

b. Building Articulation

Where clearly visible from a public street or open space:

- i. Buildings must demonstrate both horizontal and vertical articulation.
- ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques.
- iii. Balconies may extend over the sidewalk provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

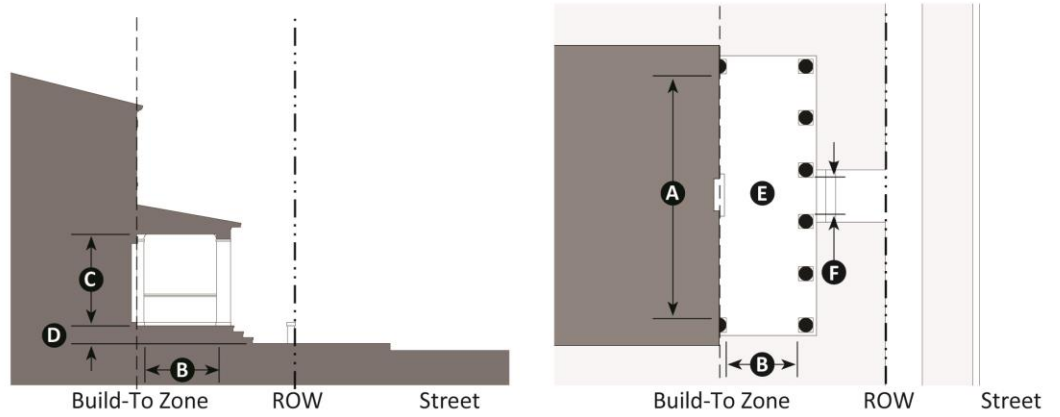
c. Residential At-Grade

- i. All residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standards. Primary entry doors must be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
- ii. Parking located below the building shall not be visible from the sidewalk or public open space.
- iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).

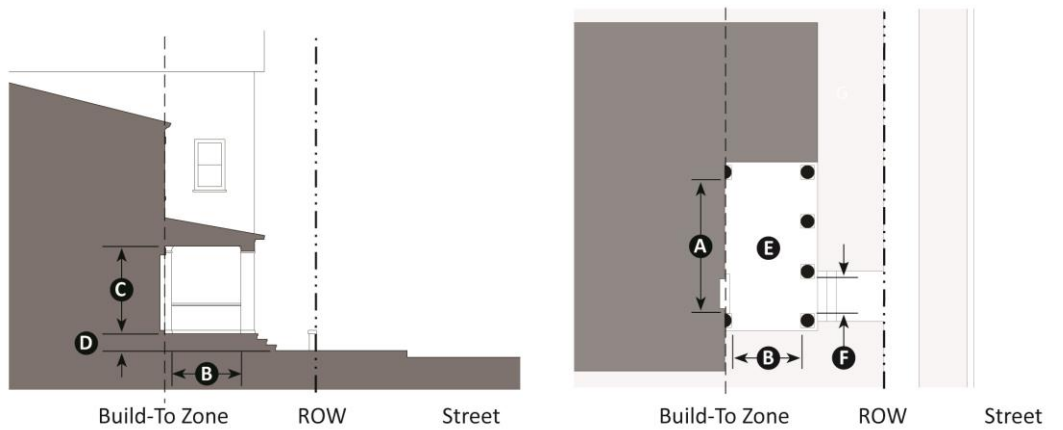
- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
- v. Lobbies to upper stories shall have a primary entry from the minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standards.
- vi. Balcony railings shall be minimum 50% open or transparent, and constructed of glass or metal.

vii. Porches

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.C.4.d, Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	48 sq. ft. min.
Ⓕ	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standards (Section II.C.5.), for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Chinatown Sub-district Street Typology and Streetscape Standards in Section II.C.5., non-residential uses which are at-grade shall:
 - a) Have a minimum 40% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade a minimum of six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls (Exterior Façade)
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 75\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Finished Concrete
 - 4) Glass
 - 5) Ventilated Façade Systems
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Metal Grating, Cladding or Panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.
 - b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each façade shall be treated with equal design attention.

- c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper story with a stone base).
- f. Roofs and Parapets

It is anticipated that the majority of roof types within the Chinatown Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, gathering places, and residential patios.

 - i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.C.7.d, Roof-mounted Equipment.
- g. Windows, Doors, Awnings and Canopies

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

 - i. Windows
 - a) Materials
 - 1) Anodized aluminum, wood, clad wood, vinyl or steel.
 - 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.
 - ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel.

- b) Techniques and Configurations
 - 1) Service, security or garage doors may not be placed at street frontages; however, these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
 - a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight foot clearance above sidewalks.
 - 2) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
 - 3) When used, shall be located as to provide shading for exterior windows and doors.
 - 4) Shall be placed in such a manner as to emphasize the architectural features of the building.
 - 5) Must cover the entire width of the window opening or group of windows it is above.
- h. Single Tenant Retail Uses over 40,000 Square Feet Ground Floor Area

Single tenant retail uses over 40,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.C.4.e.iii, Maximum Ground Floor Size.
- i. Exterior Lighting
 - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.

- iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
 - c) Lighting of signage, parking and pedestrian walkways is to be controlled or narrowly focused.
 - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
 - e) Distracting, flashing, traveling or animated lighting is not permitted.
- j. Outdoor Seating Areas

Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed (except where noted) in accordance with the requirements below. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:

 - i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - ii. Shall not encroach into the minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standards (Section II.C.5.)
 - iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
 - iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall not be used which are not intended for outdoor use.
 - v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - vi. Shall comply with building and fire codes.
 - vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - viii. Shall be subject to site plan review and approval.
- k. Fences/Screening Walls

Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6. Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:

 - i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) on the following page).
 - ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) on the following page).
 - iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.

- iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof. Materials shall not be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.
- v. Shall not exceed eight feet in height (except as noted in vii.c) below).
- vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.
- vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standards (Section II.C.5).
 - c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.

I. Street Walls

Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:

- i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
- ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
- iii. Shall be a minimum six feet and not exceed twelve feet in height.
- iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
- v. Shall be setback no more than twelve inches from the front building façade.

7. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21, Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - a) Solid metal gates;
 - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - c) Overhead doors; or
 - d) Any combination of the above.

- iii. Off-street loading docks/areas for non-residential uses located adjacent to single family residential zoning districts shall be enclosed on three sides by minimum eight-foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting; or
 - c) Any combination of the above.
 - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
 - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, and air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening height.
 - iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six-foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.

- iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the City’s Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
- iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.
- f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.
 - ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. Wall-mounted equipment

Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:

 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Tubular steel fence in conjunction with evergreen shrubbery;
 - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
 - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

8. Thoroughfare Screening

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

9. Residential Zoning District Adjacency

- a. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where non-residential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum fifty foot right-of-way) or greater, a minimum 6-foot tall masonry screening wall shall be provided.

10. Signage

Signage, where provided, shall be in accordance with Section III, Signage.

D. Main Street

The vision for the Main Street Sub-district is to create a multi-generational eclectic “heart” for the community based on a mix of uses and cultures; to permit a mix of old and new architectural styles; and to provide for additional entertainment destination opportunities for the community. A pedestrian-oriented, more walkable environment is desired throughout the Sub-district – and particularly along Belt Line Road/Main Street – which shall be accomplished through: the arrangement of newly constructed and/or repurposed buildings that frame the public space; building design and quality construction materials; and streetscape enhancements including but not limited to street trees, lighting, street furniture, on-street parking, and signage. Additionally, Polk Street should be designed to accommodate bicyclists traveling through the Sub-district to provide an alternative to traveling along Belt Line Road/Main Street.

1. Regulating Plan

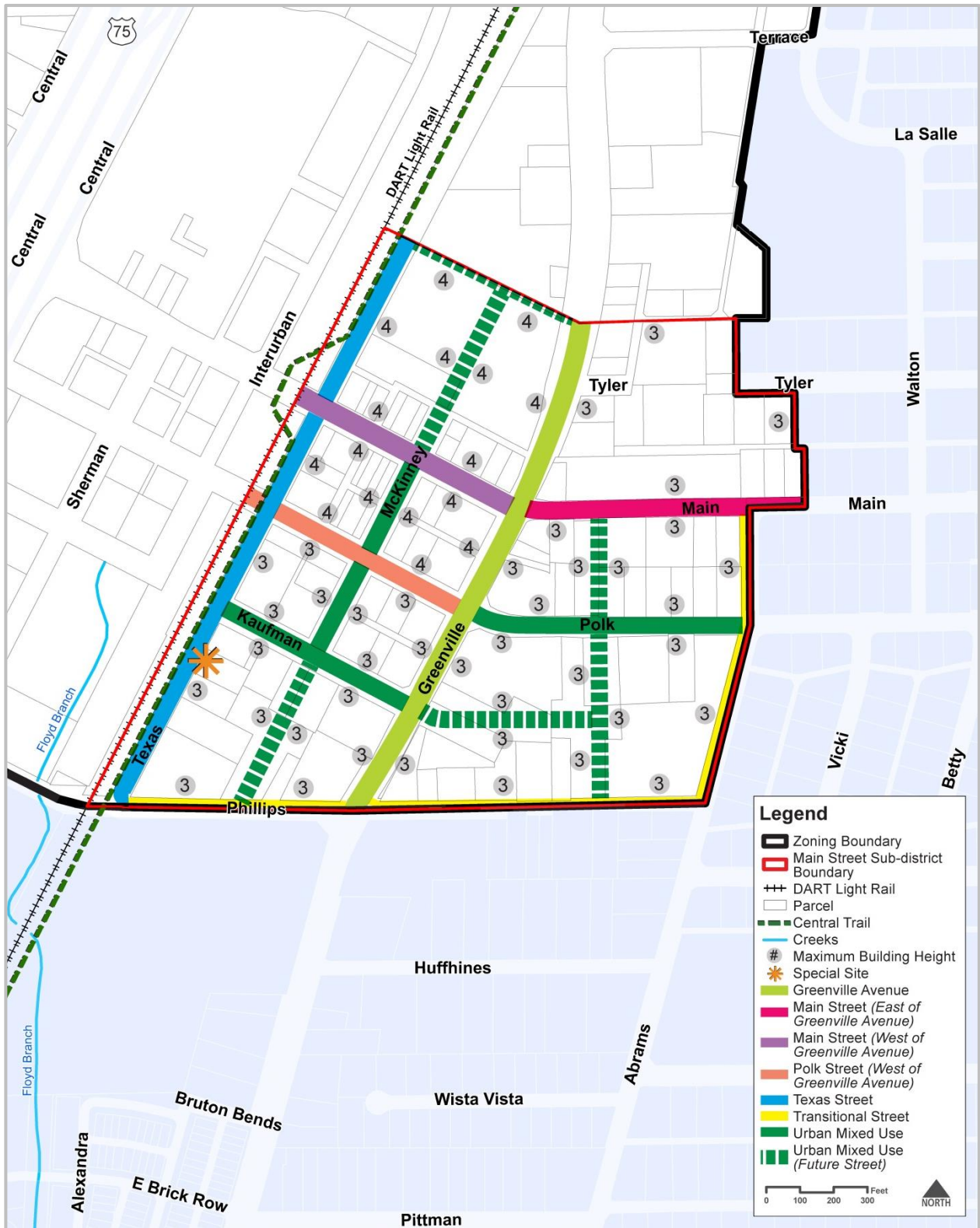
The regulating plan on the following page shall apply to all properties within the Main Street Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. They include:

- i. Texas Street – Establish a point of connectivity to the Central Trail.

Main Street Sub-district Regulating Plan



2. Public Open Space Plan

- a. Intent

Public open spaces are important for the quality of life of residents and property owners in the Main Street Sub-district. The intent of open spaces in the Main Street Sub-district is recommended to:

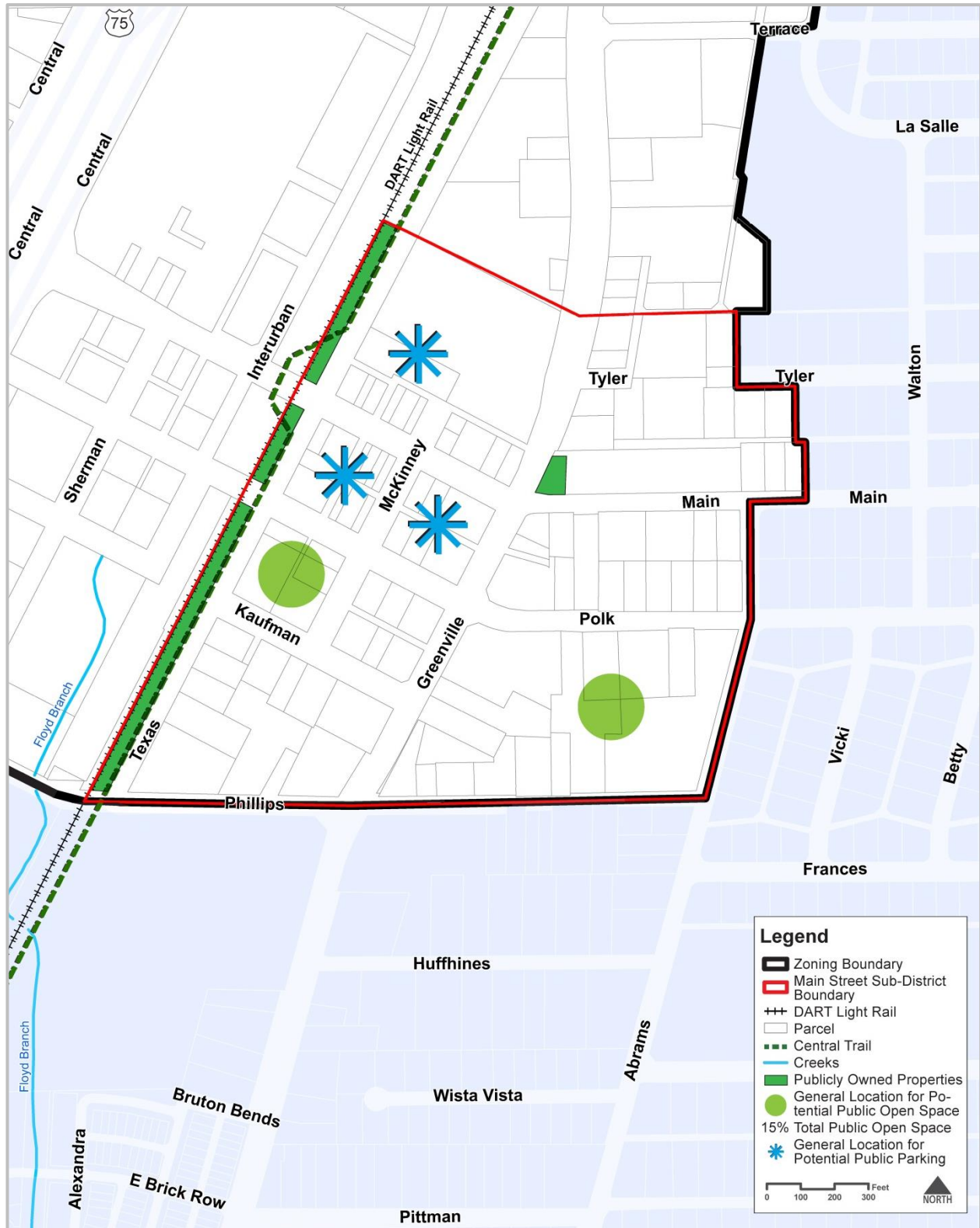
 - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
 - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
 - iv. Preserve prominent natural features that are valuable assets.
 - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.D.4.g, Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Main Street Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 15% of the entire Main Street Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

3. Public Parking Plan

- a. Intent

Public parking is important for supporting businesses, residences, and other property owners within the Main Street Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.
- b. The graphic on the following page identifies recommended areas for public parking in the Main Street Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available for property owners who participate in a public/private partnership.

Main Street Sub-district Public Open Space and Public Parking Potential General Locations



4. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Main Street Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Main Street Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Main Street Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Main Street Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care	S	
Antenna, Commercial, In Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Amusement Arcade	S	
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	

Main Street Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Carwash	S	
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Construction Field Office	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	See Subsection II.D.6, Architectural Standards.
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal	P	Establishments 6,000 square feet or less are permitted by right. Establishments larger than 6,000 square feet require approval of a Special Permit.
Martial Arts School	P	
Massage Establishment	S	

Main Street Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Service Station, No Repair	S	
Movie Theater	P	
Nursery or Greenhouse	S	
Nursing/Convalescent Home	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.D.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	

Main Street Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics	S	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Winery/Distillery	P	See Subsection II.D.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Requirements

a) Live/Work Units

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, of the City’s Code of Ordinances, as amended or its successors.

iii. Properties within the Area Bounded by Kaufman Street, Texas Street, Phillips Street and Greenville Avenue

Properties located within the area bounded by Kaufman Street, Texas Street, Phillips Street and Greenville Avenue shall be limited to residential, live/work, vertically integrated mixed use buildings containing a minimum of 50% residential units, or church uses only.

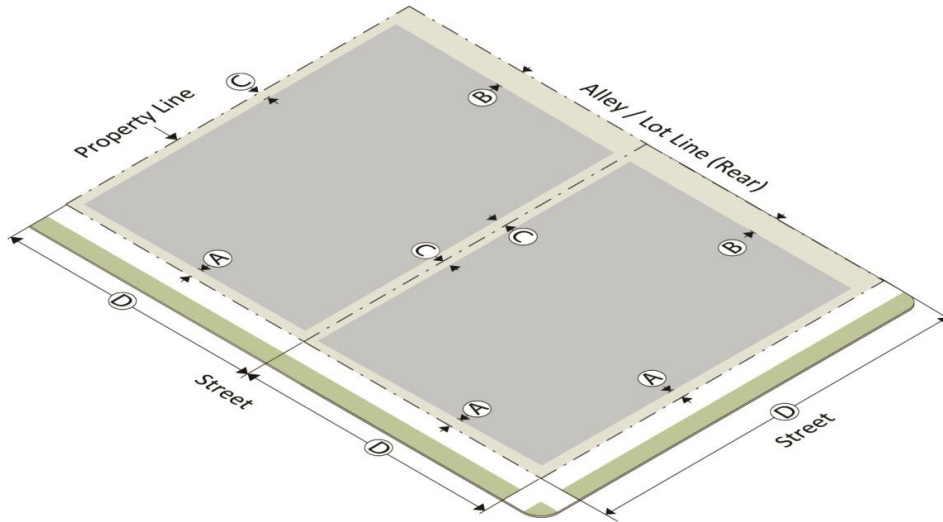
- b. Lots/Blocks
 - i. All lots shall have direct frontage to a street.
 - ii. No block face shall exceed the linear feet requirement in this subsection; however a Minor Modification may be requested to allow for a 20% increase to the Maximum Block Face requirement to accommodate design considerations consistent with the intent of the Code. Additionally, a Minor Modification may be requested to the Maximum Block Face requirement should it be prohibitive to achieve this requirement due to the DART rail line or other similar physical obstruction/improvement.

Main Street - Street Type							
	Urban Mixed Use	Texas Street	Main Street (West of Greenville Avenue)	Main Street (East of Greenville Avenue)	Polk Street (West of Greenville Avenue)	Greenville Avenue	Transitional Street
Maximum Block Face	<ul style="list-style-type: none"> • West of Greenville Avenue: 350 feet • East of Greenville Avenue: 500 feet 	<ul style="list-style-type: none"> • 500 feet 	<ul style="list-style-type: none"> • 350 feet 	<ul style="list-style-type: none"> • 400 feet 	<ul style="list-style-type: none"> • 350 feet 	<ul style="list-style-type: none"> • North of Belt Line Road/Main Street: 500 feet • South of Belt Line Road/Main Street: 350 feet 	<ul style="list-style-type: none"> • 500 feet

- iii. Block faces 500 feet in length or greater shall provide:
 - a) Pedestrian access through the block to the opposite block face and at an approximate mid-block distance, in order to allow pedestrians to walk through the block to the opposite side without having to walk along the block perimeter; and
 - b) Exterior wall fenestration comprised of a minimum 60% window glazing for retail uses and minimum 40% window glazing for non-retail uses (excluding residential uses) at the ground floor level for each building along the block face 500 feet in length or greater. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending twelve and one-half feet above the street-level finish floor elevation.
- c. Access
 - i. Alleys
 - Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
 - ii. Driveways
 - a) Driveways are not required.
 - b) Driveways for individual parcels are not allowed along the following street types (as shown on the Main Street Sub-district Regulating Plan):
 - 1) Main Street (West of Greenville Avenue)
 - 2) Polk Street (West of Greenville Avenue)
 - c) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.

- d) For lots fronting on a Transitional Street as shown on the Main Street Sub-district Regulating Plan, driveways shall be no greater than 12 feet in width, except where a fire lane may be required, in which case the maximum driveway width shall be twenty-four feet. Turning radii shall be as approved by the City Manager or designee.
 - e) For all other lots, driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - f) Unless otherwise prohibited by this Code, driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
 - g) Shared driveways shall be provided where feasible to reduce the number of driveways along the street.
 - h) Driveways shall conform to City of Richardson standards for driveway construction.
- iii. Mews Streets
- a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is:
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) No parking is allowed on Mews Streets unless additional right-of-way is provided.
 - b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
 - c) For residential developments, a maximum of 25% of the residential lots may front on a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - d) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
- iv. Sidewalks
- a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Main Street Sub-district and Subsection II.D.5, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
 - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Main Street - Building Placement by Street Type								
		Urban Mixed Use	Texas Street	Main Street (West of Greenville Avenue)	Main Street (East of Greenville Avenue)	Polk Street (West of Greenville Avenue)	Greenville Avenue	Transitional Street
Ⓐ	Required Front Build-To Zone ¹⁹	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 0 feet Max. 10 feet 	<ul style="list-style-type: none"> Min. 5 feet Max. 15 feet
Ⓑ	Required Rear Building Setback ²⁰	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley (see II.D.4.d.iii.) Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley (see II.D.4.d.iii.) Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley (see II.D.4.d.iii.) Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street
Ⓒ	Required Interior Side Building Setback	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet 	<ul style="list-style-type: none"> Max. 15 feet
Ⓓ	Building Frontage Buildout ²¹	<ul style="list-style-type: none"> Min. 80% of lot width 	<ul style="list-style-type: none"> Min. 80% of lot width 	<ul style="list-style-type: none"> Min. 85% of lot width 	<ul style="list-style-type: none"> Min. 85% of lot width 	<ul style="list-style-type: none"> Min. 80% of lot width 	<ul style="list-style-type: none"> Min. 80% of lot width 	<ul style="list-style-type: none"> Min. 80% of lot width

¹⁹ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

²⁰ Or as permitted by Building Code

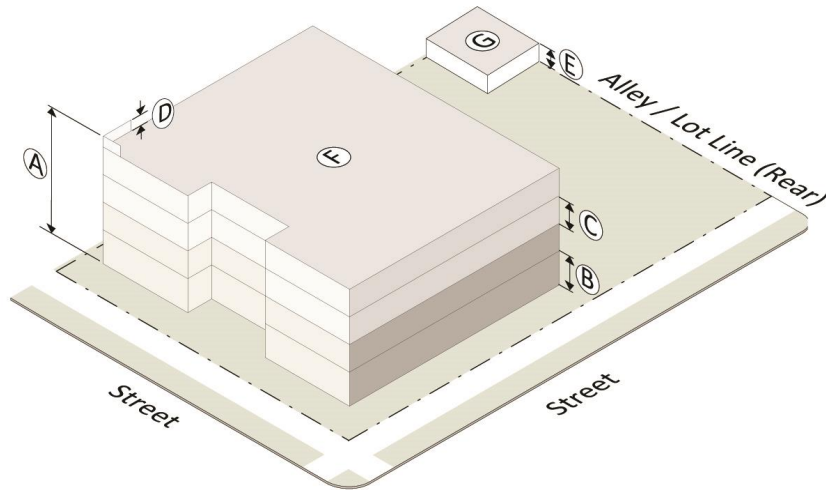
²¹ Required along all street Build-To Zones

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
 - ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.
 - iii. For properties with frontage on Main Street (east and west of Greenville Avenue) and Polk Street (West of Greenville Avenue) as shown on the Main Street Sub-district Regulating Plan, a Minor Modification may be requested to accommodate existing buildings that do not comply with the minimum Required Rear Building Setback.
 - iv. For properties north of Belt Line Road/Main Street with frontage on both Greenville Avenue and Urban Mixed Use streets as shown on the Main Street Sub-district Regulating Plan, the properties shall comply with the Required Front Build-To Zone and Building Frontage Buildout standards for Urban Mixed Use only.
 - v. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with street tree growth.
 - vi. For properties with frontage on a Transitional Street, porches and stoops may encroach between the required Build-To Zone and the property line.
 - vii. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) which is sited within the Build-to Zone and provided to satisfy Subsection II.D.4.g.ii. On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Main Street Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
 - e) Mechanical equipment, including screening mechanisms as required in Subsection II.D.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.

- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.D.4.e.i.g)	21 See also II.D.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in the table in this Subsection II.D.4.e.iii.
 - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in this subsection, provided that the principal building incorporates window glazing in accordance with Subsection II.D.6.d.ii.a), of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in this subsection.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	Urban Mixed Use	3-4 stories max. ²²
	Texas Street	3-4 stories max. ²²
	Main Street (West of Greenville Avenue)	4 stories max. ²²
	Main Street (East of Greenville Avenue)	3 stories max. ²²
	Polk Street (West of Greenville Avenue)	3-4 stories max. ²²
	Greenville Avenue	3-4 stories max. ²²
	Transitional Street	3 stories max. ²²
Ⓑ	Ground Story	See Maximum Allowable Building Height Table in Subsection II.D.4.e.i.f)
		See Maximum Allowable Building Height Table in Subsection II.D.4.e.i.f)
Ⓒ	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.D.4.e.i.f)
Ⓓ	Parapet Wall, or Architectural Feature	6' max.
Ⓔ	Accessory Building	15' max.

Maximum Building Ground Floor		
Ⓕ	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Texas Street	10,000 sq. ft.
	Main Street (West of Greenville Avenue)	10,000 sq. ft.
	Main Street (East of Greenville Avenue)	10,000 sq. ft.
	Polk Street (West of Greenville Avenue)	10,000 sq. ft.
	Greenville Avenue	10,000 sq. ft.
Transitional Street	5,000 sq. ft.	
Ⓖ	Accessory Building	15% of Principal Building ground floor

²² The exact maximum height of a principal building shall be as identified on the regulating plan.

- f. Parking
 - i. Intent
 - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
 - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
 - c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
 - d) Maximize on-street parking;
 - e) Reduce the overall amount of pavement within the Sub-district; and
 - f) Avoid adverse parking impacts on adjacent residential neighborhoods.
 - ii. Shared and On-Street Parking
 - a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
 - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
 - c) On-street parking opportunities shall be maximized.
 - iii. Off-Street Parking Requirements
 - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Sites under 20,000 square feet in land area shall have no minimum parking requirements for non-residential uses. Additionally, Section 21-52(b), Off-Street Parking of the Comprehensive Zoning Ordinance, shall not apply, as amended or its successors.

Use	Parking Required
Single Family (attached and detached)	2 spaces per dwelling unit (see II.D.4.f.iii.e) Single Family Dwelling Parking)
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Parking spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements (where allowed by the applicable Street Typology and Streetscape Standards).
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on

- another lot within 600 feet of the subject property, to apply towards on-site parking requirements.
- e) Single Family Dwelling Parking.
 - 1) Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. However, a maximum of 25% of the residential lots within a single family attached development only may have a front entry enclosed garage accessible from a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - 2) The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited.
 - 3) The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least twenty feet.
 - iv. Parking Structures
 - a) Parking structures shall not exceed the maximum building height as shown on the Main Street Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
 - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Main Street Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk.
 - e) Wayfinding signage should be provided to direct drivers to the parking structure.
 - v. Surface Parking
 - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement in accordance with Subsection II.D.4.a., Use.
 - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the principal building.
 - 2) Where it is not feasible to locate parking behind the principal building, parking shall be prohibited within the Required Build-To Zone.

- 3) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.
- c) Landscaping for Surface Parking
- All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided below.
- 1) Parking Lots Visible from Required Sidewalks (per the applicable Main Street Sub-district Street Typology and Streetscape Standards [Section II.D.5.])
A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.D.5.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.D.5.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:
 - (a) Retaining wall;
 - (b) Berming; or
 - (c) A combination of retaining wall, berming, and/or evergreen screening hedge.
 - 2) Interior Parking Lot Landscaping
 - (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.D.5.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
 - (c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
 - 3) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.D.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.

- 4) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- 5) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- 6) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
 - i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Single family attached and detached dwellings
 - 2) Live/work units
 - 3) Adaptive reuse sites
 - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Main Street Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
 - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.D.4.d.vii. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.

5. **Street Typology and Streetscape Standards**

a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets. Additionally, the regulating plan depicts proposed streets which are intended to improve circulation within an area, provide for smaller block sizes to promote increased walkability for pedestrians, and provide additional access opportunities for properties. It is anticipated that these proposed streets will likely be constructed at such time when properties experience redevelopment or should the City decide to construct the proposed streets.

b. Street Standards

- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Main Street Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Main Street Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property, dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Main Street Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
 - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
 - b) Construct the necessary on-street parking, landscape/amenity zone, including irrigation systems and sidewalk improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Main Street Sub-district Street Typology and Streetscape Standards in Subsection II.D.5. The City shall then be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
 - d) The proposed streets shown on the Main Street Sub-district Regulating Plan are the approved street locations. However, should a property owner want to

construct a proposed street in an alternate location that achieves the intent of the street location depicted on the regulating plan, the City may approve a Minor Modification to allow the alternate location without modifying the regulating plan. In such case of an approved Minor Modification, the property owner shall be responsible for constructing the entire proposed street cross-section for the entire length of the street.

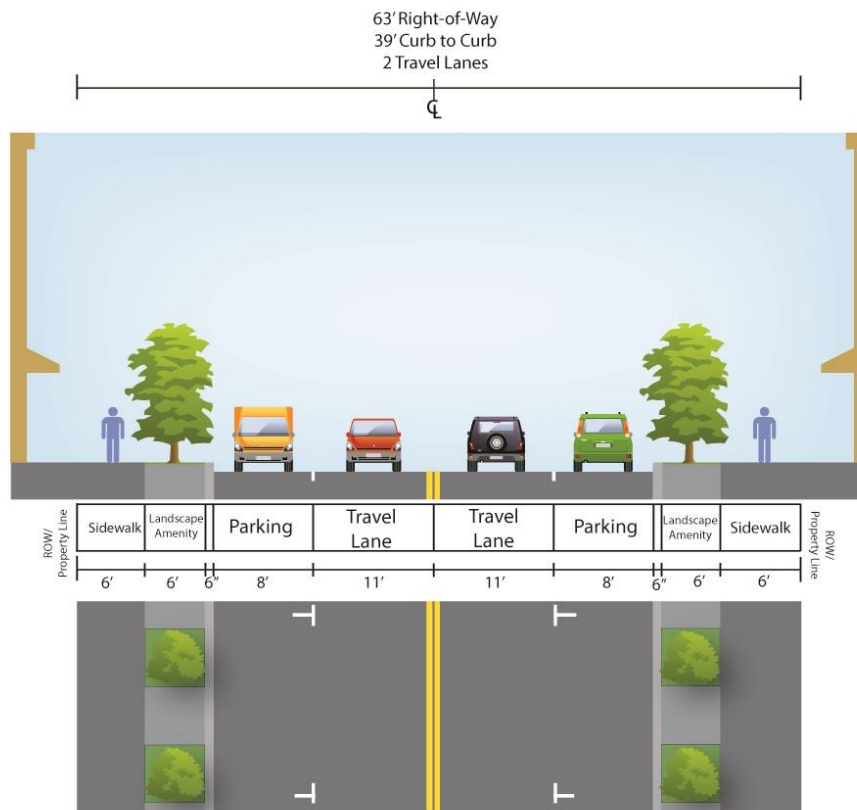
- iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Main Street Sub-district Regulating Plan, the property owner shall:
 - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Main Street Sub-district Street Typology and Streetscape Standards (see graphics on the following pages);
 - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
 - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors.

Main Street



Urban Mixed Use

- Kaufman Street
- Polk Street (east of Greenville Avenue)
- McKinney Street
- Future Street



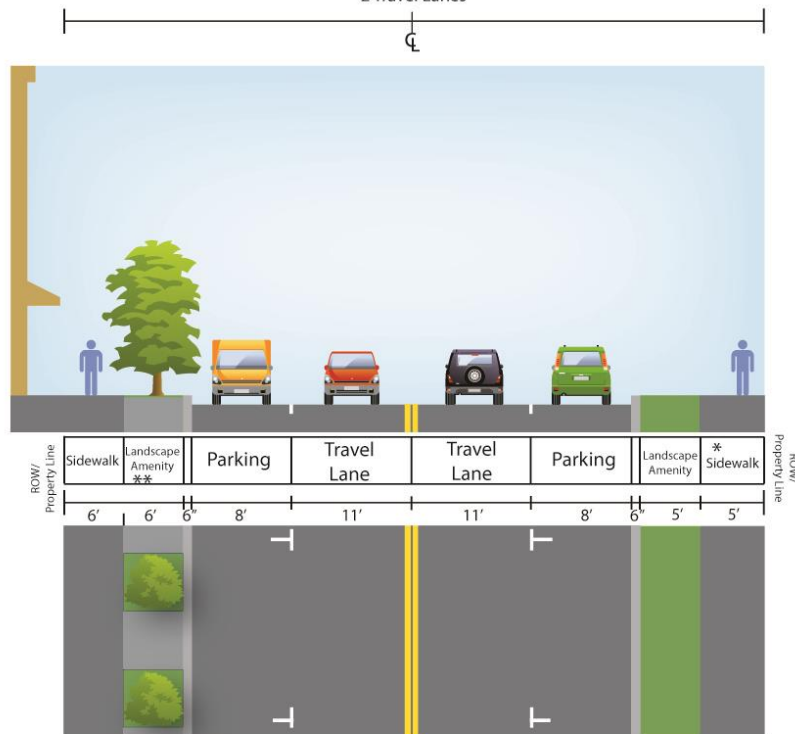
Main Street



Transitional Street

- Abrams Road
- Phillips Street

61' Right-of-Way
39' Curb to Curb
2 Travel Lanes

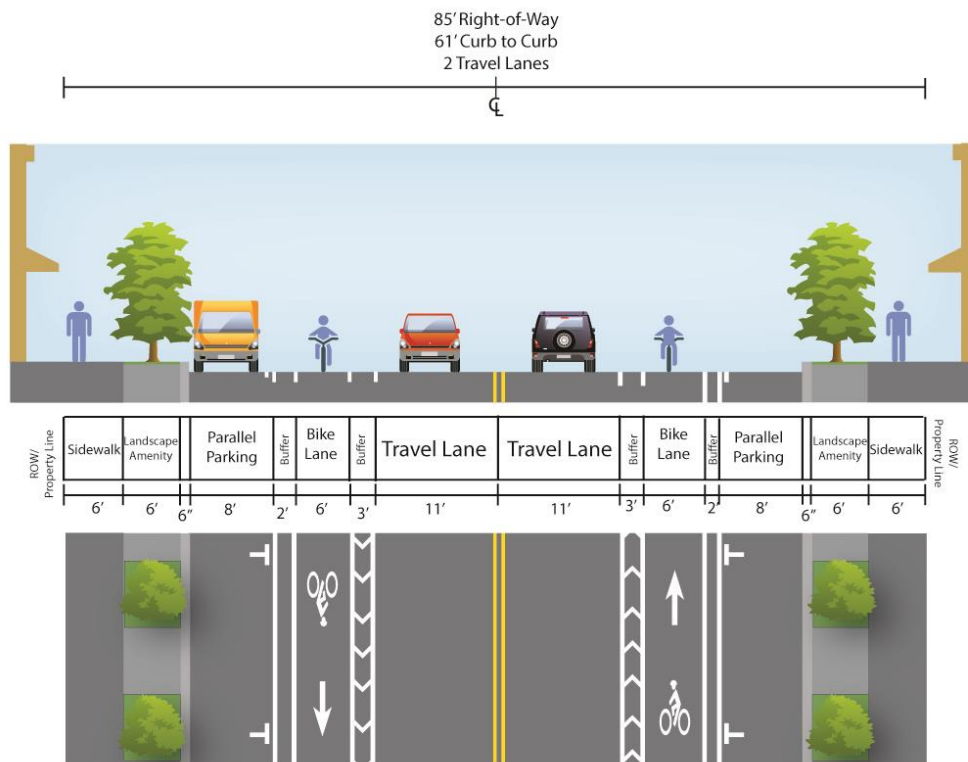


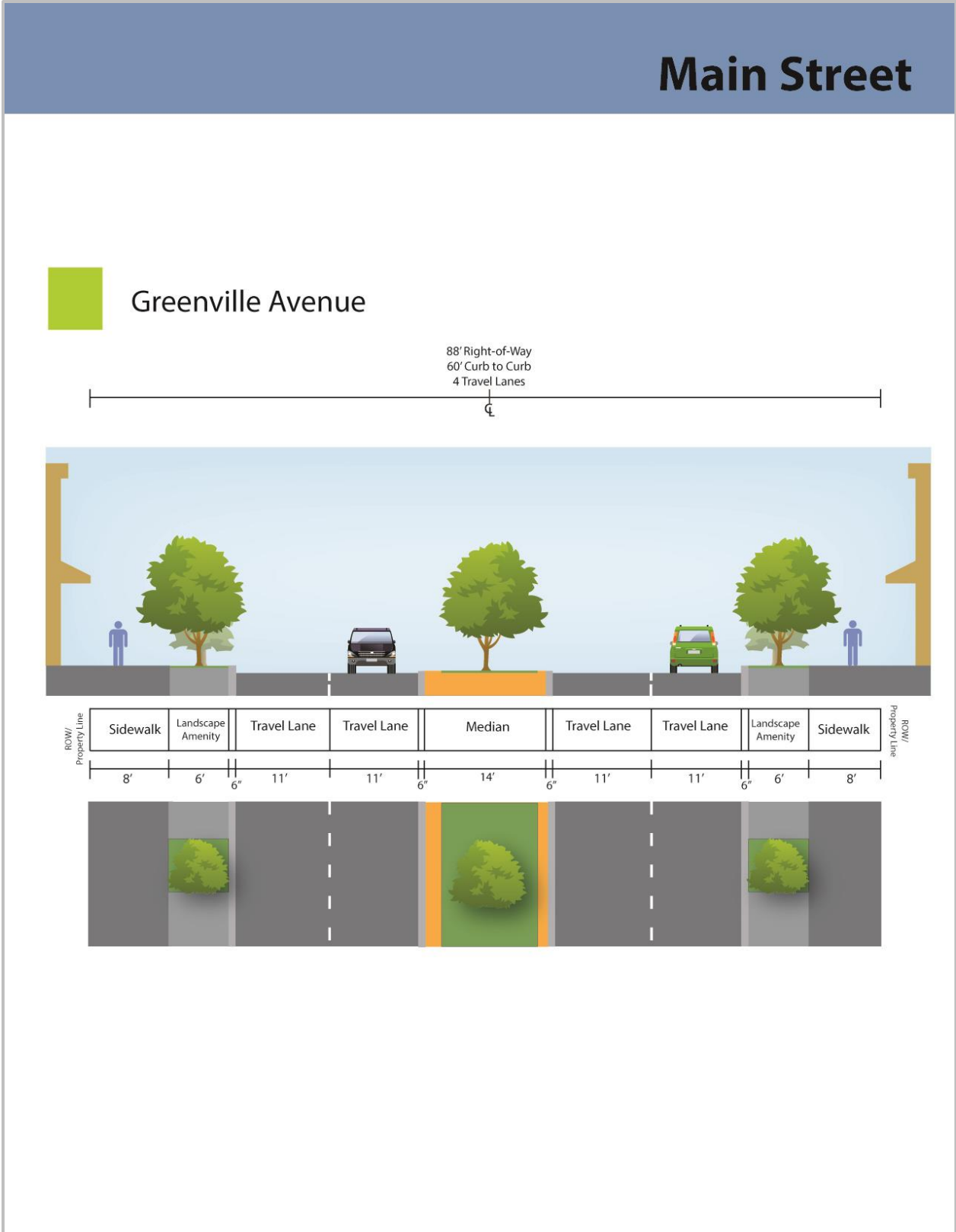
**A minor modification may be requested to allow continuous landscape parkway in lieu of trees in tree grate

*Sidewalk widths for existing neighborhoods to remain

Main Street

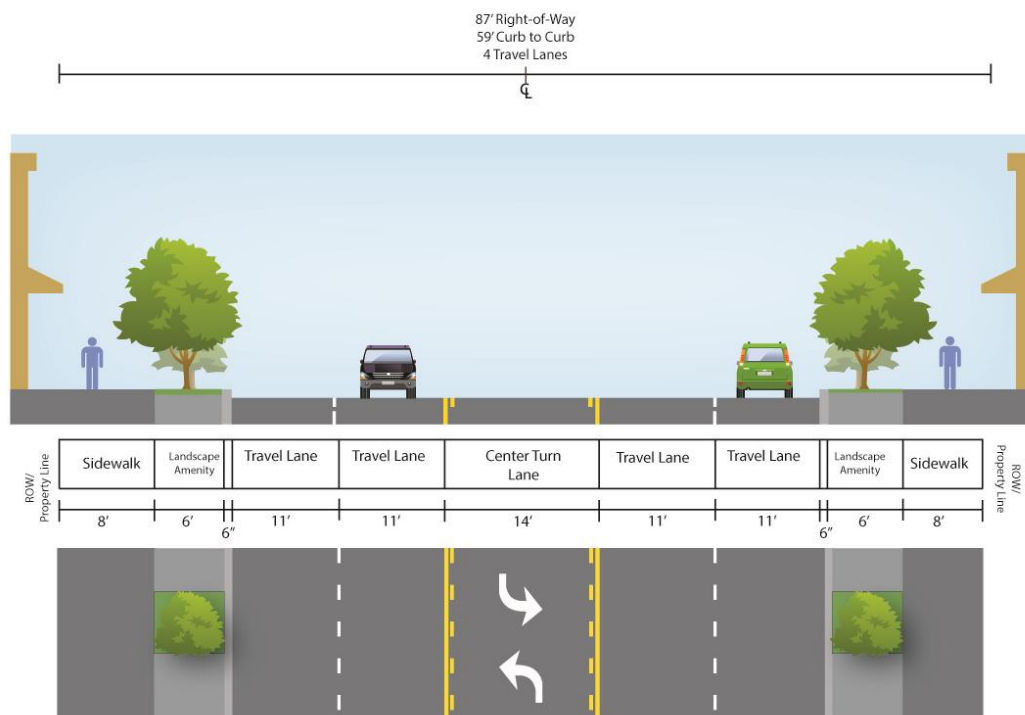
Polk Street (West of Greenville Avenue)





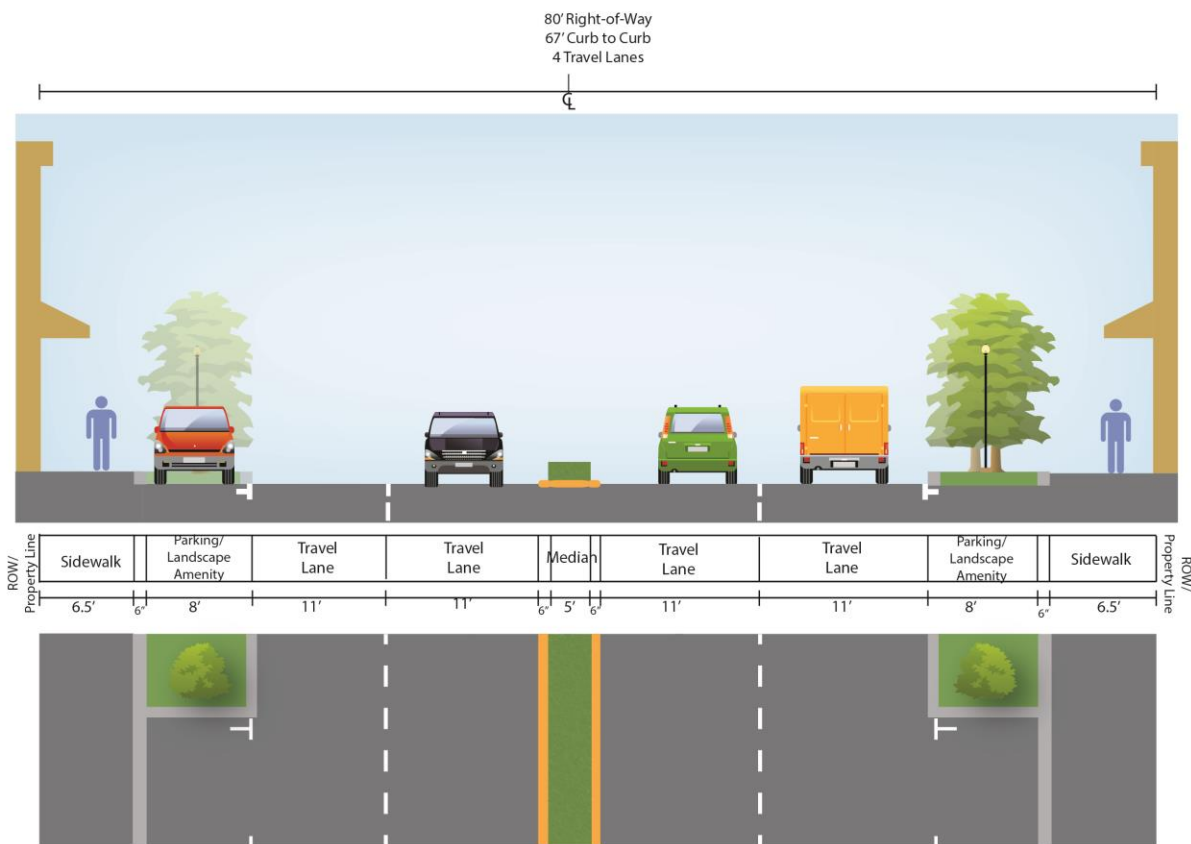
Main Street

Main Street (East of Greenville Avenue)



Main Street

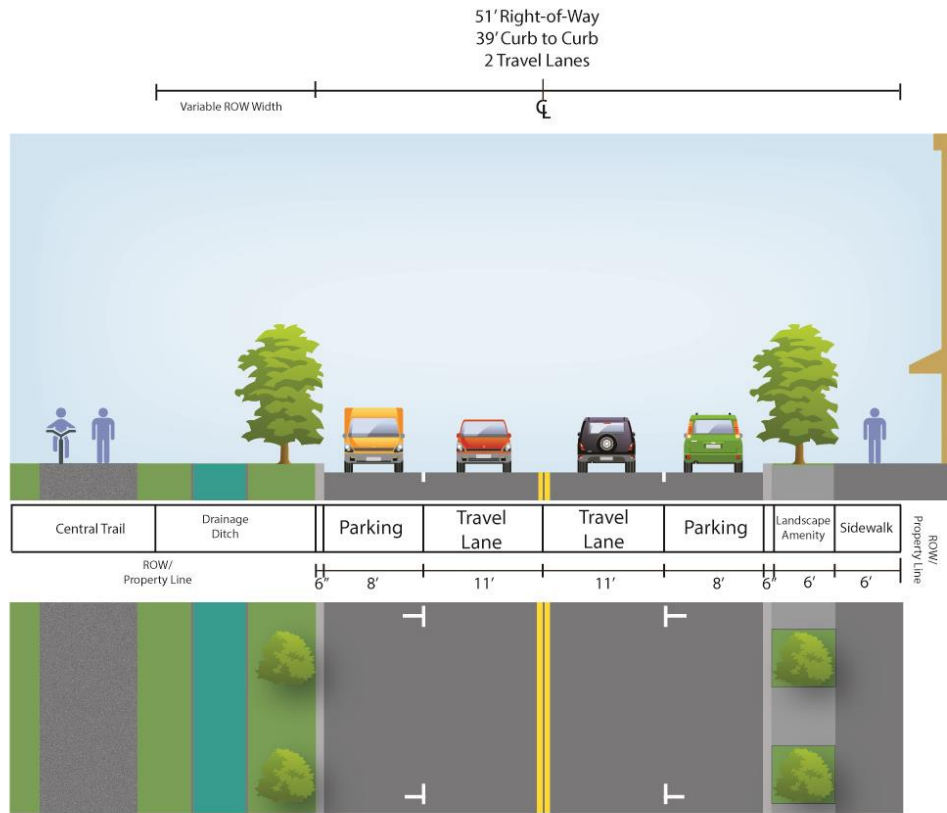
Main Street (West of Greenville Avenue)



Main Street



Texas Street



- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Main Street Sub-district Street Typology and Streetscape Standards (Subsection II.D.5., Street Typology and Streetscape Standards), and in accordance with Subsection II.D.5.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Acorn or modified acorn heads, with round steel or aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
 - 2) Color: Antique bronze or black
 - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
 - 2) Color: Antique bronze or black
 - 3) Dimensions: Two seat configuration, no more than three sets, arm optional
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
 - 2) Color: Antique bronze or black
 - 3) Dimensions: Approximately 25" diameter, approximately 34" High, approximately twenty-eight gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation option
 - 2) Color: Natural grey concrete/sandstone or beige/light tan
 - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 36"-44" diameter, approximately 23"-38" high
 - 4) Spacing/Placement: Location as determined by the City

- 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
- e) Bike rack
 - Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack requirements
- f) Bollard
 - 1) Design/Material: Concrete, stone or metal (steel or aluminum) with polyester powder coat finish
 - 2) Color: Antique bronze or black
 - 3) Dimensions: As determined by the City based upon design performance criteria for usage
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
- g) Tree grate
 - 1) Design/Material: Cast iron
 - 2) Color: Baked oil finish
 - 3) Dimensions: 6’X6’ Square, maximum ½” square openings , ADA Compliance
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
- h) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types
 - Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Main Street Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



Trash Receptacle



Planter



Tree Grate



- d. Landscape and Street Trees
- i. Street Trees. Street trees shall be selected from the plant list in Subsection II.D.5.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees shall be large shade trees, and shall be:
 - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape Standards graphic;
 - 2) Planted with an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
 - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
 - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.D.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses will be utilized for meeting landscaping requirements.
 - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.D.5.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
 - v. Maintenance
 - a) Except as provided in Subsection II.D.5.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.D.5.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
 - vi. Plant list
 - a) Street Trees (minimum three-inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*
 Homestead Elm, *Ulmus* 'Homestead'
 Locust / Shademaster Locust, *Gleditsia triacanthos*²³
 October Glory Maple, *Acer rubrum* 'October Glory'
 Red Maple, *Acer rubrum*
 Shantung Maple, *Acer truncatum*
 Shumard Red Oak, *Quercus shumardii*²⁴
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/two-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*
 Yaupon Holly, *ilex vomitoria*
 (female only such as 'Pride of Houston' or 'Will Fleming')
 Deciduous Holly, Warren's Red, *ilex decidua*
 Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo* 'Heterophylla'
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum one gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonciera japonica* 'purperia'
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*

²³ Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

²⁴ Should provide a limited root barrier to direct spreading roots downward.

- Wisteria, *Wisteria sinensis*
- Vinca (major), *Vinca major* 4" pot, heavily rooted, full
- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 - Gulf Muhly Grass – *Muehlenbergia lindheimeri*
 - Feather Reed Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass

6. Architectural Standards

a. Intent

The Main Street Sub-district is unique within the City of Richardson with its existing older buildings and shallow building setbacks. The Sub-district is envisioned to be a pedestrian-oriented, mixed use environment along a major regional arterial roadway. Therefore, reuse of existing buildings, as well as the redevelopment of existing buildings with new construction, should be designed to be pedestrian in scale to encourage a safe and lively Sub-district. The use of quality building materials will reinforce the character and viability of the downtown area long term. Exterior wall articulation and rhythm is critical to creating the sense of place desired by the community. Classical, tri-partite architecture design is desired to allow the buildings to respond appropriately to the pedestrian, yet providing architectural interest and variation of building materials to distinguish the bottom, middle, and top of structures.

b. Building Articulation

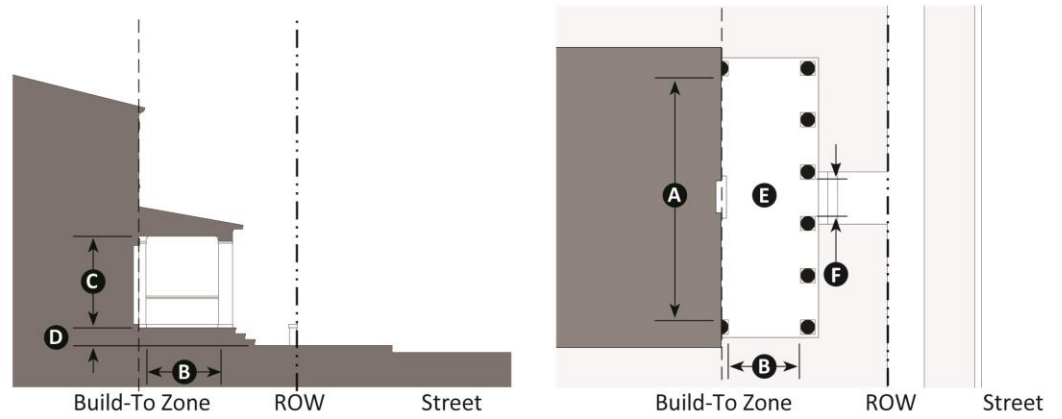
Where clearly visible from a public street or open space:

- i. Buildings must demonstrate both horizontal and vertical articulation.
- ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques.
- iii. Balconies may extend over the sidewalk provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.
- iv. All buildings will be designed and constructed in tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element will delineate the base and top. In buildings which have more than one material, the “heavier” material will go below the “lighter” material.

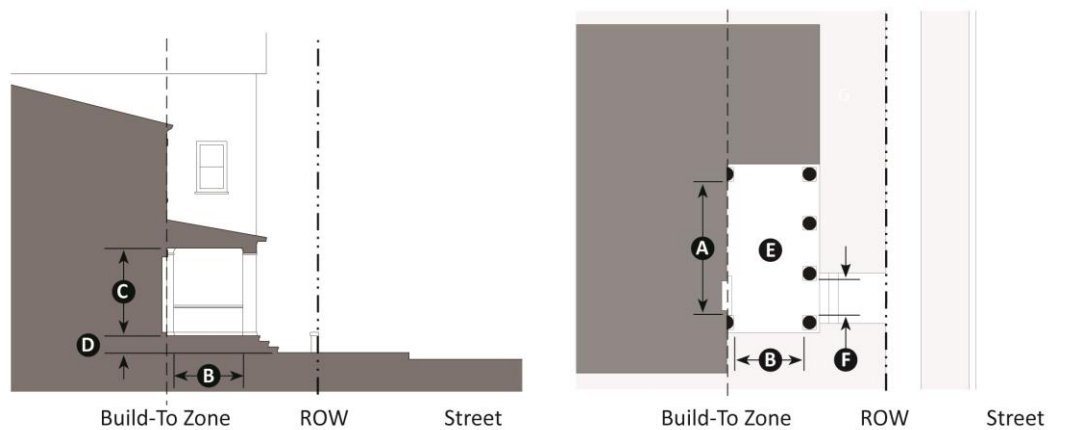
- c. Residential At-Grade
 - i. All residential units within four feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards in Subsection II.D.5. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
 - ii. Parking located below the building shall not be visible from the sidewalk or public open space.
 - iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).
 - iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
 - v. Lobbies to upper stories shall have an entry from the minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards.
 - vi. Balcony railings shall be minimum 50% open or transparent, and constructed of glass or metal.

vii. Porches

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.D.4.d, Building Placement.



Projecting Porch



Engaged Porch

(A)	Width	8 feet min.
(B)	Depth	6 feet min.
(C)	Height	8 feet min.
(D)	Finish Level Above Sidewalk	18 inches min.
(E)	Floor Area	48 sq. ft. min.
(F)	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards (Section II.D.5.), for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Main Street Sub-district Street Typology and Streetscape Standards in Section II.D.5., non-residential uses which are at-grade shall:
 - a) Have a minimum of 50% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade a minimum six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 75\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Ventilated façade systems (above ground floor only)
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Wood
 - 2) Cement Board
 - 3) Glass
 - c) Accent Materials ($\leq 10\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.
 - b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade should be treated with equal design attention.

- c) Exterior façade material transitions from base to middle or middle to top should be made in one of two ways:
 - 1) Horizontally, through a shift in vertical plane toward the interior, or
 - 2) Vertically, through a change in building materials or the use of trim along a level line.
- d) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a brick masonry wall upper story with a stone base).
- f. Roofs and Parapets

The majority of existing roofs within the Main Street Sub-district are flat creating a distinct architectural character. It is anticipated that the majority of new roof types within the Main Street Sub-district will continue to be flat based upon allowable uses. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. New development is encouraged to keep with this character.

 - i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.D.7.d., Roof-mounted Equipment.
 - b) Flat roofs
 - 1) Cornices must be provided for flat roofs.
 - 2) Cornices shall project horizontally a minimum of six inches and maximum of twelve inches beyond the primary face of the building for each story up to the maximum height.
 - 3) Skylights and roof vents are allowed provided they are blocked from ground floor view with a parapet wall or screen.
 - c) Pitched Roofs

Simple hip and gable roofs shall have a uniform pitch between 4:12 and 10:12
 - d) Eaves

When provided, eaves must overhang the principal building a minimum of eighteen inches to a maximum thirty inches for the initial two building stories. For additional building stories, eaves must overhang the principal building a minimum twenty-four inches to maximum forty-two inches.
- g. Windows, Doors, Awnings and Canopies

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

 - i. Windows
 - a) Materials
 - 1) Anodized aluminum, wood, clad wood, vinyl or steel.

- 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.
- b) Techniques and Configurations
- 1) All Windows
 - (a) The horizontal dimension of window openings shall not exceed the vertical dimension.
 - (b) Horizontal groupings of windows not to exceed five per group, where separated by a mullion, column, or wall section a minimum of seven inches wide.
 - (c) Exterior shutters shall be sized and mounted appropriately for the window opening and will be one half the width of the adjacent window.
 - (d) Windows shall be a minimum of thirty inches from building corners, unless separated by a corner mullion or column twice the width used in the grouping.
- ii. Doors
- a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel.
 - b) Techniques and Configurations
 - 1) Where storefront windows are provided, doorway entries shall be recessed three feet or more behind storefront windows. Where a three foot setback is not possible due to existing constraints, the entry way shall have a canopy or covering.
 - 2) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
- a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight foot clearance above sidewalks.
 - 2) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.

- 3) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
 - 4) Shall be placed in such a manner as to emphasize the architectural features of the building.
- h. Single Tenant Retail Uses over 10,000 Square Feet Ground Floor Area
Single tenant retail uses over 10,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.D.4.e.iii., Maximum Ground Floor Size for buildings fronting a Transitional Street as identified on the Main Street Sub-district Regulating Plan.
- i. Exterior Lighting
- i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.
 - iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
 - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.
 - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
 - e) Distracting, flashing, traveling or animated lighting is not permitted.

j. Outdoor Seating Areas

Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed (except where noted) in accordance with the requirements of this subsection. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:

- i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
- ii. Shall not encroach into the minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards (Section II.D.5.)
- iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
- iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall not be used which are not intended for outdoor use.
- v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
- vi. Shall comply with building and fire codes.
- vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
- viii. Shall be subject to site plan review and approval.

k. Fences/Screening Walls

Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6, Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:

- i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) below).
- ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) below).
- iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.
- iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof. Materials shall not be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.
- v. Shall not exceed eight feet in height (except as noted in vii.c) below).
- vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.
- vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the

minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards (Section II.D.5).

- c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.
- I. Street Walls
- Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:
- i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
 - ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
 - iii. Shall be a minimum six feet and not exceed twelve feet in height.
 - iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
 - v. Shall be setback no more than twelve inches from the front building façade.

7. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21. Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - a) Solid metal gates;
 - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - c) Overhead doors; or
 - d) Any combination of the above.
 - iii. Off-street loading docks/areas for non-residential uses located adjacent to single family residential zoning districts shall be enclosed on three sides by minimum eight foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or

- shrubs maintained at a minimum height of six feet within two years of planting;
or
- c) Any combination of the above.
- ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
- iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening height.
 - iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.
 - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the City’s Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
 - iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.
- f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.

- ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. Wall-mounted equipment.
Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Tubular steel fence in conjunction with evergreen shrubbery;
 - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
 - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

8. Thoroughfare Screening

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

9. Residential Zoning District Adjacency

- a. Properties shall be exempt from Section 21-47, Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where non-residential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum fifty foot right-of-way) or greater, a minimum 6-foot tall masonry screening wall shall be provided.

10. Signage

Signage, where provided, shall be in accordance with Section III, Signage.

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E. Gateway Commercial

The vision for the Gateway Commercial Sub-district is to create a commercial development “gateway” to the City of Richardson on the southern boundary of the City. This Sub-district builds upon, supports and extends the vision established for the area west of Central Expressway in the West Spring Valley Corridor Enhancement/Redevelopment Strategy (i.e. mixed use, mid-rise office and hotel uses in an urban form), including establishing a new business “address” for the region. Additionally, the vision for the Sub-district accommodates infill development and redevelopment of a regional contextual design typically located along regional highways. Multi-family uses may be appropriate within a mixed use development, within limited areas of this Sub-district.

1. Regulating Plan

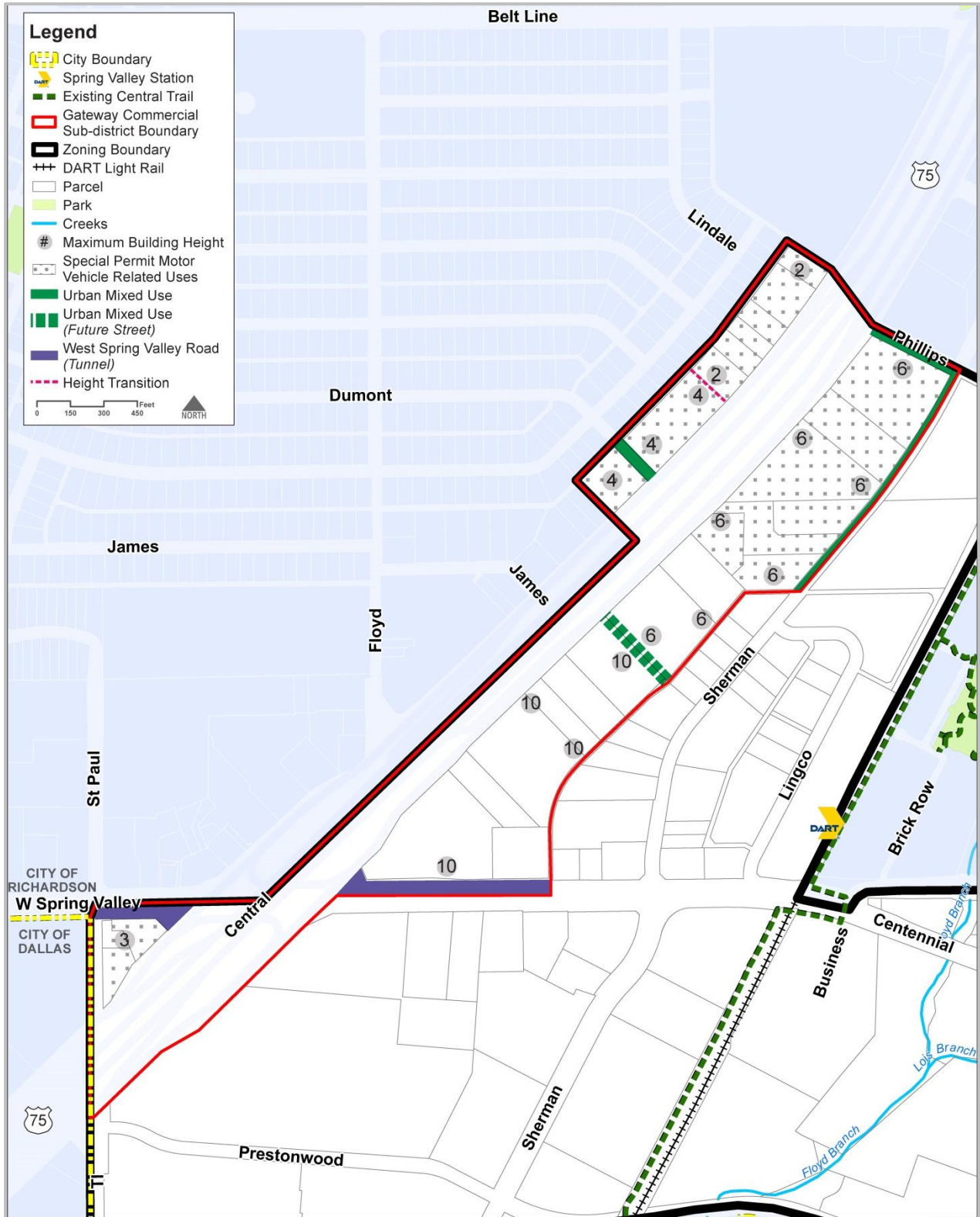
The regulating plan on the following page shall apply to all properties within the Gateway Commercial Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. This includes:

- i. Future Street Connection – Proposing a street connection between Central Expressway and Sherman Street to improve vehicle circulation within the area and increased connectivity to the nearby DART Spring Valley Station.

Gateway Commercial Sub-district Regulating Plan



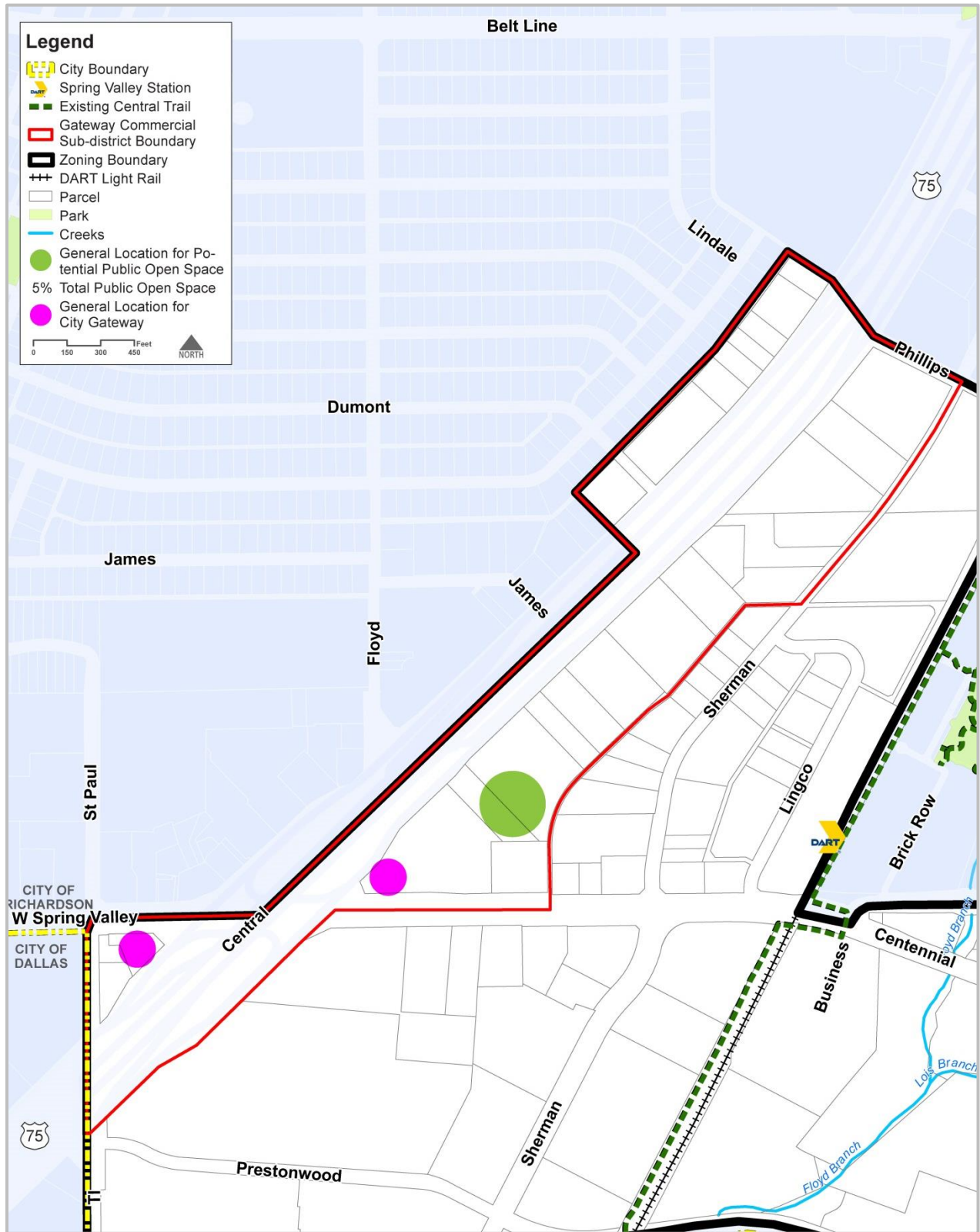
2. Public Open Space Plan

- a. Intent

Public open spaces are important for the quality of life of residents and property owners in the Gateway Commercial Sub-district. The intent of open spaces in the Gateway Commercial Sub-district is recommended to:

 - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
 - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
 - iv. Preserve prominent natural features that are valuable assets.
 - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.E.3.g, Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Gateway Commercial Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 5% of the entire Gateway Commercial Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.
- d. The graphic on the following page denotes locations for potential City Gateway markers/identification. These locations are considered “gateways” due to being at the southern entrance into the City, and provide a unique opportunity to potentially have large scale development, public art, and/or other community identifiers (such as entrance signage) to announce the entrance into the City.

Gateway Commercial Sub-district Public Open Space Potential General Locations



3. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Gateway Commercial Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Gateway Commercial Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Gateway Commercial Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Gateway Commercial Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	S	Minimum Density of forty dwelling units per acre.
Non-Residential		
Adult Day Care	S	
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, In Excess of Three Antennas	S	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Art Gallery	P	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Construction Field Office	P	
Drive-Through Facility (All Uses)	S	

Gateway Commercial Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Large Scale Retail/Service Store	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Massage Establishment	S	
Motor Vehicle Body Shop	S	East side of Central Expressway – Area restriction: Limited to an area as shown on the Gateway Commercial Sub-district Regulating Plan.
Motor Vehicle Parts and Accessory Sales	S	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit Ten Vehicles)	S	West side of Central Expressway – Area restriction: Limited to areas as shown on the Gateway Commercial Sub-district Regulating Plan.
Motor Vehicle Repair Shop - Major	S	
Motor Vehicle Repair Shop – Minor	S	
Motor Vehicle Sales/Leasing – New	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Sales/Leasing - Used	S	
Motor Vehicle Service Station, No Repair	S	Motor Vehicle Rental (Limit Ten Vehicles) shall be exempt from Article XXII-E, Supplemental Regulations for Certain Uses, multi-tenant buildings, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Storage Lot	S	
Movie Theater	P	
Office	P	
Parking, Garage	P	
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	

Gateway Commercial Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Performing Arts Center	S	
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.E.3.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site consumption, for exemption.
Public Building	P	
Radio, Recording or Television Studio	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
Smoking Establishment	S	
Tailor Shop	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Winery/Distillery	S	See Subsection II.E.3.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Requirements

a) Live/Work Units

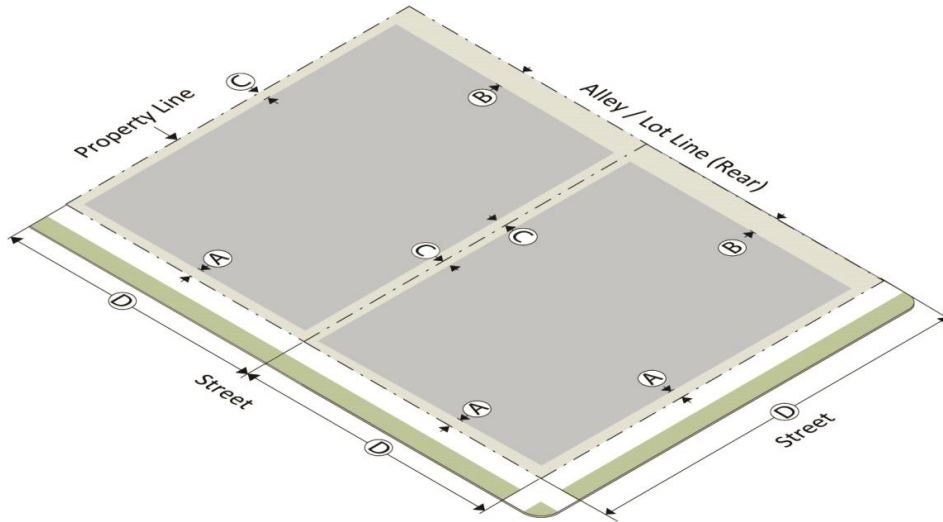
The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, of the City’s Code of Ordinances, as amended or its successors.

- b. Lots/Blocks
 - i. All lots shall have direct frontage to a street.
- c. Access
 - i. Alleys
 - Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
 - ii. Driveways
 - a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
 - b) For lots fronting the Central Expressway frontage road, driveways shall be minimum twenty-four feet and maximum forty feet in width. Turning radii shall be as approved by the City Manager or designee.
 - c) For all other lots, driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - d) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
 - e) Shared driveways shall be provided, where feasible to reduce the number of driveways along the street.
 - f) Driveways shall conform to City of Richardson standards for driveway construction.
 - iii. Mews Streets
 - a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is:
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) No parking is allowed on Mews Streets unless additional right-of-way is provided.
 - b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
 - c) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
 - iv. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Gateway Commercial Sub-district and Subsection II.E.4, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
 - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Gateway Commercial - Building Placement by Street Type			Other		
		Urban Mixed Use	West Spring Valley Road (Tunnel)	Central (West Side)	Central (East Side)
Ⓐ	Required Front Build-To Zone ²⁵	<ul style="list-style-type: none"> Min. 10 feet Max. 80 feet 	<ul style="list-style-type: none"> Min. 10 feet Max. 80 feet 	<ul style="list-style-type: none"> Min. 10 feet Max. 50 feet 	<ul style="list-style-type: none"> Min. 10 feet Max. 80 feet
Ⓑ	Required Rear Building Setback ²⁶	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> Min. 10 feet if abutting an alley Min. 0 feet if abutting a property or a mews street
Ⓒ	Required Interior Side Building Setback	<ul style="list-style-type: none"> No maximum setback 	<ul style="list-style-type: none"> No maximum setback 	<ul style="list-style-type: none"> No maximum setback 	<ul style="list-style-type: none"> No maximum setback
Ⓓ	Building Frontage Buildout ²⁷	<ul style="list-style-type: none"> Min. 70% of lot width 	<ul style="list-style-type: none"> Min. 40% of lot width 	<ul style="list-style-type: none"> Min. 40% of lot width 	<ul style="list-style-type: none"> Min. 50% of lot width

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
- ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.

²⁵ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

²⁶ Or as permitted by Building Code

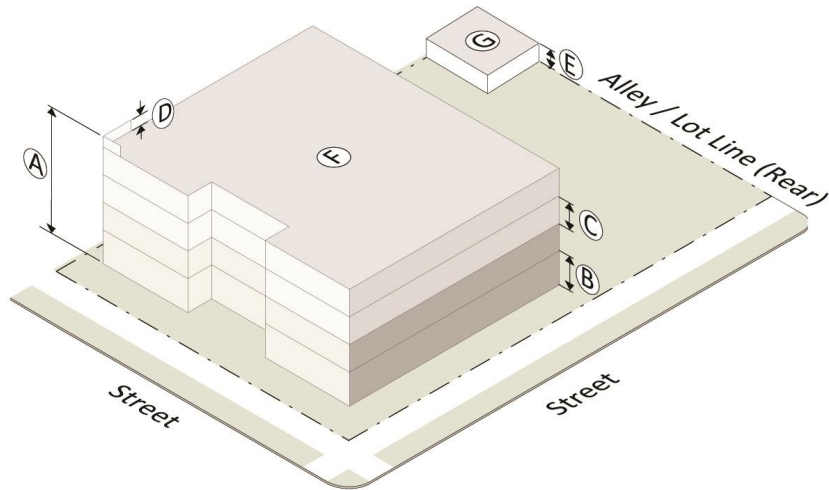
²⁷ Required along all street Build-To Zones

- iii. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with street tree growth.
- iv. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) which is sited within the Build-to Zone and provided to satisfy Subsection II.E.3.g.ii., On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
- v. For lots that have street frontage on Central Expressway, Phillips Street, and Sherman Street (i.e. all three streets), the lots shall comply with the Required Front Build-to Zone and Building Frontage Buildout standards for Central Expressway and Phillips Street, and shall have a minimum ten-foot building setback only from Sherman Street.
- vi. For lots that have street frontage on Central Expressway and Sherman Street, the lots shall comply with the Required Front Build-to Zone and Building Frontage Buildout standards for Central Expressway, and shall have a minimum ten-foot building setback only from Sherman Street.
- vii. For lots that have street frontage on St. Paul Drive, a minimum ten-foot building setback shall be required from St. Paul Drive.
- e. Height and Ground Floor Size
 - i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Gateway Commercial Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
 - e) Mechanical equipment, including screening mechanisms as required in Subsection II.E.6.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.

- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.E.3.e.i.g)	21 See also II.E.3.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81
7 stories	87	93
8 stories	99	105
9 stories	111	117
10 stories	123	129

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in the table in this Subsection II.E.3.e.iii.
 - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in this subsection, provided that the principal building incorporates window glazing in accordance with Subsection II.E.5.d.ii.a), of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in this subsection.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	Urban Mixed Use	4-10 stories max. ²⁸
	West Spring Valley Road (Tunnel)	3-10 stories max. ²⁸
	Central	2-10 stories max. ²⁸
Ⓑ	Ground Story	See Maximum Allowable Building Height Table in Subsection II.E.3.e.i.f)
Ⓒ	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.E.3.e.i.f)
Ⓓ	Parapet Wall, or Architectural Feature	6' max.
Ⓔ	Accessory Building	15' max.

Maximum Building Ground Floor		
Ⓕ	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	West Spring Valley Road (Tunnel)	15,000 sq. ft.
	Central (East side)	30,000 sq. ft.
	Central (West side)	40,000 sq. ft.
Ⓖ	Accessory Building	15% of Principal Building ground floor

²⁸ The exact maximum height of a principal building shall be as identified on the regulating plan.

f. Parking

i. Intent

The intent of this section is to:

- a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
- b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
- c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
- d) Maximize on-street parking;
- e) Reduce the overall amount of pavement within the Sub-district; and
- f) Avoid adverse parking impacts on adjacent residential neighborhoods.

ii. Shared and On-Street Parking

- a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
- b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
- c) On-street parking opportunities shall be maximized.

iii. Off-Street Parking Requirements

- a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Additionally, Subsection 21-52(b), Off-Street Parking of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, shall not apply.

Use	Parking Required
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements (where allowed by the applicable Street Typology and Streetscape Standards).
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- e) Motor Vehicle Related Uses. Parking for motor vehicle inventory shall be provided on-site; however, a Minor Modification may be requested to allow parking for motor vehicle inventory off-site on private property in accordance with the following:
 - 1) The off-site parking is available for use and is not counted towards satisfying parking requirements for another use;
 - 2) The off-site parking complies with landscaping requirements for surface parking lots set forth in Subsection II.E.3.f.v.c), Landscaping for Surface Parking); and
 - 3) The location of the off-site parking shall be designated on an approved site plan.
- iv. Parking Structures
 - a) Parking structures shall not exceed the maximum building height as shown on the Gateway Commercial Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
 - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Gateway Commercial Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk.
 - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
 - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement in accordance with Subsection II.E.3.a., Use.
 - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking shall be prohibited within a ten foot setback measured from the right of way.

- 2) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.
- c) Landscaping for Surface Parking
- All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided below.
- 1) Parking Lots Visible from Required Sidewalks (per the applicable Gateway Commercial Sub-district Street Typology and Streetscape Standards [Section II.E.4.])

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.E.4.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.E.4.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:

 - (a) Retaining wall;
 - (b) Berming; or
 - (c) A combination of retaining wall, berming, and/or evergreen screening hedge.
 - 2) Parking Lots Visible from Central Expressway Frontage Road
 - (a) A minimum five-foot wide landscape area shall be provided between the street and parking lot. Minimum 3-inch caliper shade trees at planting, selected from the plant list in Subsection II.E.4.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.E.4.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:
 - i. Retaining wall;
 - ii. Berming; or
 - iii. A combination of retaining wall, berming, and/or evergreen screening hedge.
 - (b) The five-foot wide landscape area required in Subsection II.E.3.f.v.c)2)a) above shall be provided in addition to the ten-foot landscape buffer required in Subsection II.E.3.g.iii., Landscape Buffer for Properties Fronting Central Expressway Frontage Road.

- (c) The five-foot wide landscape area required in Subsection II.E.3.f.v.c)2)a), on the previous page, shall not apply to the minimum Public and Private Open Space Requirements in Subsection II.E.3.g.ii., On-Site Open Space Requirements.
- 3) Interior Parking Lot Landscaping
 - (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.E.4.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
 - (c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
- 4) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.E.4.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- 5) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- 6) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- 7) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
 - i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Live/work units
 - 2) Adaptive reuse sites

- 3) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
- ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Gateway Commercial Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
 - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.E.3.d.iv. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.
- iii. Landscape Buffer for Properties Fronting Central Expressway Frontage Road

Properties with street frontage along Central Expressway frontage road shall provide a minimum ten-foot wide landscape buffer on private property adjacent to the frontage road right-of-way.

 - a) Within the required landscape buffer, one minimum three-inch caliper shade tree and one minimum four-cane/two-foot diameter root ball ornamental tree, selected from the plant list in Subsection II.E.4.d.vi. Plant List, shall be provided for each fifty lineal feet of street frontage. The trees are not required to be placed fifty feet on center and may be clustered.
 - b) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.E.3.g.ii, On-Site Open Space Requirements. However, for buildings built at the minimum ten-foot Build-To line, the required landscape buffer shall be allowed to apply to the minimum Public and Private Open Space Requirements.

4. Street Typology and Streetscape Standards

a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets. Additionally, the regulating plan depicts proposed streets which are intended to improve circulation within an area, provide for smaller block sizes to promote increased walkability for pedestrians, and provide additional access opportunities for properties. It is anticipated that these proposed streets will likely be constructed at such time when properties experience redevelopment or should the City decide to construct the proposed streets.

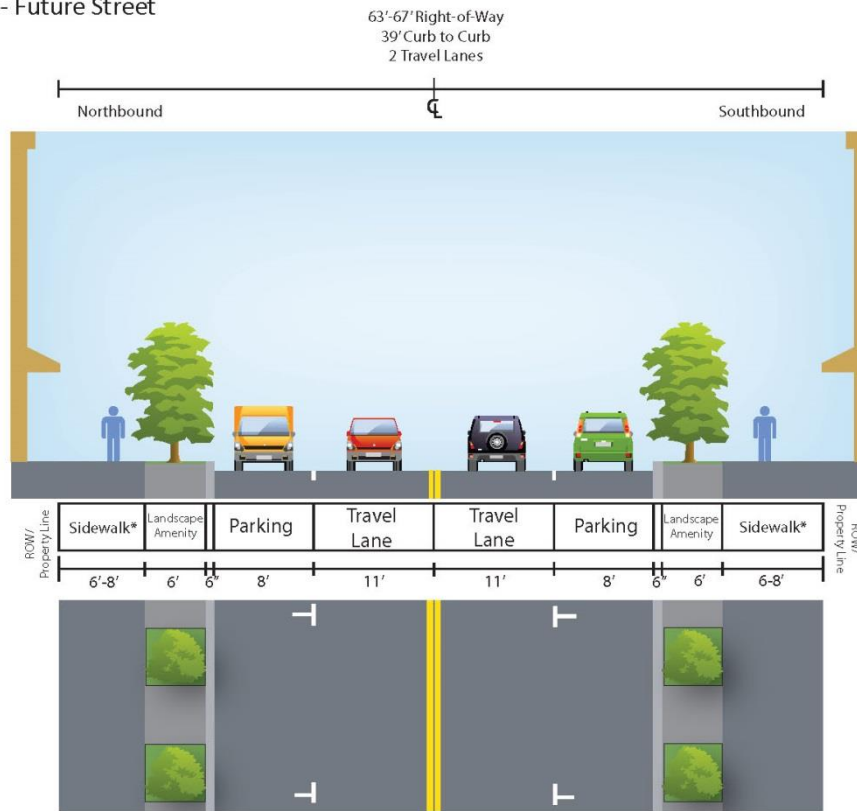
- b. Street Standards.
- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Gateway Commercial Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding Street Typology and Streetscape Standards graphic on the following pages.
 - ii. Existing Streets. The regulating plan depicts existing streets within the Gateway Commercial Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
 - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
 - b) Construct the necessary on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Gateway Commercial Street Typology and Streetscape Standards in Subsection II.E.4. Additionally, the City may require the property owner to escrow funds for the roadway improvements in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors. The City shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zones including irrigation system, and sidewalk/multi-purpose trail improvements at such time when determined by the City.
 - iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Gateway Commercial Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
 - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
 - b) Construct the necessary on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Gateway Commercial Street Typology and Streetscape Standards in Subsection II.E.4. Additionally, the City may require the property owner to escrow funds for the roadway improvements in accordance with the City's Subdivision and Development Ordinance (Code of

- Ordinances, Chapter 21), as amended or its successors. The City shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zones including irrigation system, and sidewalk/multi-purpose trail improvements at such time when determined by the City.
- d) The proposed streets shown on the Gateway Commercial Sub-district Regulating Plan are the approved street locations. However, should a property owner want to construct a proposed street in an alternate location that achieves the intent of the street location depicted on the regulating plan, the City may approve a Minor Modification to allow the alternate location without modifying the regulating plan. In the case of an approved Minor Modification, the property owner shall construct the entire proposed street cross section for the entire length of the street.
 - iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Gateway Commercial Sub-district Regulating Plan, the property owner shall:
 - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Gateway Commercial Sub-district Street Typology and Streetscape Standards subsection (see graphics on the following pages);
 - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
 - v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

Gateway Commercial

Urban Mixed Use

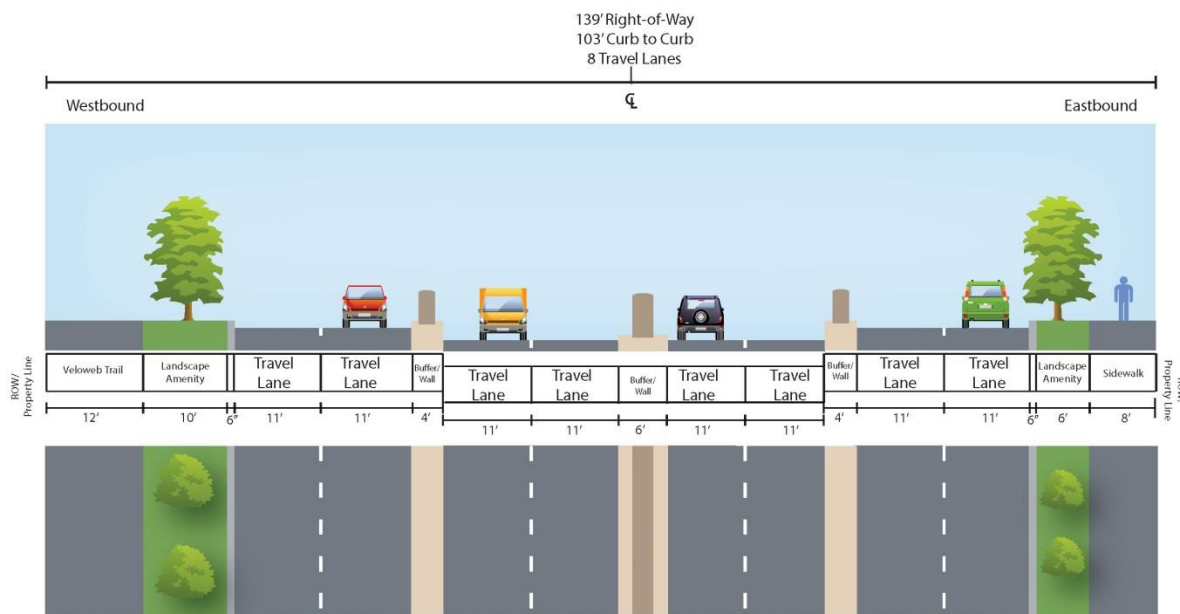
- Sherman Street
- Dumont Drive
- Phillips Street
- Future Street



*Sidewalks along Sherman Street, Phillips Street, and the Future Street shall have a minimum 8-foot width (unobstructed); all other streets shall have a minimum 6-foot width (unobstructed).

Gateway Commercial

West Spring Valley Road (Tunnel)



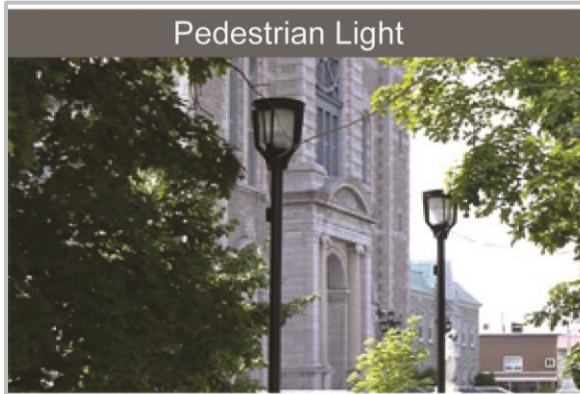
All new and existing driveways, streets and alleys require an additional dedicated right turn lane on West Spring Valley Road.

- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Gateway Commercial Sub-district Street Typology and Streetscape Standards (Subsection II.E.4., Street Typology and Streetscape Standards), and in accordance with Subsection II.E.4.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Acorn or modified acorn heads, with round steel/aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Gateway Commercial Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, vertical or horizontal 1½" wide slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 6' long with back and arm rest
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Gateway Commercial Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, swing out, side-opening, minimum 1" slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 24" diameter, approximately 40" High, minimum thirty-six gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Gateway Commercial Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation option
 - 2) Color: Natural grey concrete
 - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 40" diameter, approximately 18"-30" high
 - 4) Spacing/Placement: Groups of three minimum, location as determined by the City

- 5) Reference Images: See Gateway Commercial Sub-district Representative Urban Design Elements
- e) Bike rack
 - 1) Design/Material: Round steel powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 25"-28" wide, 27"-32" high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Gateway Commercial Sub-district Representative Urban Design Elements
- f) Bollard
 - 1) Design/Material: Round Precast Concrete with polyester powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12" diameter, 33" high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Gateway Commercial Sub-district Representative Urban Design Elements
- g) Tree grate
 - 1) Design/Material: Cast iron
 - 2) Color: Baked oil finish
 - 3) Dimensions: 6'X6' Square, maximum ½" vertical and horizontal slots , ADA Compliance
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Gateway Commercial Sub-district Representative Urban Design Elements
- h) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types

Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Gateway Commercial Sub-district Representative Urban Design Elements



- d. Landscape and Street Trees
- i. Street Trees. Street trees shall be selected from the plant list in Subsection II.E.4.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees shall be large shade trees, and shall be:
 - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape Standards graphic;
 - 2) Planted with an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
 - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
 - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.E.4.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses will be utilized for meeting landscaping requirements.
 - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.E.4.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
 - v. Maintenance
 - a) Except as provided in Subsection II.E.4.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.E.4.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
 - vi. Plant list
 - a) Street Trees (minimum three-inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*
 Homestead Elm, *Ulmus* 'Homestead'
 Locust / Shademaster Locust, *Gleditsia triacanthos*²⁹
 October Glory Maple, *Acer rubrum* 'October Glory'
 Red Maple, *Acer rubrum*
 Shantung Maple, *Acer truncatum*
 Shumard Red Oak, *Quercus shumardii*³⁰
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/two-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*
 Yaupon Holly, *ilex vomitoria*
 (female only such as 'Pride of Houston' or 'Will Fleming')
 Deciduous Holly, Warren's Red, *ilex decidua*
 Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo* 'Heterophylla'
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum one gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonciera japonica* 'purperia'
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*

²⁹ Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

³⁰ Should provide a limited root barrier to direct spreading roots downward.

- Wisteria, *Wisteria sinensis*
- Vinca (major), *Vinca major* 4" pot, heavily rooted, full
- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 - Gulf Muhly Grass – *Muehlenbergia lindheimeri*
 - Feather Reed Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass

5. Architectural Standards

- a. Intent

Within the Gateway Commercial Sub-district, building designs should be comprised of simple, clean shapes and forms, and may include the integration of modern building materials to provide individual building identity. Redevelopment of existing building structures will allow for new infill development with the potential for larger building mass. Therefore, consideration should be given towards building design that is contextually sensitive where adjacent to existing single family residential neighborhoods. Additionally, exterior façade wall articulation and rhythm is also important for the identification of businesses, pedestrian scale and district identity.
- b. Building Articulation

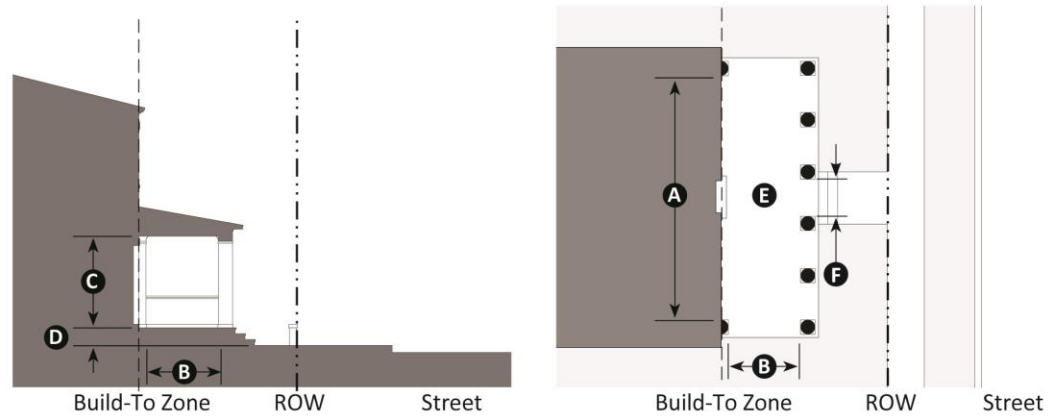
Where clearly visible from a public street or open space:

 - i. Buildings must demonstrate both horizontal and vertical articulation.
 - ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.
 - iii. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.
- c. Residential At-Grade
 - i. For properties not fronting on Central Expressway, all residential units within four feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Gateway Commercial Sub-district Street Typology and Streetscape Standards in Subsection II.E.4. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
 - ii. Parking located below the building shall not be visible from the sidewalk or public open space.
 - iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Gateway Commercial Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).

- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
- v. Lobbies to upper stories shall have an entry from the minimum required sidewalk per the applicable Gateway Commercial Sub-district Street Typology and Streetscape Standards.
- vi. Balcony railings shall be minimum 50% open or transparent, and constructed of glass or metal.

vii. Porches

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.E.3.d, Building Placement.



Projecting Porch



Engaged Porch

(A)	Width	8 feet min.
(B)	Depth	6 feet min.
(C)	Height	8 feet min.
(D)	Finish Level Above Sidewalk	18 inches min.
(E)	Floor Area	48 sq. ft. min.
(F)	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Gateway Commercial Sub-district Street Typology and Streetscape Standards in Section II.E.4., for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Gateway Commercial Sub-district Street Typology and Streetscape Standards in Section II.E.4., non-residential uses which are at-grade shall:
 - a) Have a minimum of 50% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade a minimum six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 75\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Glass
 - 4) Ventilated façade systems (above ground floor only)
 - 5) Metal grating, cladding or panels (high rise buildings only as defined by the Building Code, as amended)
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Metal Grating, Cladding or Panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.

- b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade should be treated with equal design attention.
 - c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper story with a stone base).
- f. Roofs and Parapets

It is anticipated that the majority of roof types within the Gateway Commercial Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. Roof top plazas are encouraged as well as green roofs.

- i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.E.6.d., Roof-mounted Equipment.
- g. Windows, Doors, Awnings and Canopies
- Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

- i. Windows
 - a) Materials
 - 1) Anodized aluminum, vinyl or steel.
 - 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.

- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel.
 - b) Techniques and Configurations
 - 1) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
 - a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight feet clear above sidewalks.
 - 2) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
 - 3) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
- h. Exterior Lighting
 - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.
 - iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls may be permitted subject to the review and approval of a Minor Modification.
 - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.

- d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
- e) Distracting, flashing, traveling or animated lighting is not permitted.
- i. Outdoor Seating Areas

Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed (except where noted) in accordance with the requirements below. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:

 - i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - ii. Shall not encroach into the minimum required sidewalk per the applicable Gateway Commercial Sub-district Street Typology and Streetscape Standards (Section II.E.4.)
 - iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
 - iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall not be used which are not intended for outdoor use.
 - v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - vi. Shall comply with building and fire codes.
 - vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - viii. Shall be subject to site plan review and approval.
- j. Fences/Screening Walls

Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6, Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:

 - i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) on the following page).
 - ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) on the following page).
 - iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.
 - iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof. Materials shall not be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.
 - v. Shall not exceed eight feet in height (except as noted in vii.c) on the following page).
 - vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.

- vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the minimum required sidewalk per the applicable Gateway Commercial Sub-district Street Typology and Streetscape Standards (Section II.E.4).
 - c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.
- k. Street Walls

Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:

 - i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
 - ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
 - iii. Shall be a minimum six feet and not exceed twelve feet in height.
 - iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
 - v. Shall be setback no more than twelve inches from the front building façade.

6. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21, Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - a) Solid metal gates;
 - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - c) Overhead doors; or
 - d) Any combination of the above.
 - iii. Off-street loading docks/areas for non-residential uses located adjacent to single family residential zoning districts shall be enclosed on three sides by minimum eight foot tall masonry screening walls architecturally consistent with the principal building on the site.

- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;
or
 - c) Any combination of the above.
 - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
 - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening height.
 - iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.
 - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the City’s Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
 - iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site

the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.

- f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.
 - ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. Wall-mounted equipment.

Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:

 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Tubular steel fence in conjunction with evergreen shrubbery;
 - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
 - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

7. Residential Zoning District Adjacency

- a. Properties shall be exempt from Section 21-47, Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where non-residential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum fifty foot right-of-way) or greater, a minimum six-foot tall masonry screening wall shall be provided.

8. Signage

Signage, where provided, shall be in accordance with Section III, Signage.

F. Creative Corporate

The vision for the Creative Corporate Sub-district is to focus on attracting creative, innovative corporations to the corridor and to support the public desire to attract businesses oriented to creativity, design, and “knowledge” workers. Infill development and redevelopment are encouraged to further diversify this Sub-district, and to provide additional economic development and employment opportunities within the City. Multi-family uses may be appropriate within a mixed use development to provide supportive housing for employees working within this Sub-district.

1. Regulating Plan

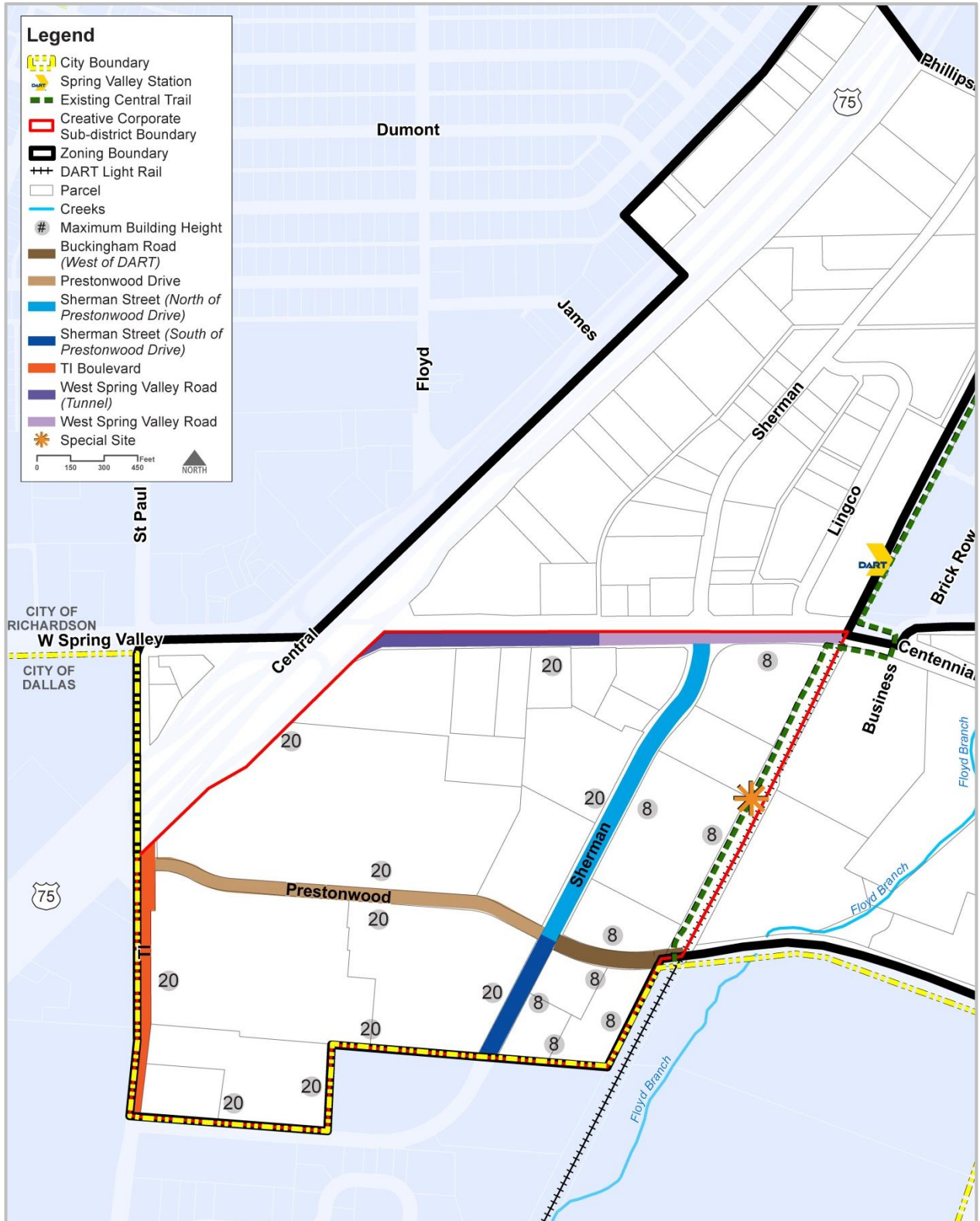
The regulating plan on the following page shall apply to all properties within the Creative Corporate Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. This includes:

- i. Consideration of a special development plan to allow for trail oriented development with the trail serving as an amenity.

Creative Corporate Sub-district Regulating Plan



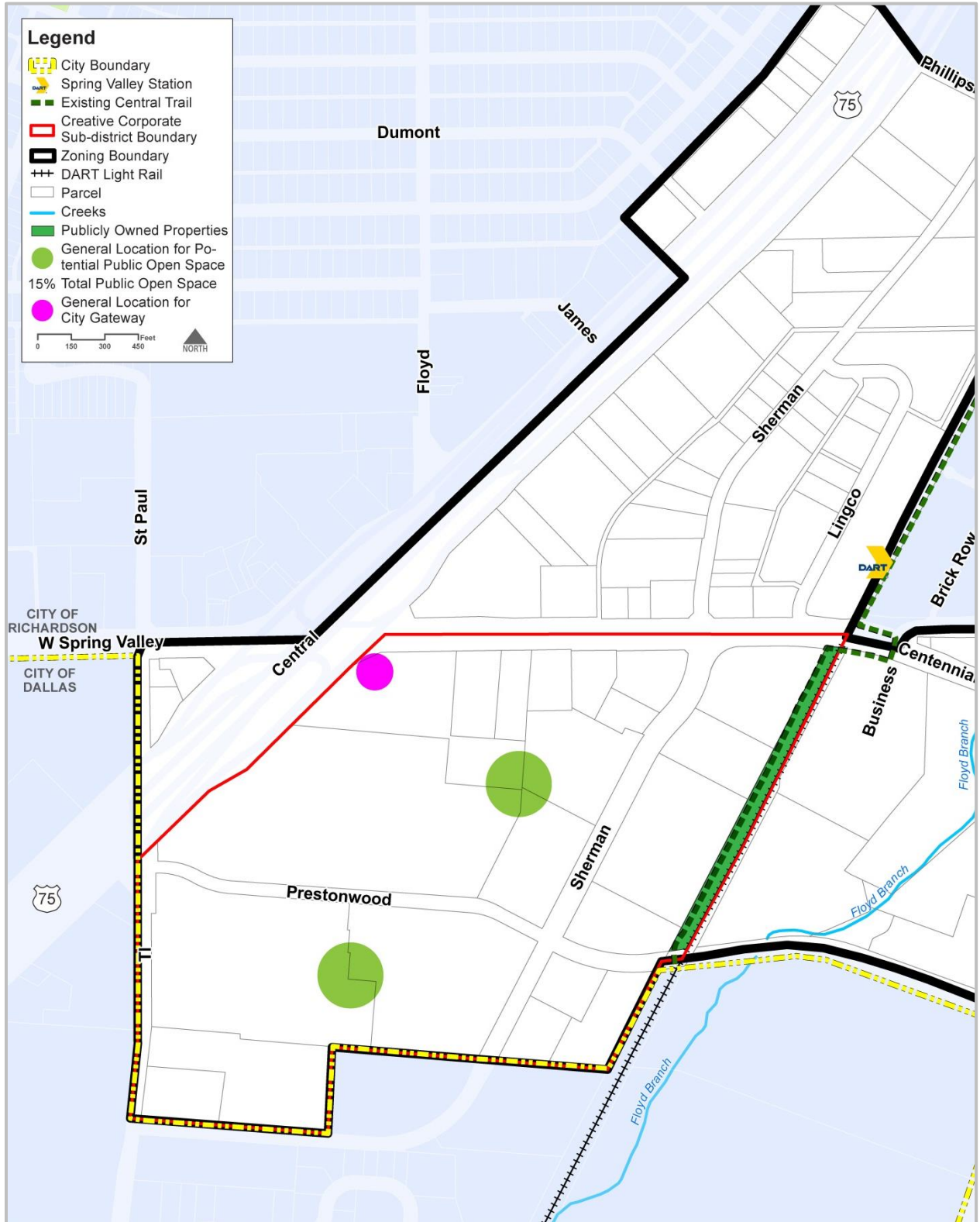
2. Public Open Space Plan

- a. Intent

Public open spaces are important for the quality of life of residents and property owners in the Creative Corporate Sub-district. The intent of open spaces in the Creative Corporate Sub-district is recommended to:

 - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
 - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
 - iv. Preserve prominent natural features that are valuable assets.
 - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.F.3.g, Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Creative Corporate Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 15% of the entire Creative Corporate Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.
- d. The graphic on the following page denotes locations for potential City Gateway markers/identification. These locations are considered “gateways” due to being at the southern entrance into the City, and provide a unique opportunity to potentially have large scale development, public art, and/or other community identifiers (such as entrance signage) to announce the entrance into the City.

Creative Corporate Sub-district Public Open Space Potential General Locations



3. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Creative Corporate Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Creative Corporate Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Creative Corporate Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Creative Corporate Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	S	Minimum Density of forty dwelling units per acre.
Non-Residential		
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, In Excess of Three Antennas	S	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Construction Field Office	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic-Cigarette Establishment	S	

Creative Corporate Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Large Scale Retail/Service Store	S	
Laundromat	S	
Laundry or Dry Cleaning Service	S	
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, High Tech	S	May also be permitted by right as an accessory use when integrated with an office or research laboratory and facilities.
Office	P	
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Garage, Municipal	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.F.3.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Public Building	P	
Radio, Recording or Television Studio	P	
Research Laboratories and Facilities	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Private	S	

Creative Corporate Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Smoking Establishment	S	
Tailor Shop	P	
Technical Training School	S	

- ii. Additional Supplemental Use Requirements
 - a) Live/Work Units

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.
 - b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, of the City’s Code of Ordinances, as amended or its successors.
- b. Lots/Blocks
 - i. All lots shall have direct frontage to a street.
- c. Access
 - i. Alleys

Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
 - ii. Driveways
 - a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
 - b) For lots fronting the Central Expressway frontage road, driveways shall be minimum twenty-four feet and maximum forty feet in width. Turning radii shall be as approved by the City Manager or designee.
 - c) For all other lots, driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - d) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
 - e) Shared driveways shall be provided, where feasible to reduce the number of driveways along the street.
 - f) Driveways shall conform to City of Richardson standards for driveway construction.

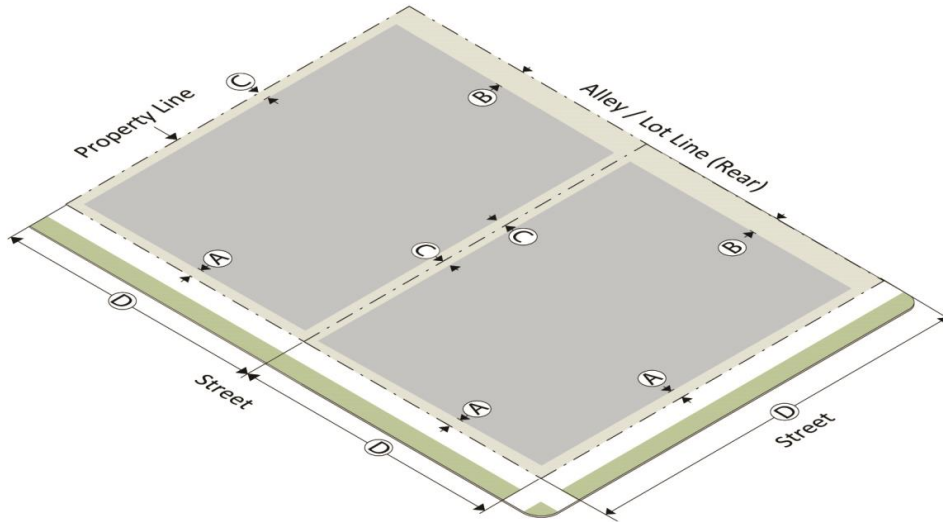
iii. Mews Streets

- a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is:
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) No parking is allowed on Mews Streets unless additional right-of-way is provided.
- b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
- c) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.

iv. Sidewalks

- a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Creative Corporate Sub-district and Subsection II.F.4, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
- b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Creative Corporate - Building Placement by Street Type										Other
		West Spring Valley Road (Tunnel)	West Spring Valley Road	Sherman Street (North of Preston-wood Drive)	Sherman Street (South of Preston-wood Drive)	TI Boulevard	Preston-wood Drive	Buckingham Road (West of DART)	Central	
Ⓐ	Required Front Build-To Zone ³¹	•Min. 10 feet •Max. 80 feet	•Min. 10 feet •Max. 80 feet	•Min. 10 feet •Max. 80 feet	•Min. 10 feet •Max. 80 feet	•Min. 0 feet •Max. 20 feet	•See II.F.3.d.v.	•See II.F.3.d.vi.	•See II.F.3.d.vii.	
Ⓑ	Required Rear Building Setback ³²	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	•Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street	
Ⓒ	Required Interior Side Building Setback	•No maximum setback	•No maximum setback	•No maximum setback	•No maximum setback	•No maximum setback	•No maximum setback	•No maximum setback	•No maximum setback	

³¹ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

³² Or as permitted by Building Code

Creative Corporate - Building Placement by Street Type									Other
		West Spring Valley Road (Tunnel)	West Spring Valley Road	Sherman Street (North of Prestonwood Drive)	Sherman Street (South of Prestonwood Drive)	TI Boulevard	Prestonwood Drive	Buckingham Road (West of DART)	Central
ⓓ	Building Frontage Buildout ³³	•Min. 40% of lot width	•Min. 40% of lot width	•Min. 40% of lot width	•Min. 40% of lot width	•Min. 50% of lot width	•Not applicable	•Not applicable	•Not applicable

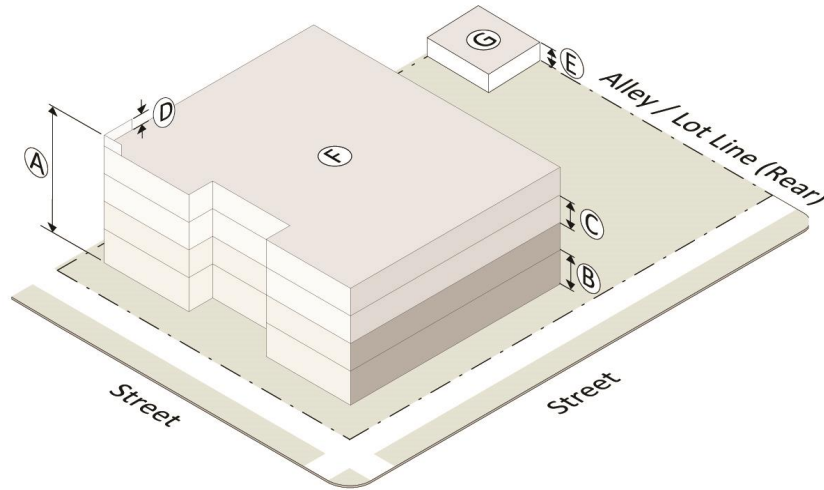
- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
- ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.
- iii. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with street tree growth.
- iv. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) which is sited within the Build-to Zone and provided to satisfy Subsection II.F.3.g.ii., On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
- v. For properties with frontage along Prestonwood Drive as shown on the Creative Corporate Sub-district Regulating Plan, a minimum ten foot front yard building setback is required.
- vi. For properties with frontage along Buckingham Road (West of DART), as shown on the Creative Corporate Sub-district Regulating Plan, a minimum ten foot front yard building setback is required.
- vii. For properties with frontage along Central Expressway as shown on the Creative Corporate Sub-district Regulating Plan, a minimum ten foot front yard building setback is required.
- e. Height and Ground Floor Size
 - i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Creative Corporate Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.

³³ Required along all street Build-To Zones

- e) Mechanical equipment, including screening mechanisms as required in Subsection II.F.6.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.F.3.e.i.g)	21 See also II.F.3.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81
7 stories	87	93
8 stories	99	105
9 stories	111	117
10 stories	123	129
11 stories	135	141
12 stories	147	153
13 stories	159	165
14 stories	171	177
15 stories	183	189
16 stories	195	201
17 stories	207	213
18 stories	219	225
19 stories	231	237
20 stories	243	249

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in the table in this Subsection II.F.3.e.iii.
 - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in this subsection, provided that the principal building incorporates window glazing in accordance with Subsection II.F.5.d.ii.a), of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in this subsection.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	West Spring Valley Road (Tunnel)	20 stories max. ³⁴
	West Spring Valley Road	8-20 stories max. ³⁴
	Sherman Street (North of Prestonwood Drive)	8-20 stories max. ³⁴
	Sherman Street (South of Prestonwood Drive)	8-20 stories max. ³⁴
	TI Boulevard	20 stories max. ³⁴
	Prestonwood Drive	20 stories max. ³⁴
	Buckingham Road (West of DART)	8 stories max. ³⁴
	Central	20 stories max. ³⁴
(B)	Ground Story	See Maximum Allowable Building Height Table in Subsection II.F.3.e.i.f)
(C)	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.F.3.e.i.f)
(D)	Parapet Wall, or Architectural Feature	6' max.
(E)	Accessory Building	15' max.

Maximum Building Ground Floor		
(F)	Principal Building fronting on:	
	West Spring Valley Road (Tunnel)	100,000 sq. ft.
	West Spring Valley Road	15,000 sq. ft.
	Sherman Street (North of Prestonwood Drive)	35,000 sq. ft.
	Sherman Street (South of Prestonwood Drive)	25,000 sq. ft.
	TI Boulevard	50,000 sq. ft.
	Prestonwood Drive	50,000 sq. ft.
	Buckingham Road (West of DART)	25,000 sq. ft.
	Central	100,000 sq. ft.
(G)	Accessory Building	15% of Principal Building ground floor

³⁴ The exact maximum height of a principal building shall be as identified on the regulating plan.

f. Parking

i. Intent

The intent of this section is to:

- a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
- b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
- c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment; and
- d) Reduce the overall amount of pavement within the Sub-district.

ii. Shared and On-Street Parking

- a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
- b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.

iii. Off-Street Parking Requirements

- a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Additionally, Subsection 21-52(b), Off-Street Parking of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, shall not apply.

Use	Parking Required
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.
- c) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- iv. Parking Structures
 - a) Parking structures shall not exceed the maximum building height as shown on the Creative Corporate Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
 - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Creative Corporate Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk.
 - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
 - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement in accordance with Subsection II.F.3.a., Use.
 - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking shall be prohibited within a ten foot setback measured from the right-of-way.
 - 2) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.
 - c) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided below.

 - 1) Parking Lots Visible from Required Sidewalks (per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards [Section II.F.4.])

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.F.4.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet

but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.F.4.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:

- (a) Retaining wall;
 - (b) Berming; or
 - (c) A combination of retaining wall, berming, and/or evergreen screening hedge.
- 2) Parking Lots Visible from Central Expressway Frontage Road
- (a) A minimum five-foot wide landscape area shall be provided between the street and parking lot. Minimum 3-inch caliper shade trees at planting, selected from the plant list in Subsection II.F.4.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.F.4.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:
 - i. Retaining wall;
 - ii. Berming; or
 - iii. A combination of retaining wall, berming, and/or evergreen screening hedge.
 - (b) The five-foot wide landscape area required in Subsection II.F.3.f.v.c)2)a) above shall be provided in addition to the ten-foot landscape buffer required in Subsection II.F.3.g.iii., Landscape Buffer for Properties Fronting Central Expressway Frontage Road.
 - (c) The five-foot wide landscape area required in Subsection II.F.3.f.v.c)2)a) above shall not apply to the minimum Public and Private Open Space Requirements in Subsection II.F.3.g.ii., On-Site Open Space Requirements.
- 3) Interior Parking Lot Landscaping
- (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.F.4.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.

- (c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) of this subsection if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
 - 4) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.F.4.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - 5) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
 - 6) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
 - 7) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
 - vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
 - g. Public and Private Open Space Requirements
 - i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Live/work units
 - 2) Adaptive reuse sites
 - 3) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Creative Corporate Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.

- c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.F.3.d.iv. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
- d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.
- iii. Landscape Buffer for Properties Fronting Central Expressway Frontage Road
 - Properties with street frontage along Central Expressway frontage road shall provide a minimum ten-foot wide landscape buffer on private property adjacent to the frontage road right-of-way.
 - a) Within the required landscape buffer, one minimum three-inch caliper shade tree and one minimum four-cane/two-foot diameter root ball ornamental tree, selected from the plant list in Subsection II.F.4.d.vi. Plant List, shall be provided for each fifty lineal feet of street frontage. The trees are not required to be placed fifty feet on center and may be clustered.

4. Street Typology and Streetscape Standards

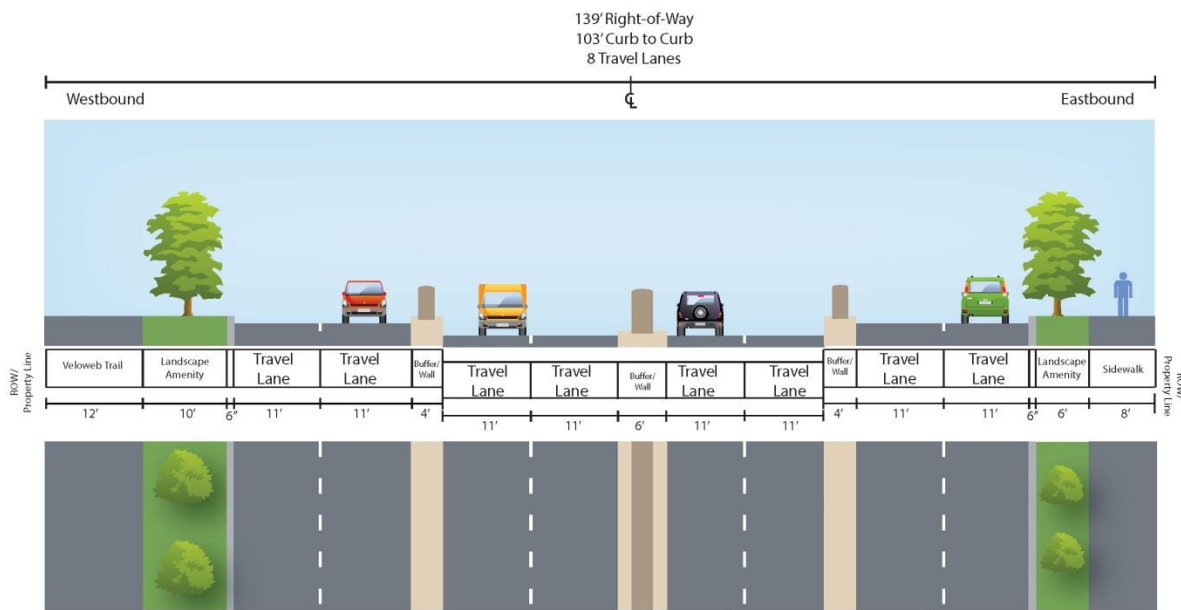
- a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets.
- b. Street Standards.
 - i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Creative Corporate Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding Street Typology and Streetscape Standards graphic on the following pages.
 - ii. Existing Streets. The regulating plan depicts existing streets within the Creative Corporate Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
 - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
 - b) Construct the necessary on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street

- improvements per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards in Subsection II.F.4. Additionally, the City may require the property owner to escrow funds for the roadway improvements in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors. The City shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zones including irrigation system, and sidewalk/multi-purpose trail improvements at such time when determined by the City.
- iii. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Creative Corporate Sub-district Regulating Plan, the property owner shall:
 - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Creative Corporate Sub-district Street Typology and Streetscape Standards (Subsection II.F.4.) or the Urban Mixed Use street section provided for in the Railside Sub-district Street Typology and Streetscape Standards (Subsection II.G.5.);
 - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
 - iv. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors.

Creative Corporate

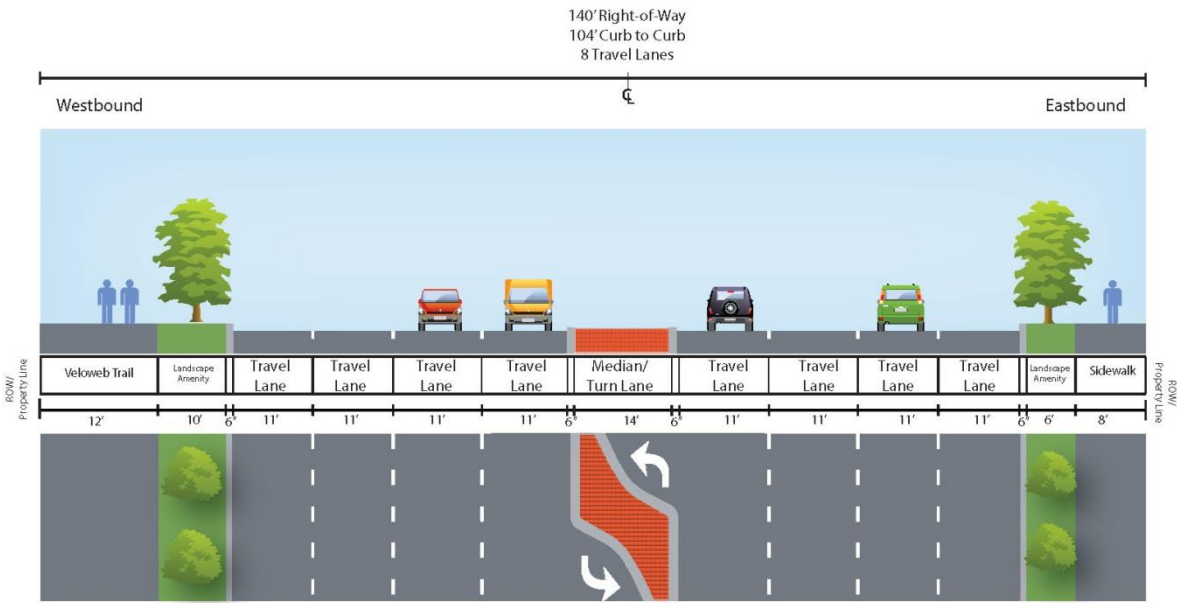
West Spring Valley Road (Tunnel)



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on West Spring Valley Road.

Creative Corporate

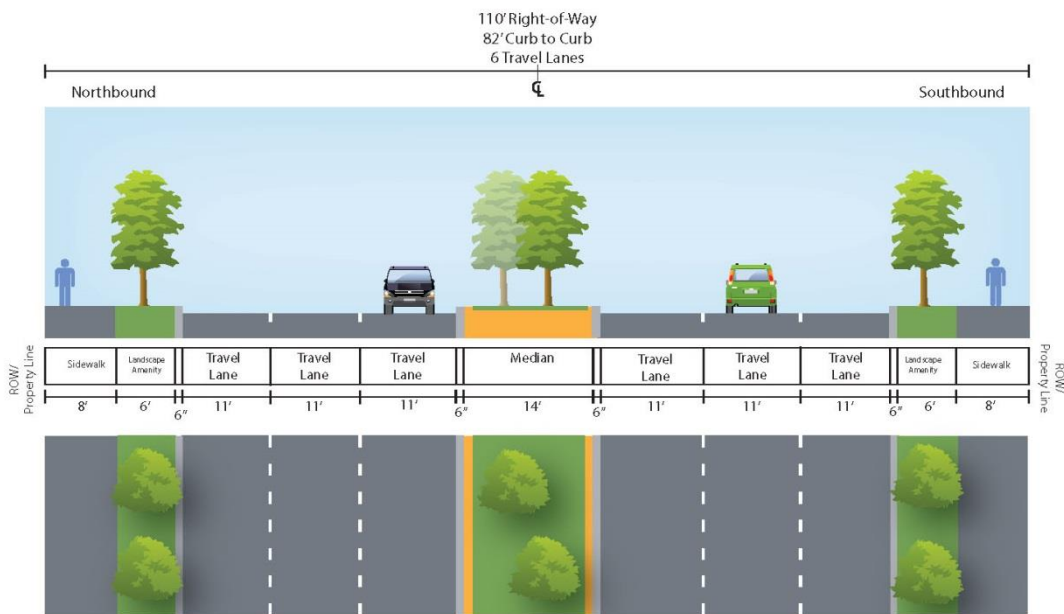
West Spring Valley Road



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on West Spring Valley Road.

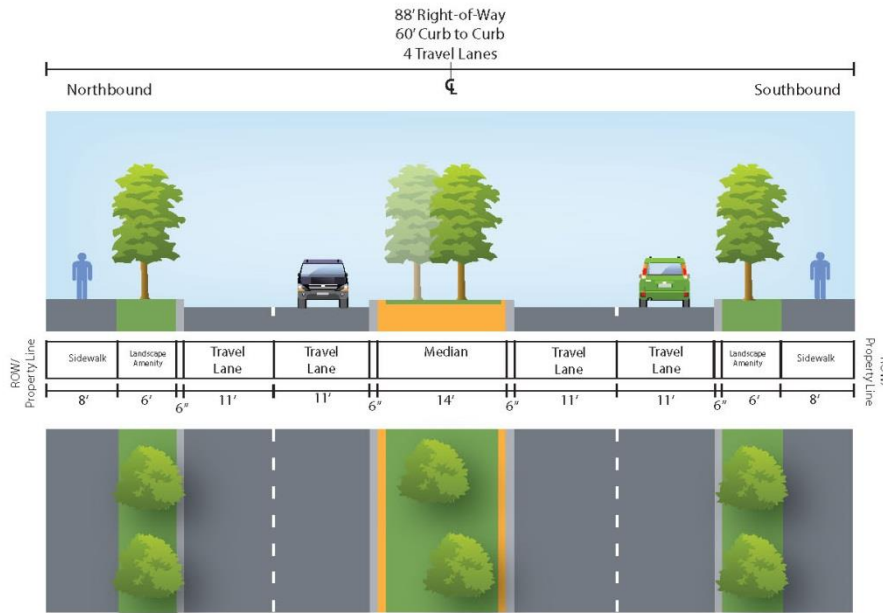
Creative Corporate

Sherman Street (North of Prestonwood Drive)



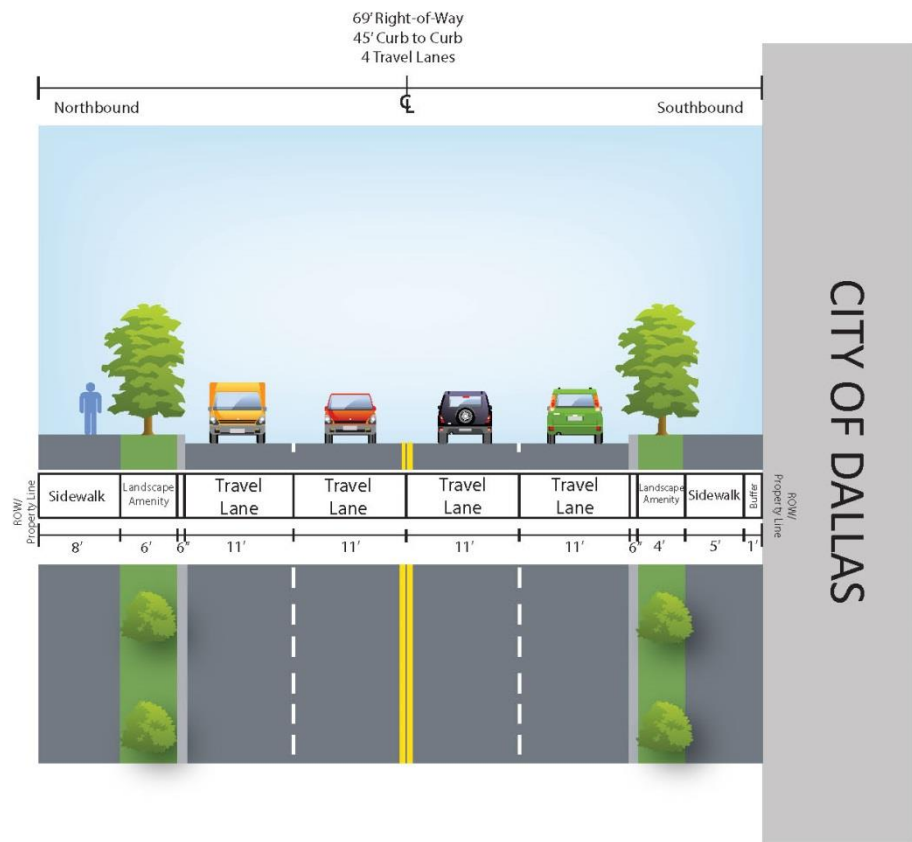
Creative Corporate

Sherman Street (South of Prestonwood Drive)



Creative Corporate

TI Boulevard



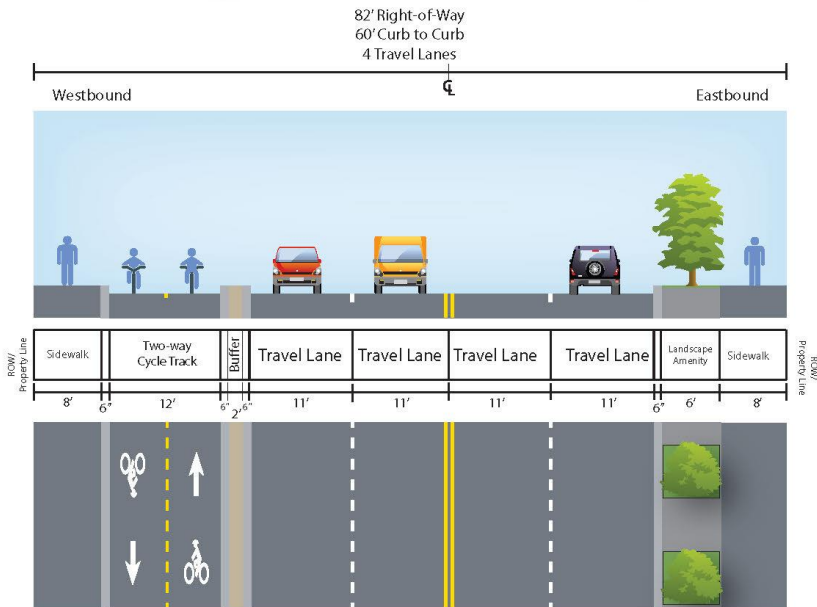
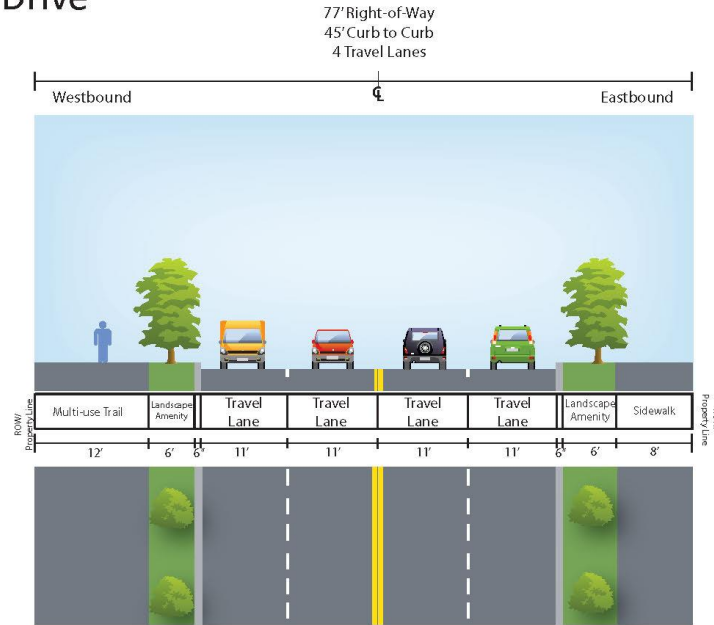
Creative Corporate

Prestonwood Drive

1. All new and existing driveways, streets, and alleys may require an additional dedicated right turn lane on Prestonwood Drive.

2. Depending upon the type of development and density that occurs within the area, a cycle-track is the preferred option to provide an alternative means of transportation to serve the area.

3. The street cross-section constructed first shall be the determining street cross-section for all of Prestonwood Drive and Buckingham Road (west of DART).



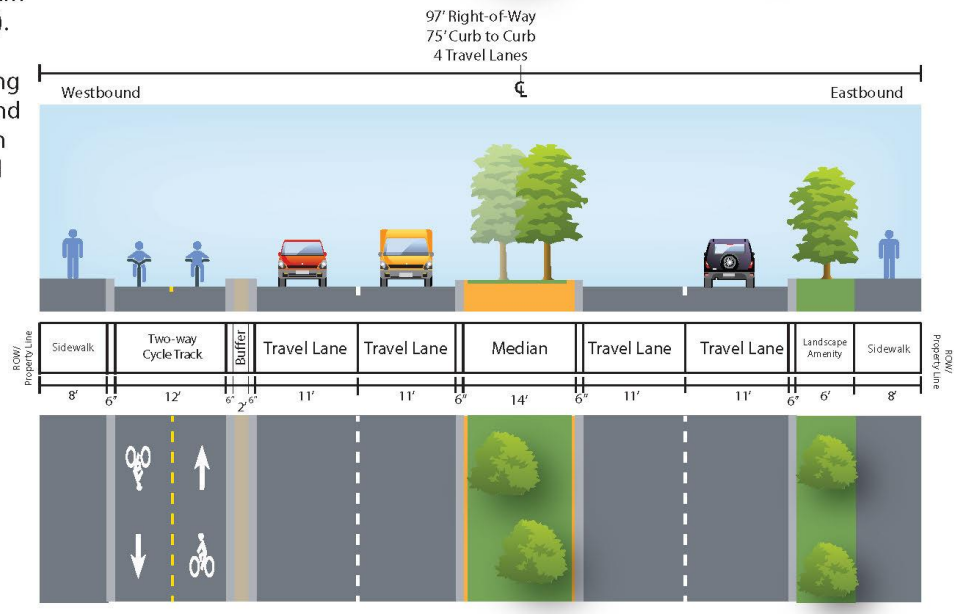
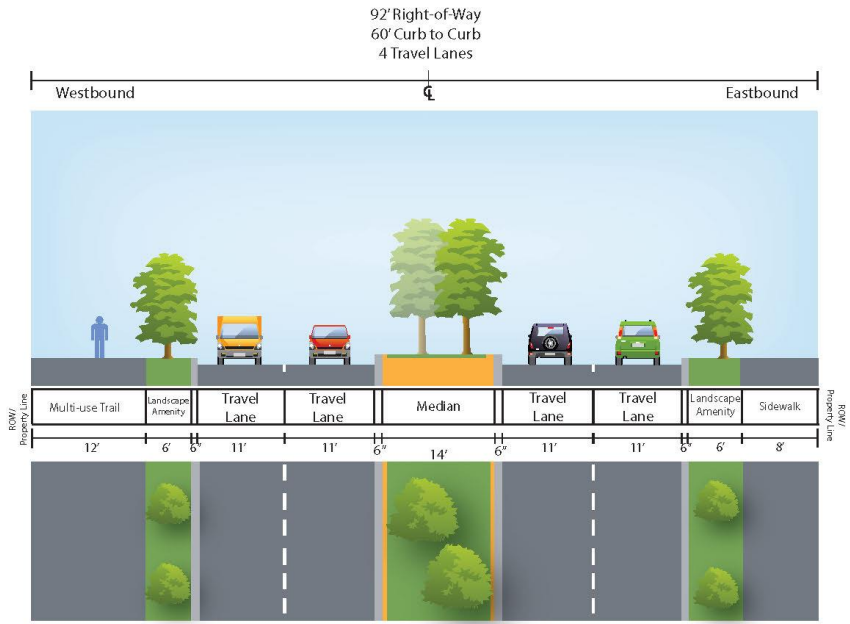
Creative Corporate

Buckingham Road (West of DART)

1. Depending on the type of development and density that occurs within the area, a cycle-track is the preferred option to provide an alternative means of transportation to serve the area.

2. The street cross-section constructed first shall be the determining street cross-section for all of Prestonwood Drive and Buckingham Road (West of DART).

3. All new and existing driveways, streets, and alleys may require an additional dedicated right turn lane on Buckingham Road.



- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Creative Corporate Sub-district Street Typology and Streetscape Standards (Subsection II.F.4., Street Typology and Streetscape Standards), and in accordance with Subsection II.F.4.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Acorn or modified acorn heads, with round steel/aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Creative Corporate Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, vertical or horizontal 1½" wide slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 6' long with back and arm rest
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Creative Corporate Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, swing out, side-opening, minimum 1" slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 24" diameter, approximately 40" High, minimum thirty-six gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Creative Corporate Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation option
 - 2) Color: Natural grey concrete
 - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 40" diameter, approximately 18"-30" high
 - 4) Spacing/Placement: Groups of three minimum, location as determined by the City

- 5) Reference Images: See Creative Corporate Sub-district Representative Urban Design Elements
- e) Bike rack
 - 1) Design/Material: Round steel powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 25"-28" wide, 27"-32" high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Creative Corporate Sub-district Representative Urban Design Elements
- f) Bollard
 - 1) Design/Material: Round Precast Concrete with polyester powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12" diameter, 33" high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Creative Corporate Sub-district Representative Urban Design Elements
- g) Tree grate
 - 1) Design/Material: Cast iron
 - 2) Color: Baked oil finish
 - 3) Dimensions: 6'X6' Square, maximum ½" vertical and horizontal slots , ADA Compliance
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Creative Corporate Sub-district Representative Urban Design Elements
- h) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types

Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Creative Corporate Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



Trash Receptacle



Planter



Tree Grate



Bike Rack



- d. Landscape and Street Trees
- i. Street Trees. Street trees shall be selected from the plant list in Subsection II.F.4.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees shall be large shade trees, and shall be:
 - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape Standards graphic;
 - 2) Planted with an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
 - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
 - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.F.4.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses will be utilized for meeting landscaping requirements.
 - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.F.4.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
 - v. Maintenance
 - a) Except as provided in Subsection II.F.4.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.F.4.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
 - vi. Plant list
 - a) Street Trees (minimum three-inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*
 Homestead Elm, *Ulmus* 'Homestead'
 Locust / Shademaster Locust, *Gleditsia triacanthos*³⁵
 October Glory Maple, *Acer rubrum* 'October Glory'
 Red Maple, *Acer rubrum*
 Shantung Maple, *Acer truncatum*
 Shumard Red Oak, *Quercus shumardii*³⁶
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/two-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*
 Yaupon Holly, *ilex vomitoria*
 (female only such as 'Pride of Houston' or 'Will Fleming')
 Deciduous Holly, Warren's Red, *ilex decidua*
 Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo* 'Heterophylla'
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum one gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonciera japonica* 'purperia'
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*
 Wisteria, *Wisteria sinensis*

³⁵ Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

³⁶ Should provide a limited root barrier to direct spreading roots downward.

- Vinca (major), *Vinca major* 4" pot, heavily rooted, full
- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 - Gulf Muhly Grass – *Muehlenbergia lindheimeri*
 - Feather Reed Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass

5. Architectural Standards

- a. Intent

Within the Creative Corporate Sub-district, building designs should be comprised of simple, clean shapes and forms, and may include the integration of modern building materials to provide individual building identity. Redevelopment of existing building structures will allow for new infill development with the potential for larger building mass. Additionally, exterior façade wall articulation and rhythm is also important for the identification of businesses, pedestrian scale and district identity.
- b. Building Articulation

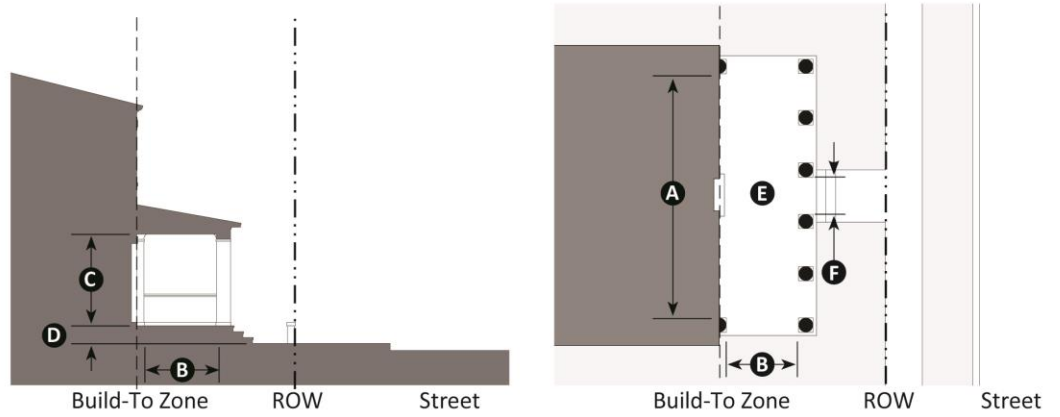
Where clearly visible from a public street or open space:

 - i. Buildings must demonstrate both horizontal and vertical articulation.
 - ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.
 - iii. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.
- c. Residential At-Grade
 - i. For properties not fronting on Central Expressway, all residential units within four feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards in Subsection II.F.4. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
 - ii. Parking located below the building shall not be visible from the sidewalk or public open space.
 - iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).

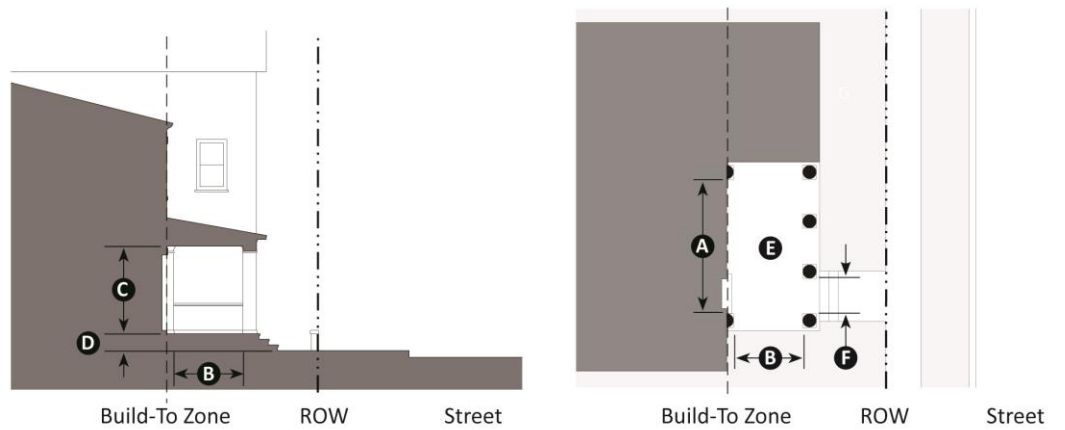
- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
- v. Lobbies to upper stories shall have an entry from the minimum required sidewalk per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards.
- vi. Balcony railings shall be minimum 50% open or transparent, and constructed of glass or metal.

vii. Porches

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.F.3.d, Building Placement.



Projecting Porch



Engaged Porch

(A)	Width	8 feet min.
(B)	Depth	6 feet min.
(C)	Height	8 feet min.
(D)	Finish Level Above Sidewalk	18 inches min.
(E)	Floor Area	48 sq. ft. min.
(F)	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards (Section II.F.4.), for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Creative Corporate Sub-district Street Typology and Streetscape Standards in Section II.F.4., non-residential uses which are at-grade shall:
 - a) Have a minimum of 50% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade a minimum six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 75\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Glass
 - 4) Ventilated façade systems (above ground floor only)
 - 5) Metal grating, cladding or panels (high rise buildings only as defined by the Building Code, as amended)
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Metal Grating, Cladding or Panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.

- b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade should be treated with equal design attention.
 - c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper story with a stone base).
- f. Roofs and Parapets
- It is anticipated that the majority of roof types within the Creative Corporate Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. Roof top plazas are encouraged as well as green roofs.
- i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.F.6.d., Roof-mounted Equipment.
- g. Windows, Doors, Awnings and Canopies
- Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.
- i. Windows
 - a) Materials
 - 1) Anodized aluminum, vinyl or steel.
 - 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.

- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel.
 - b) Techniques and Configurations
 - 1) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
 - a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight feet clear above sidewalks.
 - 2) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
 - 3) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
- h. Exterior Lighting
 - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.

- iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls may be permitted subject to the review and approval of a Minor Modification.
 - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.
 - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
 - e) Distracting, flashing, traveling or animated lighting is not permitted.
- i. Outdoor Seating Areas

Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed (except where noted) in accordance with the requirements below. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:

 - i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - ii. Shall not encroach into the minimum required sidewalk per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards (Section II.F.4.)
 - iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
 - iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall not be used which are not intended for outdoor use.
 - v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - vi. Shall comply with building and fire codes.
 - vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - viii. Shall be subject to site plan review and approval.
- j. Fences/Screening Walls

Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6, Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:

 - i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) of this subsection).
 - ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) of this subsection).
 - iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.

- iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof. Materials shall not be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.
- v. Shall not exceed eight feet in height (except as noted in vii.c) below).
- vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.
- vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the minimum required sidewalk per the applicable Creative Corporate Sub-district Street Typology and Streetscape Standards (Section II.F.4).
 - c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.

k. Street Walls

Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:

- i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
- ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
- iii. Shall be a minimum six feet and not exceed twelve feet in height.
- iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
- v. Shall be setback no more than twelve inches from the front building façade.

6. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21, Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - a) Solid metal gates;
 - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - c) Overhead doors; or
 - d) Any combination of the above.

- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;
or
 - c) Any combination of the above.
 - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
 - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening height.
 - iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.
 - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the City’s Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).

- iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.
- f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.
 - ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. Wall-mounted equipment.

Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:

 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Tubular steel fence in conjunction with evergreen shrubbery;
 - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
 - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

7. Signage

Signage, where provided, shall be in accordance with Section III, Signage.

G. Railside

The vision for the Railside Sub-district positions Richardson as a community concerned with sustainability and the arts, focusing on adaptive reuse of existing industrial buildings. New development, including residential and other transit supporting uses, is also envisioned with high quality urban character.

1. Regulating Plan

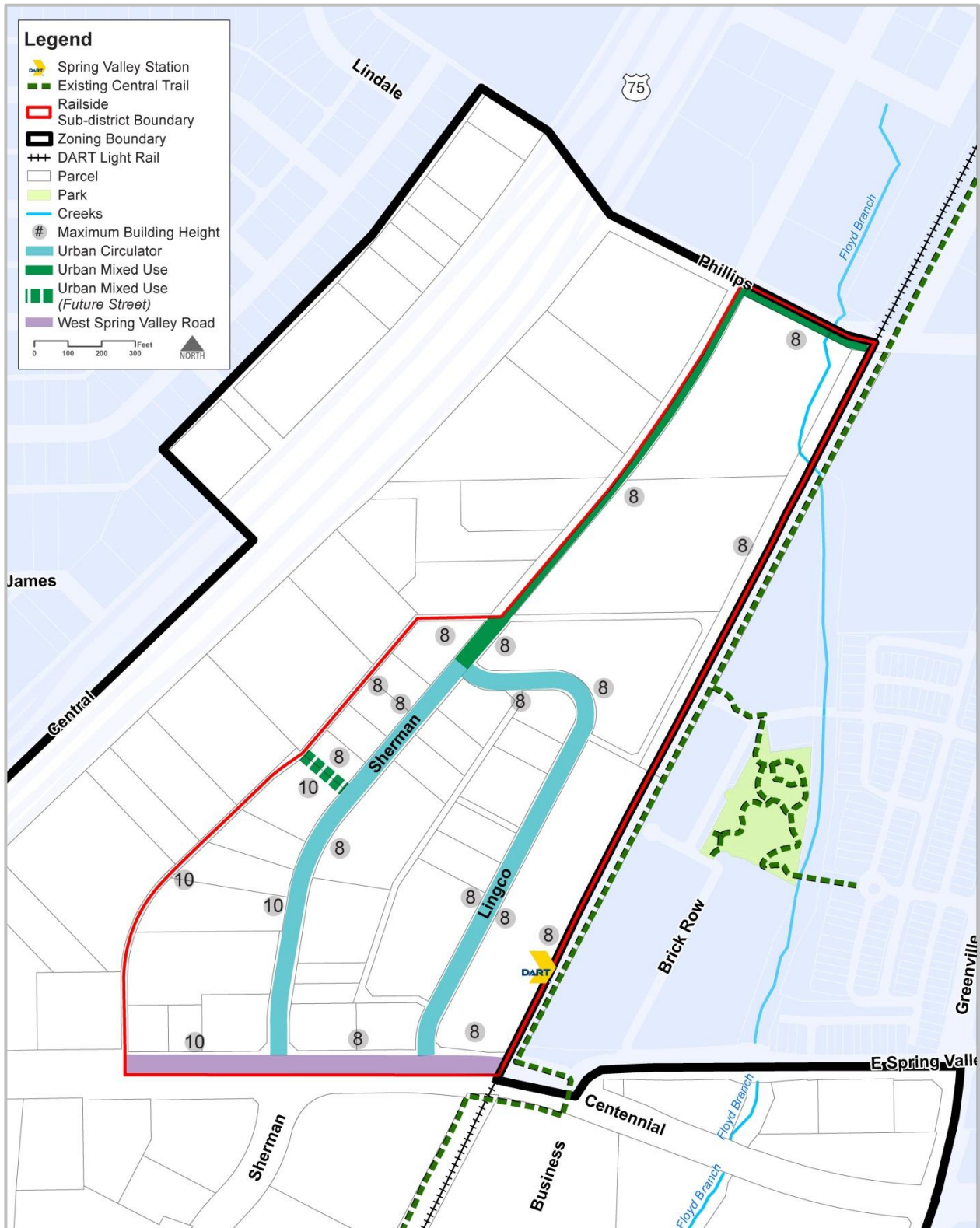
The regulating plan on the following page shall apply to all properties within the Railside Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. This includes:

- i. Future Street Connection – Proposing a street connection between Sherman Street and Central Expressway to improve vehicle circulation within the area and increased connectivity to the nearby DART Spring Valley Station.

Railside Sub-district Regulating Plan



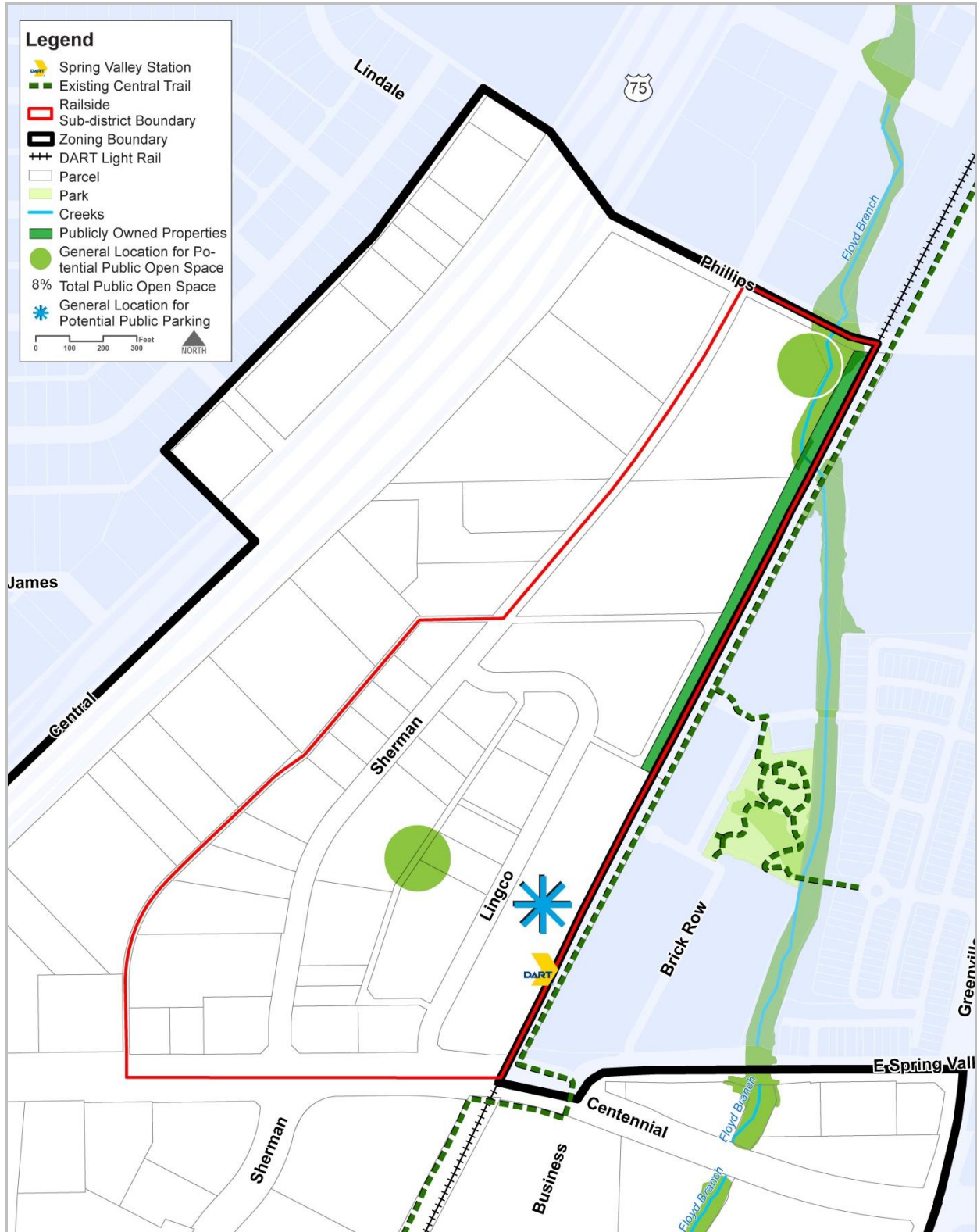
2. Public Open Space Plan

- a. Intent
Public open spaces are important for the quality of life of residents and property owners in the Railside Sub-district. The intent of open spaces in the Railside Sub-district is recommended to:
 - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
 - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
 - iv. Preserve prominent natural features that are valuable assets.
 - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.G.4.g, Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Railside Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 8% of the entire Railside Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

3. Public Parking Plan

- a. Intent
Public parking is important for supporting businesses, residences, and other property owners within the Railside Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area and supporting the DART Spring Valley Station. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.
- b. The graphic on the following page identifies recommended areas for public parking in the Railside Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available for property owners who participate in a public/private partnership.

Railside Sub-district Public Open Space and Public Parking Potential General Locations



4. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Railside Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Railside Sub-district Regulating Plan and Street Typology and Streetscape Standards.

- a. Use
 - i. The following uses are allowed in the Railside Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Railside Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care	S	
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, In Excess of Three Antennas	S	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	

Railside Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Construction Field Office	P	
Cultural/Community Center	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic-Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	P	
Large Scale Retail/Service Store	S	
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal	P	Establishments 10,000 SF or less are permitted by right. Establishments larger than 10,000 SF require approval of a Special Permit.
Martial Arts School	S	
Massage Establishment	S	
Microbrewery	S	
Movie Theater	P	Maximum of 6 screens.
Nursing or Convalescent Home	S	
Office	P	
Open Air Market	S	Subject to Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Garage, Municipal	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.

Railside Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.G.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Personal Items	P	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
Smoking Establishment	S	
Tailor Shop	P	
Technical Training School	S	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Winery/Distillery	S	See Subsection II.G.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Requirements

a) Live/Work Units

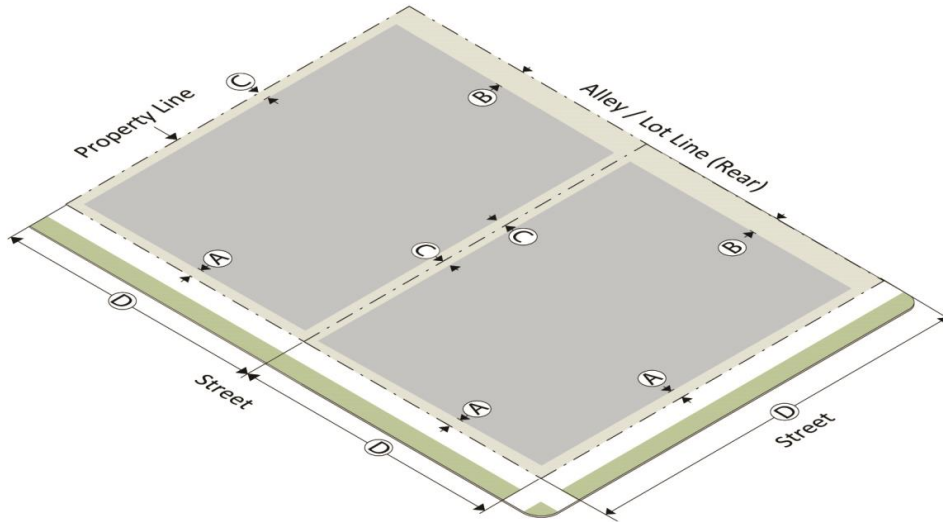
The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, of the City’s Code of Ordinances, as amended or its successors.

- b. Lots/Blocks
 - i. All lots shall have direct frontage to a street.
- c. Access
 - i. Alleys
 - Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
 - ii. Driveways
 - a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
 - b) Driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - c) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
 - d) Shared driveways shall be provided, where feasible to reduce the number of driveways along the street.
 - e) Driveways shall conform to City of Richardson standards for driveway construction.
 - iii. Mews Streets
 - a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is:
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) For residential developments, a maximum of 25% of the residential lots may front on a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - 4) No parking is allowed on Mews Streets unless additional right-of-way is provided.
 - b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
 - c) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
 - iv. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Railside Sub-district and Subsection II.G.5, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
 - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Railside - Building Placement by Street Type				
		Urban Circulator	West Spring Valley Road	Urban Mixed Use
Ⓐ	Required Front Build-To Zone ³⁷	<ul style="list-style-type: none"> •Min. 0 feet •Max. 15 feet 	<ul style="list-style-type: none"> •Min. 10 feet •Max. 80 feet 	<ul style="list-style-type: none"> •Min. 0 feet •Max. 10 feet
Ⓑ	Required Rear Building Setback ³⁸	<ul style="list-style-type: none"> •Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> •Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> •Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street
Ⓒ	Required Interior Side Building Setback	•No maximum setback	•No maximum setback	•No maximum setback
Ⓓ	Building Frontage Buildout ³⁹	•Min. 70% of lot width	•Min. 40% of lot width	•Min. 70% of lot width

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
- ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.

³⁷ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

³⁸ Or as permitted by Building Code

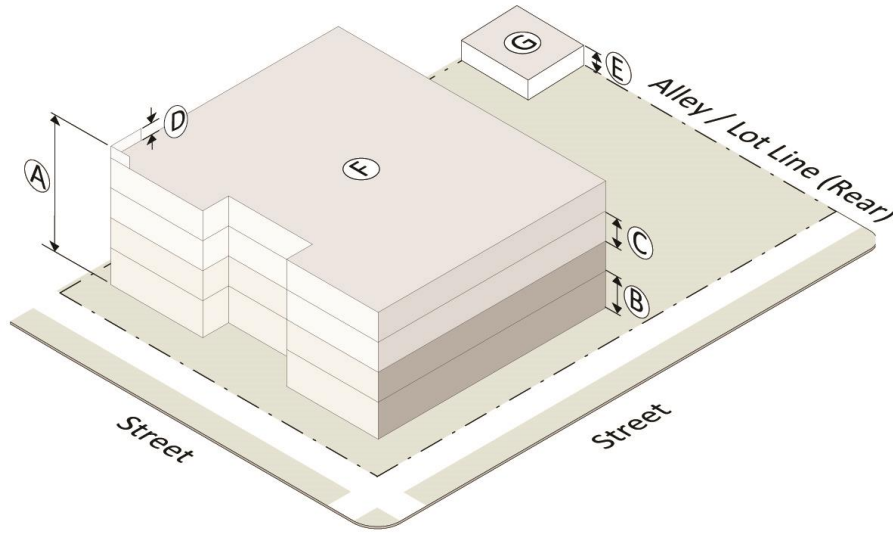
³⁹ Required along all street Build-To Zones

- iii. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with tree growth.
- iv. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) which is sited within the Build-to Zone and provided to satisfy Subsection II.G.4.g.ii., On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
- e. Height and Ground Floor Size
 - i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Railside Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
 - e) Mechanical equipment, including screening mechanisms as required in Subsection II.G.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
 - f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.G.4.e.i.g)	21 See also II.G.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81
7 stories	87	93
8 stories	99	105
9 stories	111	117
10 stories	123	129

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.

- ii. Accessory Building:
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in the table in this Subsection II.G.4.e.iii.
 - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in this subsection, provided that the principal building incorporates window glazing in accordance with Subsection II.G.6.d.ii.a), of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in this subsection.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	Urban Circulator	8-10 stories max. ⁴⁰
	West Spring Valley Road	8-10 stories max. ⁴⁰
	Urban Mixed Use	8 – 10 stories max. ⁴⁰
(B)	Ground Story	See Maximum Allowable Building Height Table in Subsection II.G.4.e.i.f)
(C)	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.G.4.e.i.f)
(D)	Parapet Wall, or Architectural Feature	6' max.
(E)	Accessory Building	15' max.

Maximum Building Ground Floor		
(F)	Principal Building fronting on:	
	Urban Circulator (Sherman Street and Lingco Street West Side)	30,000 sq. ft.
	Urban Circulator (Lingco Drive East Side)	15,000 sq. ft.
	West Spring Valley Road	15,000 sq. ft.
	Urban Mixed Use (Sherman Street East Side)	15,000 sq. ft.
	Urban Mixed Use (Sherman Street West Side)	30,000 sq. ft.
(G)	Accessory Building	15% of Principal Building ground floor

⁴⁰ The exact maximum height of a principal building shall be as identified on the regulating plan.

f. Parking

i. Intent

The intent of this section is to:

- a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
- b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
- c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
- d) Maximize on-street parking; and
- e) Reduce the overall amount of pavement within the Sub-district.

ii. Shared and On-Street Parking

- a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
- b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
- c) On-street parking opportunities shall be maximized.

iii. Off-Street Parking Requirements

- a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Additionally, Subsection 21-52(b), Off-Street Parking of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, shall not apply.

Use	Parking Required
Multi-Family	1.5 spaces per dwelling unit
Single Family (attached)	2 spaces per dwelling unit (see II.G.4.f.iii.e), Single Family Dwelling Parking)
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements (where allowed by the applicable Street Typology and Streetscape Standards).
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- e) Single Family Dwelling Parking.
 - 1) Parking for single family uses (attached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. However, a maximum of 25% of the residential lots within a single family attached development only may have a front entry enclosed garage accessible from a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - 2) The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited.
 - 3) The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least twenty feet.
- iv. Parking Structures
 - a) Parking structures shall not exceed the maximum building height as shown on the Railside Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
 - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Railside Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk.
 - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
 - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement in accordance with Subsection II.G.4.a., Use.
 - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking shall be prohibited within the Required Build-To-Zone with exception of properties with street frontage along West Spring Valley Road. For properties with street frontage along West Spring Valley Road, parking shall be prohibited within a ten foot setback measured from the right-of-way.

- 2) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.
- c) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided below.

 - 1) Parking Lots Visible from Required Sidewalks (per the applicable Railside Sub-district Street Typology and Streetscape Standards [Section II.G.5.])

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.G.5.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.G.5.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:

 - (a) Retaining wall;
 - (b) Berming; or
 - (c) A combination of retaining wall, berming, and/or evergreen screening hedge.
 - 2) Interior Parking Lot Landscaping
 - (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.G.5.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
 - (c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
 - 3) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.G.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.

- 4) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- 5) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- 6) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
 - i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Live/work units;
 - 2) Adaptive reuse sites;
 - 3) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller; or
 - 4) Single family attached dwellings.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Railside Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
 - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.G.4.d.iv. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.

5. Street Typology and Streetscape Standards

a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets. Additionally, the regulating plan depicts proposed streets which are intended to improve circulation within an area, provide for smaller block sizes to promote increased walkability for pedestrians, and provide additional access opportunities for properties. It is anticipated that these proposed streets will likely be constructed at such time when properties experience redevelopment or should the City decide to construct the proposed streets.

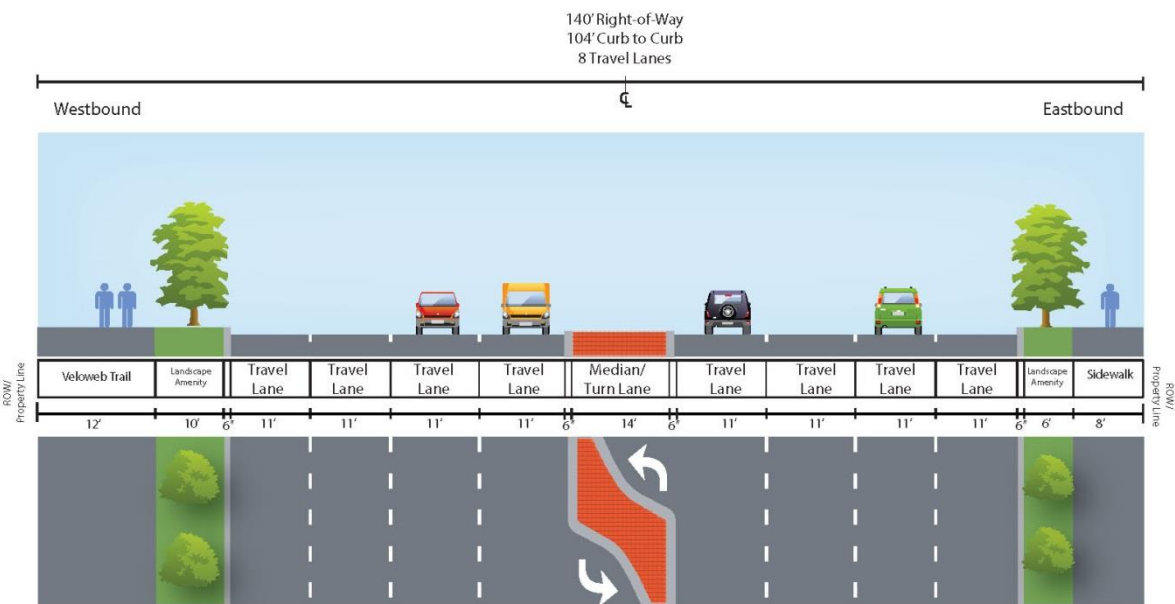
b. Street Standards

- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Railside Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding Street Typology and Streetscape Standards graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Railside Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
 - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
 - b) Construct the necessary on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Railside Sub-district Street Typology and Streetscape Standards in Subsection II.G.5. Additionally, the City may require the property owner to escrow funds for the roadway improvements in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors. The City shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zones including irrigation system, and sidewalk/multi-purpose trail improvements at such time when determined by the City.
- iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Railside Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:
 - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;

- b) Construct the necessary on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) in this subsection. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) in this subsection, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Railside Sub-district Street Typology and Streetscape Standards in Subsection II.G.5. Additionally, the City may require the property owner to escrow funds for the roadway improvements in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors. The City shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zones including irrigation system, and sidewalk/multi-purpose trail improvements at such time when determined by the City.
 - d) The proposed streets shown on the Railside Sub-district Regulating Plan are the approved street locations. However, should a property owner want to construct a proposed street in an alternate location that achieves the intent of the street location depicted on the regulating plan, the City may approve a Minor Modification to allow the alternate location without modifying the regulating plan. In the case of an approved Minor Modification, the property owner shall construct the entire proposed street cross section for the entire length of the street.
- iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Railside Sub-district Regulating Plan, the property owner shall:
- a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Railside Sub-district Street Typology and Streetscape Standards subsection (see graphics on the following pages);
 - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
 - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

Railside

West Spring Valley Road

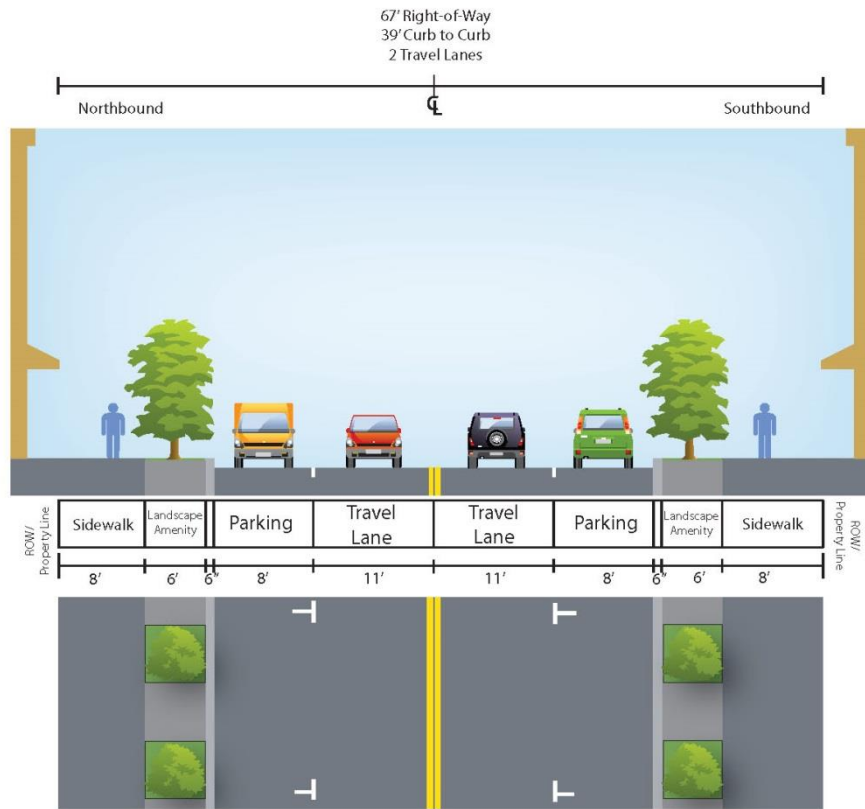


All new and existing driveways, streets and alleys require an additional dedicated right turn lane on West Spring Valley Road.

Railside

Urban Mixed Use

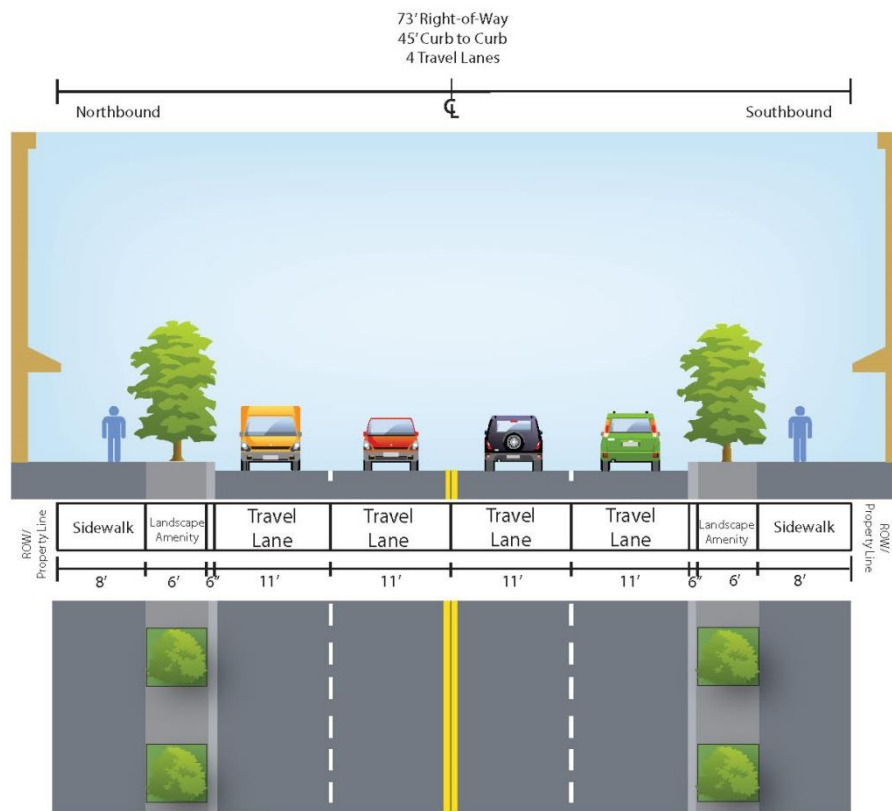
- Sherman Street
- Phillips Street
- Future Street



Railside

Urban Circulator

- Sherman Street
- Lingco Drive



Southbound Sherman Street at West Spring Valley Road needs minimum three approach lanes consisting of two thru lanes and a dedicated left turn lane.

- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Railside Sub-district Street Typology and Streetscape Standards (Subsection II.G.5., Street Typology and Streetscape Standards), and in accordance with Subsection II.G.5.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Acorn or modified acorn heads, with round steel/aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Railside Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, vertical or horizontal 1½" wide slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 6' long with back and arm rest
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Railside Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, swing out, side-opening, minimum 1" slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 24" diameter, approximately 40" High, minimum thirty-six gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Railside Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation option
 - 2) Color: Natural grey concrete
 - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 40" diameter, approximately 18"-30" high
 - 4) Spacing/Placement: Groups of three minimum, location as determined by the City

- 5) Reference Images: See Railside Sub-district Representative Urban Design Elements
- e) Bike rack
 - 1) Design/Material: Round steel powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 25"-28" wide, 27"-32" high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Railside Sub-district Representative Urban Design Elements
- f) Bollard
 - 1) Design/Material: Round Precast Concrete with polyester powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12" diameter, 33" high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Railside Sub-district Representative Urban Design Elements
- g) Tree grate
 - 1) Design/Material: Cast iron
 - 2) Color: Baked oil finish
 - 3) Dimensions: 6'X6' Square, maximum ½" vertical and horizontal slots , ADA Compliance
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Railside Sub-district Representative Urban Design Elements
- h) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types

Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Railside Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



Trash Receptacle



Planter



Tree Grate



Bike Rack



- d. Landscape and Street Trees
- i. Street Trees. Street trees shall be selected from the plant list in Subsection II.G.5.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees shall be large shade trees, and shall be:
 - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape Standards graphic;
 - 2) Planted with an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
 - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
 - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.G.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses will be utilized for meeting landscaping requirements.
 - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.G.5.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
 - v. Maintenance
 - a) Except as provided in Subsection II.G.5.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.G.5.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
 - vi. Plant list
 - a) Street Trees (minimum three-inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*
 Homestead Elm, *Ulmus* 'Homestead'
 Locust / Shademaster Locust, *Gleditsia triacanthos*⁴¹
 October Glory Maple, *Acer rubrum* 'October Glory'
 Red Maple, *Acer rubrum*
 Shantung Maple, *Acer truncatum*
 Shumard Red Oak, *Quercus shumardii*⁴²
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/two-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*
 Yaupon Holly, *ilex vomitoria* (female only such as 'Pride of Houston' or 'Will Fleming')
 Deciduous Holly, Warren's Red, *ilex decidua*
 Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo* 'Heterophylla'
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum one gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonciera japonica* 'purperia'
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*
 Wisteria, *Wisteria sinensis*

⁴¹ Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

⁴² Should provide a limited root barrier to direct spreading roots downward.

- Vinca (major), *Vinca major* 4" pot, heavily rooted, full
- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 - Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
 - Feather Reed Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass

6. Architectural Standards

a. Intent

The Railside Sub-district positions Richardson as a community concerned with sustainability. While the Railside Sub-district focuses on adaptive reuse of existing industrial buildings, new development should encourage a high quality of urban character. New building design should be comprised of simple, clean shapes and forms and may include integration of modern building materials to provide individual building identity. Additionally, exterior façade and wall articulation and rhythm is also important for identification of businesses, pedestrian scale and district identity.

b. Building Articulation

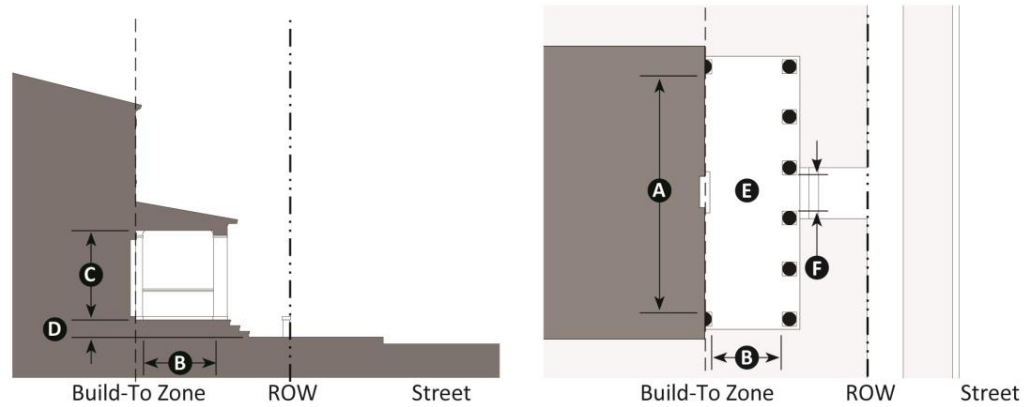
Where clearly visible from a public street or open space:

- i. Buildings must demonstrate both horizontal and vertical articulation.
- ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.
- iii. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

c. Residential At-Grade

- i. All residential units within four feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Railside Sub-district Street Typology and Streetscape Standards in Subsection II.G.5. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
- ii. Parking located below the building shall not be visible from the sidewalk or public open space.
- iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Railside Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).
- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.

- v. Lobbies to upper stories shall have an entry from the minimum required sidewalk per the applicable Railside Sub-district Street Typology and Streetscape Standards.
- vi. Balcony railings shall be minimum 50% open or transparent, and constructed of glass or metal.
- vii. Porches
 - a) Porches may be projecting or integrated into the primary entry of a building.
 - b) Encroachment into Build-to Zone – refer to Subsection II.G.4.d, Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	48 sq. ft. min.
Ⓕ	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Railside Sub-district Street Typology and Streetscape Standards (Section II.G.5.), for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Railside Sub-district Street Typology and Streetscape Standards in Section II.G.5., non-residential uses, which are at-grade shall:
 - a) Have a minimum of 50% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade a minimum six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 75\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Ventilated façade systems (above ground floor only)
 - 4) Metal grating, cladding or panels (high rise buildings only as defined by the Building Code, as amended)
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Metal Grating, Cladding or Panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.
 - b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade should be treated with equal design attention.

- c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a brick masonry wall upper story with a stone base).
- f. Roofs and Parapets

It is anticipated that the majority of roof types within the Railside Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. Roof top plazas are encouraged as well as green roofs.

 - i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.G.7.d., Roof-mounted Equipment.
- g. Windows, Doors, Awnings and Canopies

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

 - i. Windows
 - a) Materials
 - 1) Anodized aluminum, vinyl or steel.
 - 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.

- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel.
 - b) Techniques and Configurations
 - 1) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
 - a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight feet clear above sidewalks.
 - 2) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
 - 3) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
- h. Exterior Lighting
 - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.
 - iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls may be permitted subject to the review and approval of a Minor Modification.
 - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.

- d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
- e) Distracting, flashing, traveling or animated lighting is not permitted.
- i. Outdoor Seating Areas
Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed (except where noted) in accordance with the requirements below. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:
 - i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - ii. Shall not encroach into the minimum required sidewalk per the applicable Railside Sub-district Street Typology and Streetscape Standards (Section II.G.5.)
 - iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
 - iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall not be used which are not intended for outdoor use.
 - v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - vi. Shall comply with building and fire codes.
 - vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - viii. Shall be subject to site plan review and approval.
- j. Fences/Screening Walls
Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6, Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:
 - i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) on the following page).
 - ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) on the following page).
 - iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.
 - iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof. Materials shall not be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.
 - v. Shall not exceed eight feet in height (except as noted in vii.c) in this subsection).
 - vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.

- vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the minimum required sidewalk per the applicable Railside Sub-district Street Typology and Streetscape Standards (Section II.G.5).
 - c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.
- k. Street Walls

Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:

 - i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
 - ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
 - iii. Shall be a minimum six feet and not exceed twelve feet in height.
 - iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
 - v. Shall be setback no more than twelve inches from the front building façade.

7. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21, Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - a) Solid metal gates;
 - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - c) Overhead doors; or
 - d) Any combination of the above.

- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;
or
 - c) Any combination of the above.
 - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
 - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening height.
 - iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.
 - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the City’s Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
 - iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site

the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.

- f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.
 - ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. Wall-mounted equipment.

Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:

 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Tubular steel fence in conjunction with evergreen shrubbery;
 - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
 - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

8. Thoroughfare Screening

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

9. Signage

Signage, where provided, shall be in accordance with Section III, Signage.

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H. Centennial Green

The Centennial Green Sub-district is anticipated to serve as future phases for ultimate build out of transit-oriented development at the nearby DART Spring Valley Station. Therefore, this Sub-district provides housing to support the Creative Corporate and Gateway Commercial Sub-districts. Given the primarily residential vision for this Sub-district, non-residential uses are allowed within limited areas; in some areas, non-residential uses are prohibited as free-standing buildings, thus requiring the uses to be vertically integrated. Floyd Branch and Lois Branch traverse this Sub-district, serving as a natural amenity which could potentially be further enhanced as publicly accessible open space.

1. Regulating Plan

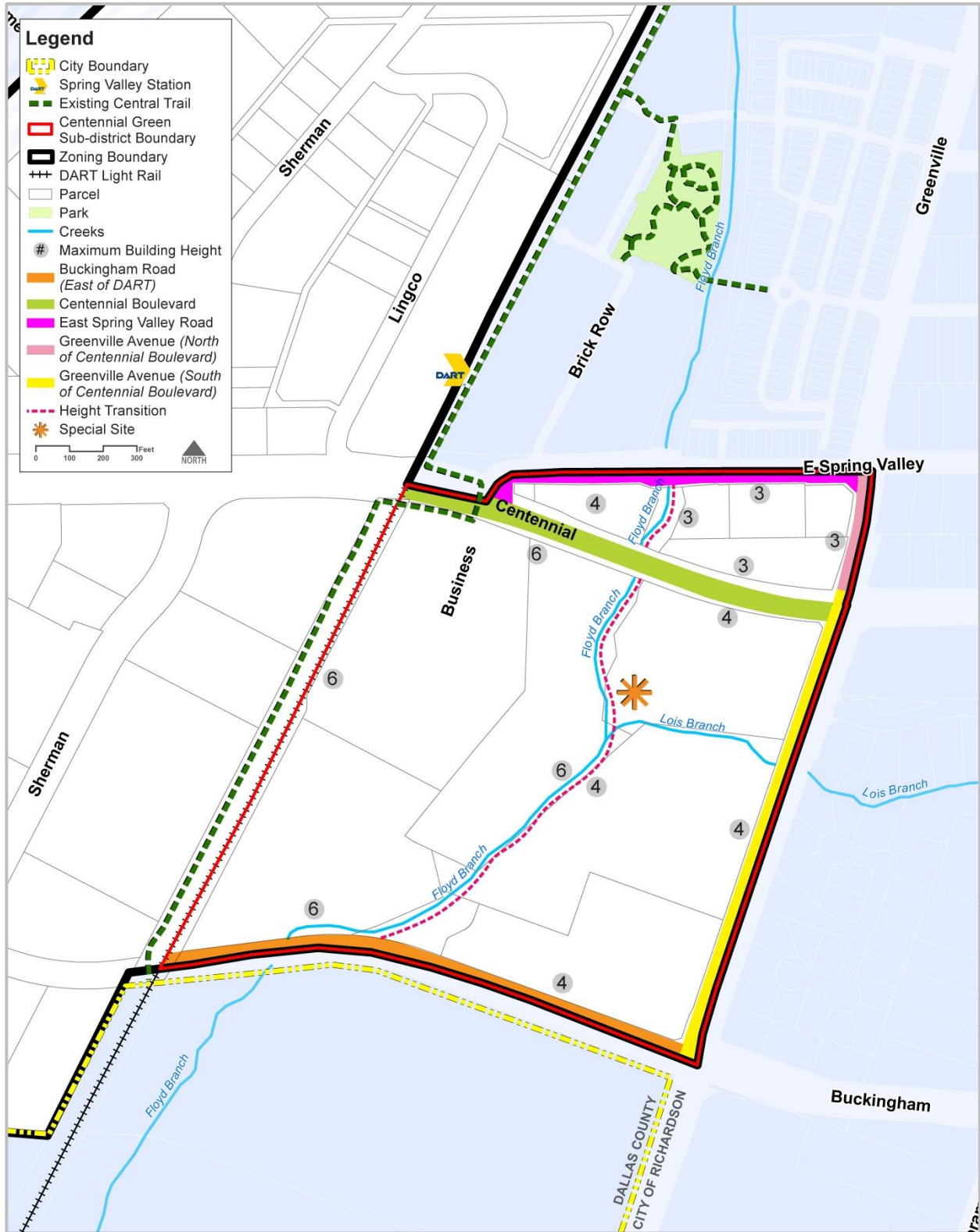
The regulating plan on the following page shall apply to all properties within the Centennial Green Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. This includes:

- i. Consideration of a special development plan for a residential development oriented towards the creeks with the creek as the amenity to the development.

Centennial Green Sub-district Regulating Plan



2. Public Open Space Plan

a. Intent

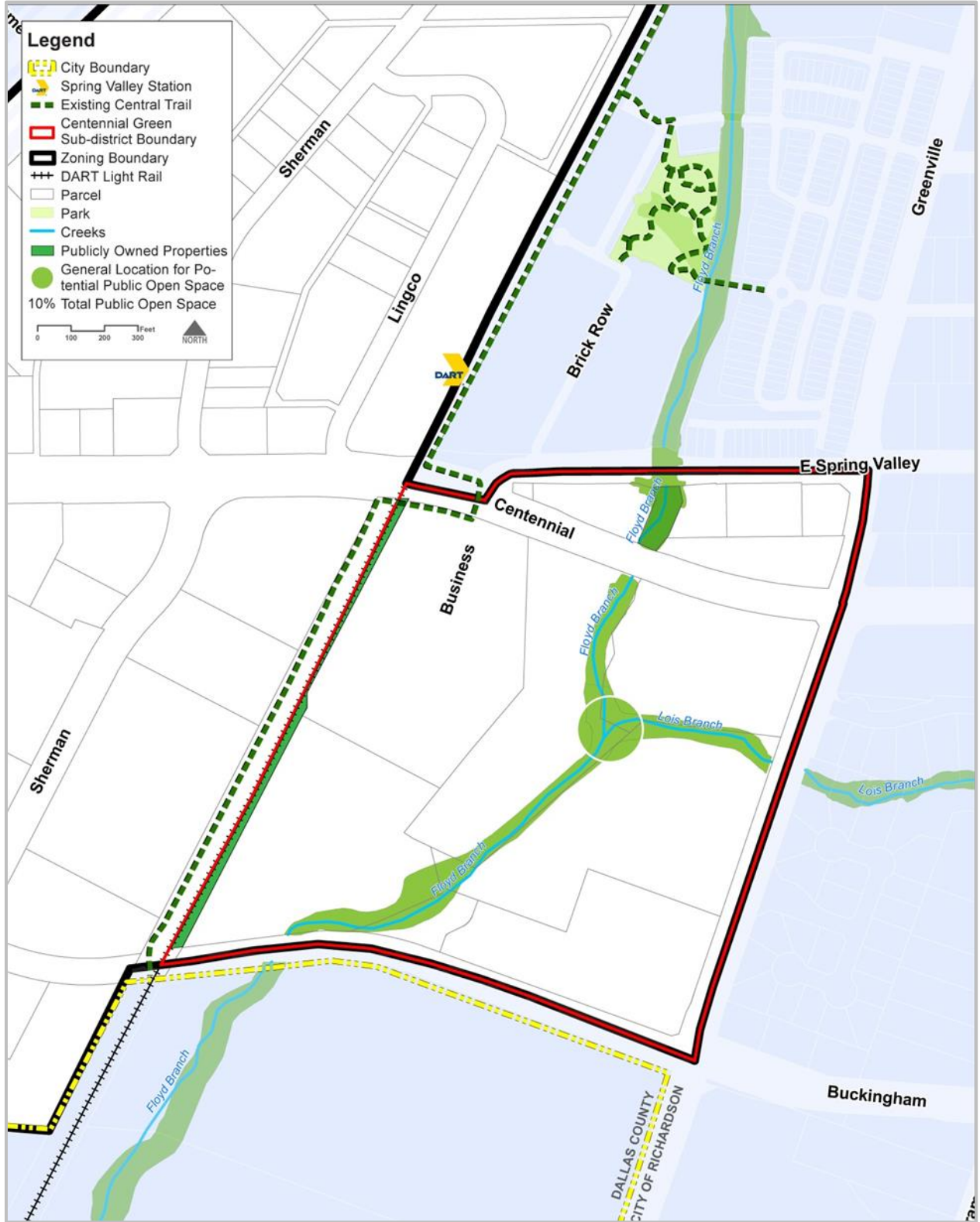
Public open spaces are important for the quality of life of residents and property owners in the Centennial Green Sub-district. The intent of open spaces in the Centennial Green Sub-district is recommended to:

- i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
- ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
- iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
- iv. Preserve prominent natural features that are valuable assets.
- v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.

b. Public and private open space shall be provided in accordance with Subsection II.H.3.g, Public and Private Open Space Requirements.

c. The graphic on the following page identifies recommended areas for public open spaces in the Centennial Green Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 10% of the entire Centennial Green Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

Centennial Green Sub-district Public Open Space Potential General Locations



3. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Centennial Green Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Centennial Green Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Centennial Green Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Centennial Green Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, In Excess of Three Antennas	S	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Assisted Living Facility	S	
Bakery	P	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard.
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Construction Field Office	P	
Cultural/Community Center	P	

Centennial Green Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Drive-Through Facility (All Uses)	S	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard.
Drugstore or Pharmacy	P	
Electronic-Cigarette Establishment	S	
Fine Arts Studio	P	
Fraternal Organization	P	
Health Club	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hotel, Full Service	S	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard.
Hotel, Other	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Independent Living Facility	S	
Large Scale Retail/Service Store	S	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard.
Laundromat	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Live/Work Unit	P	
Mailing Service	P	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard.
Martial Arts School	S	
Massage Establishment	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Nursing or Convalescent Home	S	
Office	P	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard.
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Garage, Municipal	P	

Centennial Green Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Pet Sales and Grooming	P	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard. Use prohibited east of Floyd Branch and south of Lois Branch. See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard.
Print Shop, Minor	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Private Club	S	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard. Use prohibited east of Floyd Branch and south of Lois Branch. See Subsection II.H.3.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption for exemption.
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Personal Items	P	Use prohibited as a free-standing building west of Floyd Branch and south of Centennial Boulevard. Use prohibited east of Floyd Branch and south of Lois Branch.
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
Smoking Establishment	S	
Tailor Shop	P	

- ii. Additional Supplemental Use Requirements
 - a) Live/Work Units

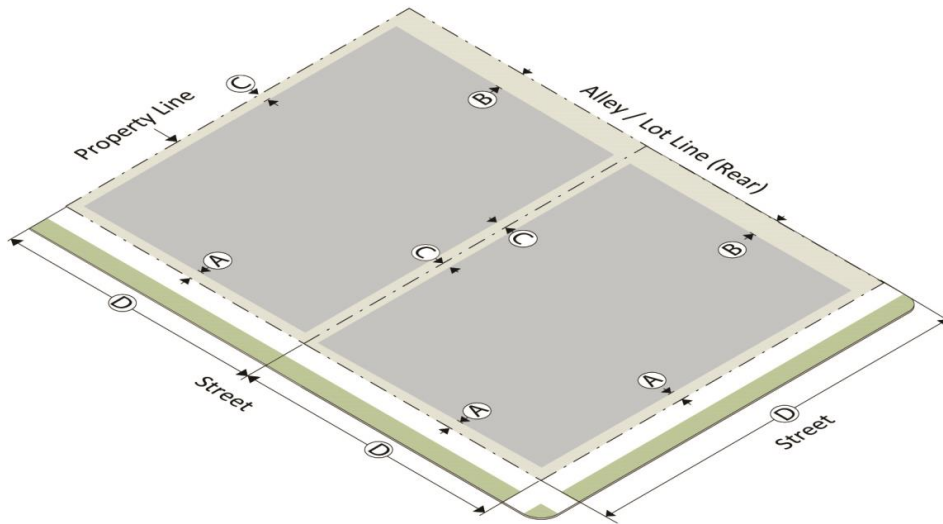
The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.
 - b) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption

Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, of the City's Code of Ordinances, as amended or its successors.
- b. Lots/Blocks
 - i. All lots shall have direct frontage to a street.
- c. Access
 - i. Alleys

Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
 - ii. Driveways
 - a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
 - b) Driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
 - c) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
 - d) Shared driveways shall be provided, where feasible to reduce the number of driveways along the street.
 - e) Driveways shall conform to City of Richardson standards for driveway construction.
 - iii. Mews Streets
 - a) Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is:
 - 1) Twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane.
 - 2) Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway.
 - 3) No parking is allowed on Mews Streets unless additional right-of-way is provided.
 - b) If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet.
 - c) For residential developments, a maximum of 25% of the residential lots may front on a mews street provided that the mews street is designed and constructed in accordance with Appendix C.

- d) Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
- iv. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Centennial Green Sub-district and Subsection II.H.4, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
 - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Centennial Green - Building Placement by Street Type						
		<i>East Spring Valley Road</i>	<i>Centennial Boulevard</i>	<i>Greenville Avenue (North of Centennial Boulevard)</i>	<i>Greenville Avenue (South of Centennial Boulevard)</i>	<i>Buckingham Road (East of DART)</i>
(A)	Required Front Build-To Zone ⁴³	<ul style="list-style-type: none"> •Min. 0 feet •Max. 10 feet 	<ul style="list-style-type: none"> •Min. 10 feet •Max. 80 feet 	<ul style="list-style-type: none"> •Min. 0 feet •Max. 10 feet 	<ul style="list-style-type: none"> •See II.H.3.d.vi. 	<ul style="list-style-type: none"> •See II.H.3.d.vii.
(B)	Required Rear Building Setback ⁴⁴	<ul style="list-style-type: none"> •Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> •Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> •Min. 10 feet if abutting an alley •Min. 0 feet if abutting a property or a mews street 	<ul style="list-style-type: none"> •Min. 0 feet 	<ul style="list-style-type: none"> •Min. 0 feet
(C)	Required Interior Side Building Setback	<ul style="list-style-type: none"> •No maximum setback 	<ul style="list-style-type: none"> •No maximum setback 	<ul style="list-style-type: none"> •No maximum setback 	<ul style="list-style-type: none"> •No maximum setback 	<ul style="list-style-type: none"> •No maximum setback
(D)	Building Frontage Buildout ⁴⁵	<ul style="list-style-type: none"> •Min. 40% of lot width 	<ul style="list-style-type: none"> •Min. 70% of lot width 	<ul style="list-style-type: none"> •Min. 50% of lot width 	<ul style="list-style-type: none"> •Not applicable 	<ul style="list-style-type: none"> •Not applicable

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
- ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.

⁴³ Where easements encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

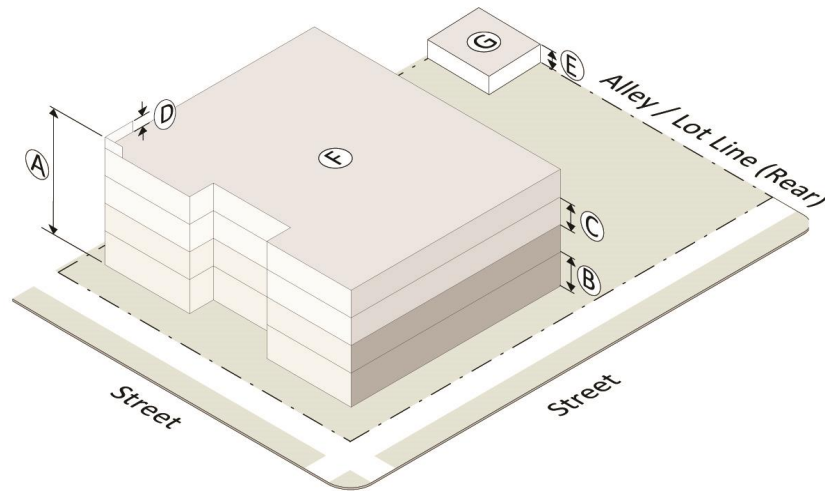
⁴⁴ Or as permitted by Building Code

⁴⁵ Required along all street Build-To Zones

- iii. Where street frontage is affected by the creek, the creek street frontage shall not be exempted when calculating the Building Frontage Build-Out percentage for a lot or property.
- iv. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone where allowed by this Code. In no case shall an encroachment be located over an on-street parking or travel lane, nor shall the encroachment substantially interfere with street tree growth.
- v. Publicly accessible open space (such as parks, plazas, squares, improved forecourts, pedestrian breezeway frontages, or other amenity which contributes to the streetscape) which is sited within the Build-to Zone and provided to satisfy Subsection II.H.3.g.ii., On-Site Open Space Requirements, may be applied towards satisfying Building Frontage Buildout requirements.
- vi. For properties with frontage along Greenville Avenue (south of Centennial Boulevard) as shown on the Centennial Green Sub-district Regulating Plan, a minimum ten foot front yard building setback is required.
- vii. For properties with frontage along Buckingham Road (east of DART) as shown on the Centennial Green Sub-district Regulating Plan, a minimum ten foot front yard building setback is required.
- e. Height and Ground Floor Size
 - i. Principal Buildings and Parking Structures
 - a) The maximum height of a principal building or parking structure shall be as identified on the Centennial Green Sub-district Regulating Plan.
 - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
 - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements as provided herein this subsection.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
 - e) Mechanical equipment, including screening mechanisms as required in Subsection II.H.6.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
 - f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.H.3.e.i.g)	21 See also II.H.3.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table on the previous page.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
 - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in the table in this Subsection II.H.3.e.iii.
 - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in this subsection, provided that the principal building incorporates window glazing in accordance with Subsection II.H.5.d.ii.a), of Architectural Standards, Non-Residential At-Grade. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in this subsection.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	East Spring Valley Road	3-4 stories max. ⁴⁶
	Centennial Boulevard	3-6 stories max. ⁴⁶
	Greenville Avenue (North of Centennial Boulevard)	3 stories max. ⁴⁶
	Greenville Avenue (South of Centennial Boulevard)	4 stories max. ⁴⁶
	Buckingham Road (East of DART)	4-6 stories max. ⁴⁶
Ⓑ	Ground Story	See Maximum Allowable Building Height Table in Subsection II.H.3.e.i.f)
	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.H.3.e.i.f)
Ⓓ	Parapet Wall, or Architectural Feature	6' max.
Ⓔ	Accessory Building	15' max.

Maximum Building Ground Floor		
Ⓕ	Principal Building fronting on:	
	East Spring Valley Road	15,000 sq. ft.
	Centennial Boulevard	25,000 sq. ft.
	Greenville Avenue (North of Centennial Boulevard)	15,000 sq. ft.
	Greenville Avenue (South of Centennial Boulevard)	30,000 sq. ft.
	Buckingham Road (East of DART)	30,000 sq. ft.
Ⓖ	Accessory Building	15% of Principal Building ground floor

⁴⁶ The exact maximum height of a principal building shall be as identified on the regulating plan.

f. Parking

i. Intent

The intent of this section is to:

- a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed use environment;
- b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
- c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
- d) Maximize on-street parking;
- e) Reduce the overall amount of pavement within the Sub-district; and
- f) Avoid adverse parking impacts on adjacent residential neighborhoods.

ii. Shared and On-Street Parking

- a) Shared parking is preferred. Centralized parking locations throughout the Sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
- b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
- c) On-street parking opportunities shall be maximized.

iii. Off-Street Parking Requirements

- a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Additionally, Subsection 21-52(b), Off-Street Parking of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, shall not apply.

Use	Parking Required
Multi-Family	1.5 spaces per dwelling unit
Single Family Dwelling (attached and detached)	2 spaces per dwelling unit (see II.H.3.f.iii.e), Single Family Dwelling Parking)
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces shall be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements (where allowed by the applicable Street Typology and Streetscape Standards).
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- e) Single Family Dwelling Parking
 - 1) Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. However, a maximum of 25% of the residential lots within a single family attached development only may have a front entry enclosed garage accessible from a mews street provided that the mews street is designed and constructed in accordance with Appendix C.
 - 2) The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited.
 - 3) The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least twenty feet.
- iv. Parking Structures
 - a) Parking structures shall not exceed the maximum building height as shown on the Centennial Green Sub-district Regulating Plan.
 - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
 - c) Where a parking garage must be located adjacent to a street:
 - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
 - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
 - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Centennial Green Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk.
 - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
 - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement in accordance with Subsection II.H.3.a., Use.
 - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
 - 1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking shall be prohibited within the Required Build-To-Zone with the exception of properties with street frontage along Centennial Boulevard. For properties with street frontage along Centennial Boulevard, Greenville Avenue (south of

Centennial Boulevard) and/or Buckingham Road (east of DART), parking shall be prohibited within a ten foot setback measured from the right-of-way.

- 2) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.
- c) Landscaping for Surface Parking
- All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided below.
- 1) Parking Lots Visible from Required Sidewalks (per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards [Section II.H.4.])

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.H.4.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.H.4.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:

 - (a) Retaining wall;
 - (b) Berming; or
 - (c) A combination of retaining wall, berming, and/or evergreen screening hedge.
 - 2) Interior Parking Lot Landscaping
 - (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
 - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.H.4.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
 - (c) A concrete, paverstone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to a landscape area. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
 - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
 - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.

- 3) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.H.4.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- 4) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- 5) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- 6) Maintenance
 - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
 - i. Application
 - a) Open space requirements shall apply to:
 - 1) New development or a complete redevelopment scenario.
 - b) Open space requirements do not apply to:
 - 1) Live/work units;
 - 2) Adaptive reuse sites;
 - 3) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller; and
 - 4) Single family attached and detached dwellings.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Centennial Green Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

 - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
 - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
 - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public, and may be applied towards satisfying Building Frontage Buildout requirements in accordance with Subsection II.H.3.d.v. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the

required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.

4. Street Typology and Streetscape Standards

a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets.

b. Street Standards.

i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Centennial Green Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding Street Typology and Streetscape Standards graphic on the following pages.

ii. Existing Streets. The regulating plan depicts existing streets within the Centennial Green Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standards and for the distance adjacent to the property:

- a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
- b) Construct the necessary on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
- c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards in Subsection II.H.4. Additionally, the City may require the property owner to escrow funds for the roadway improvements in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors. The City shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zones including irrigation system, and sidewalk/multi-purpose trail improvements at such time when determined by the City.

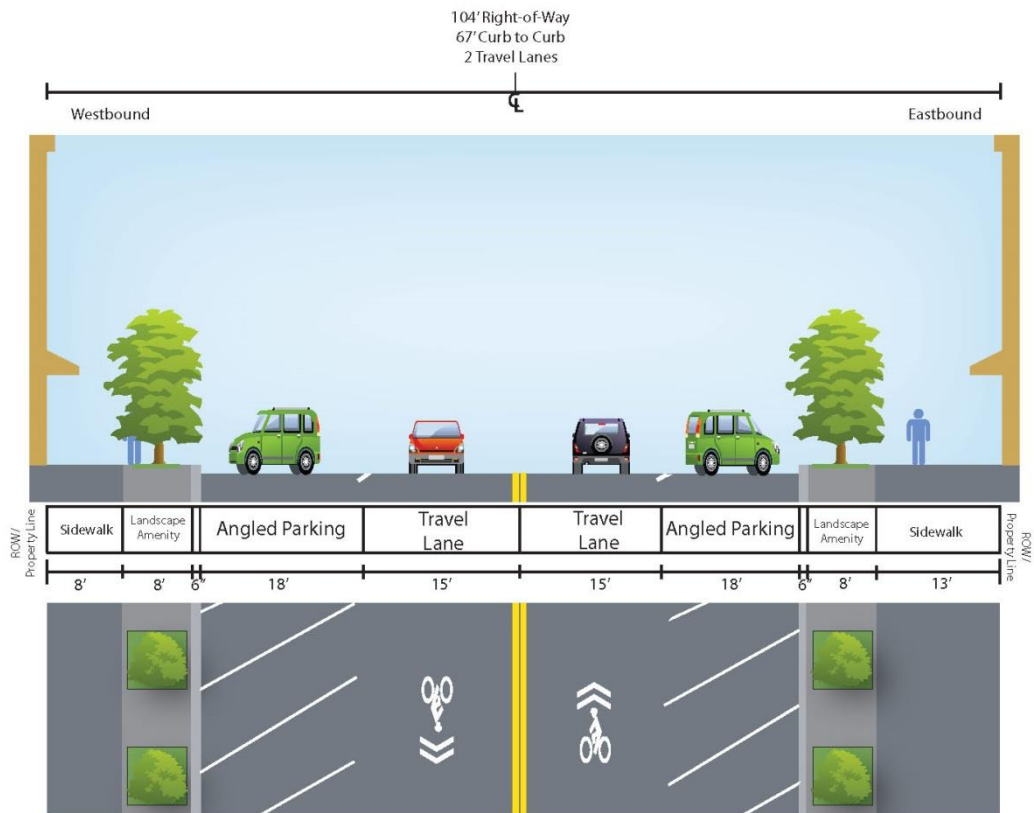
iii. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Centennial Green Sub-district Regulating Plan, the property owner shall:

- a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Centennial Green Sub-district Street Typology and Streetscape Standards (Subsection II.H.4.) or the Urban Mixed Use street section provided for in the Railside Sub-district Street Typology and Streetscape Standards (Subsection II.G.5.);

- b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements; and
- c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk/multi-purpose trail improvements required in a) and b) in this subsection. However, should the City decide to maintain the street improvements required in a) and b) in this subsection, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- iv. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City’s Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

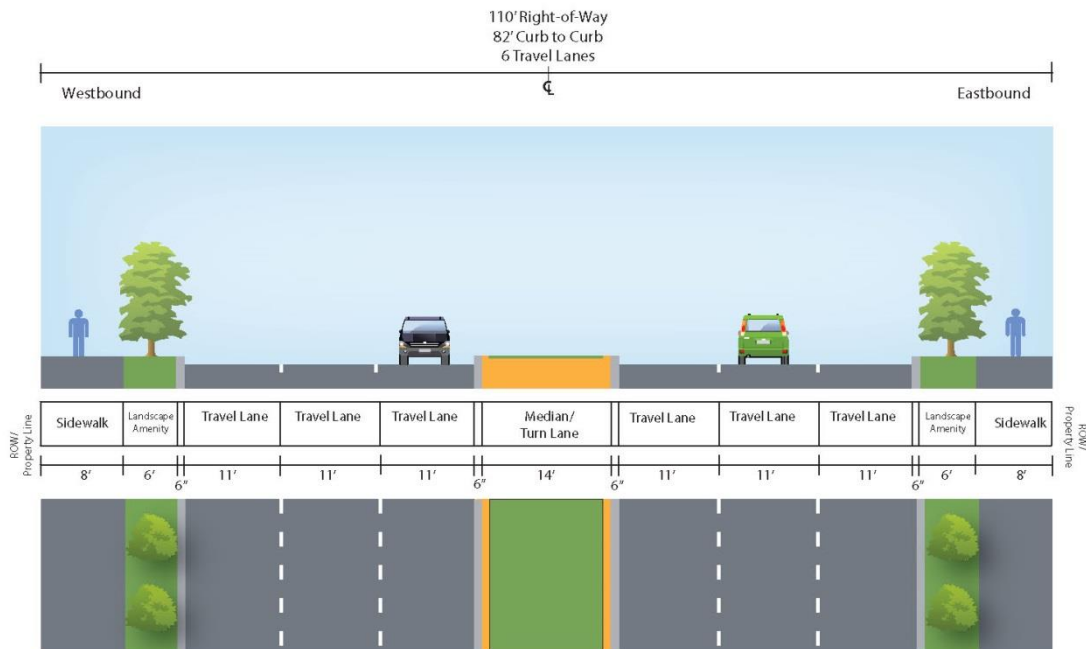
Centennial Green

East Spring Valley Road



Centennial Green

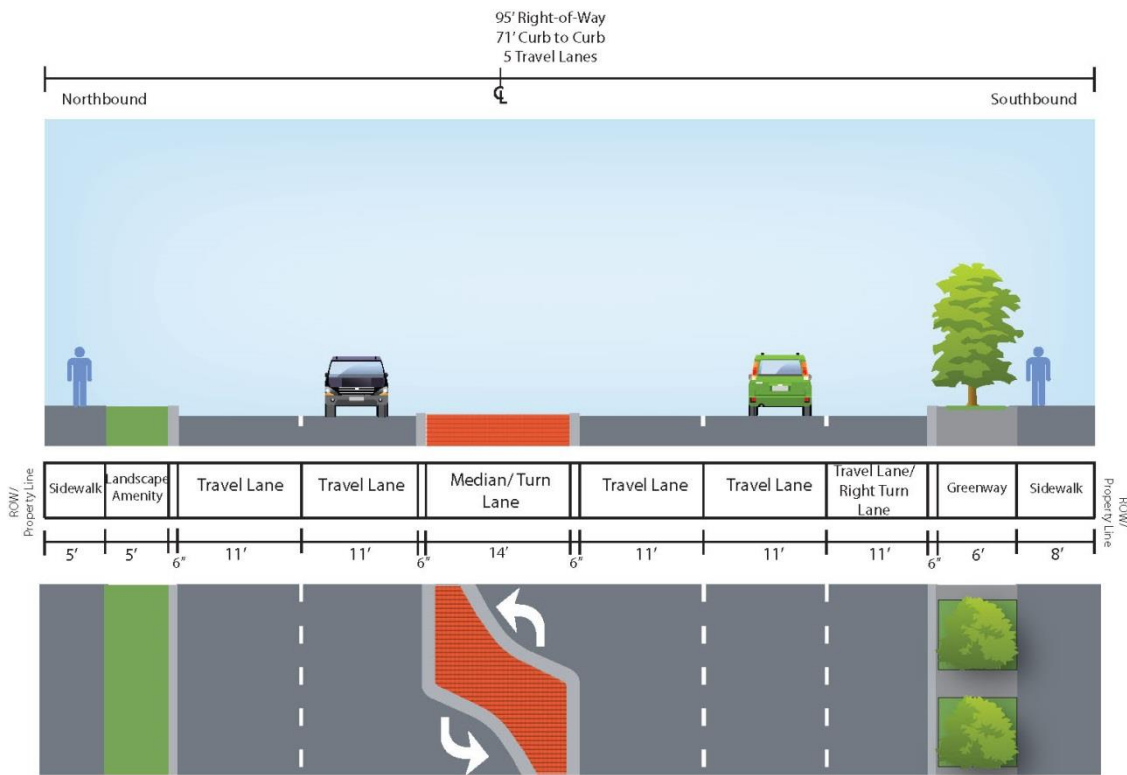
Centennial Boulevard



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on Centennial Boulevard.

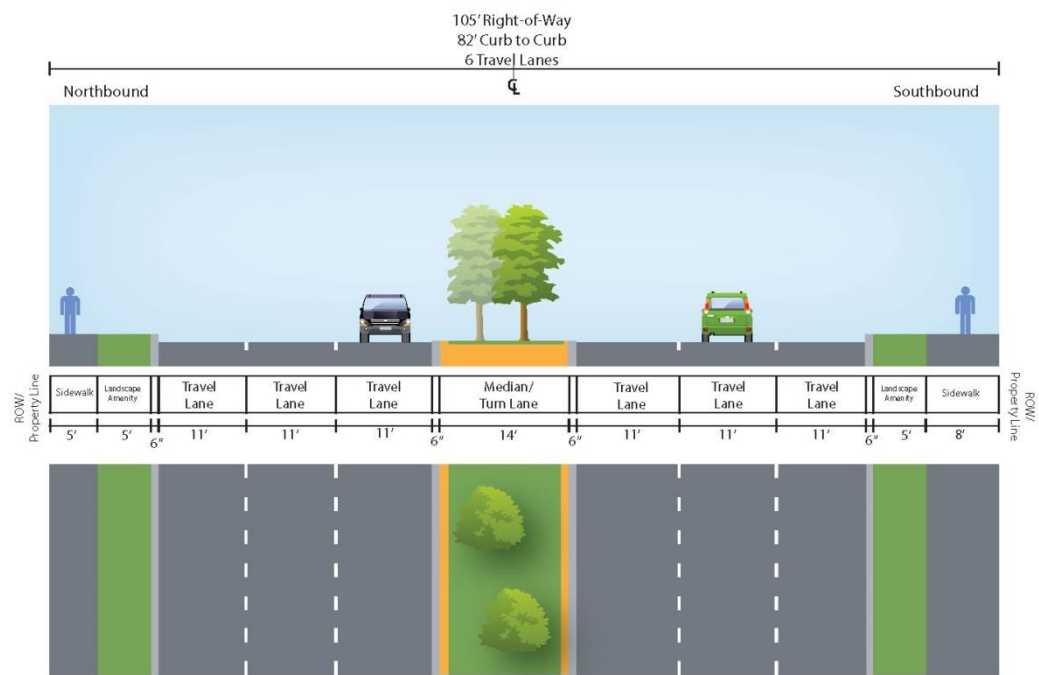
Centennial Green

Greenville Avenue (North of Centennial Boulevard)



Centennial Green

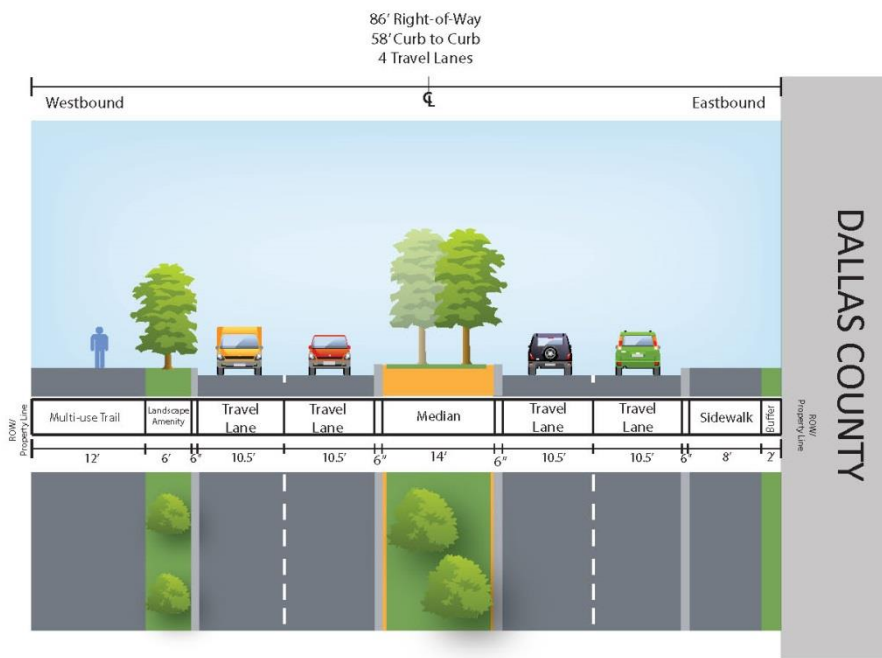
Greenville Avenue (South of Centennial Boulevard)



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on Greenville Avenue.

Centennial Green

Buckingham Road (East of DART)



All new and existing driveways, streets, and alleys may require an additional dedicated right turn lane on Buckingham Road.

- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Centennial Green Sub-district Street Typology and Streetscape Standards (Subsection II.H.4., Street Typology and Streetscape Standards), and in accordance with Subsection II.H.4.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
 - b) Street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
 - ii. Type
 - a) Pedestrian light
 - 1) Design/Material: Acorn or modified acorn heads, with round steel/aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Centennial Green Sub-district Representative Urban Design Elements
 - b) Bench
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, vertical or horizontal 1½" wide slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 6' long with back and arm rest
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Centennial Green Sub-district Representative Urban Design Elements
 - c) Trash receptacle
 - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, swing out, side-opening, minimum 1" slats
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 24" diameter, approximately 40" High, minimum thirty-six gallon capacity
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Centennial Green Sub-district Representative Urban Design Elements
 - d) Planter
 - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation option
 - 2) Color: Natural grey concrete
 - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 40" diameter, approximately 18"-30" high
 - 4) Spacing/Placement: Groups of three minimum, location as determined by the City

- 5) Reference Images: See Centennial Green Sub-district Representative Urban Design Elements
- e) Bike rack
 - 1) Design/Material: Round steel powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: Approximately 25”-28” wide, 27”-32” high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Centennial Green Sub-district Representative Urban Design Elements
- f) Bollard
 - 1) Design/Material: Round Precast Concrete with polyester powder coat finish
 - 2) Color: Dark Grey or Black
 - 3) Dimensions: 12” diameter, 33” high
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Centennial Green Sub-district Representative Urban Design Elements
- g) Tree grate
 - 1) Design/Material: Cast iron
 - 2) Color: Baked oil finish
 - 3) Dimensions: 6’X6’ Square, maximum ½” vertical and horizontal slots , ADA Compliance
 - 4) Spacing/Placement: Location as determined by the City
 - 5) Reference Images: See Centennial Green Sub-district Representative Urban Design Elements
- h) Sidewalk paving
 - 1) Concrete
 - 2) Brick pavers (as approved by the City)
 - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types

Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Centennial Green Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



Trash Receptacle



Planter



Tree Grate



Bike Rack



d. Landscape and Street Trees

- i. Street Trees. Street trees shall be selected from the plant list in Subsection II.H.4.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
 - a) Street trees shall be large shade trees, and shall be:
 - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape Standards graphic;
 - 2) Planted with an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
 - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than seven feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
 - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.H.4.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
 - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses will be utilized for meeting landscaping requirements.
 - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.H.4.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
 - v. Maintenance
 - a) Except as provided in Subsection II.H.4.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
 - b) Except as provided in Subsection II.H.4.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
 - vi. Plant list
 - a) Street Trees (minimum three-inch caliper)
 - Allee Elm, *Ulmus parvifolia* 'Emer II'
 - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*
 Homestead Elm, *Ulmus* 'Homestead'
 Locust / Shademaster Locust, *Gleditsia triacanthos*⁴⁷
 October Glory Maple, *Acer rubrum* 'October Glory'
 Red Maple, *Acer rubrum*
 Shantung Maple, *Acer truncatum*
 Shumard Red Oak, *Quercus shumardii*⁴⁸
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/two-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*
 Yaupon Holly, *ilex vomitoria* (female only such as 'Pride of Houston' or 'Will Fleming')
 Deciduous Holly, Warren's Red, *ilex decida*
 Crape Myrtle, *Lagerstromia indica*
 Mexican Plum, *Prunus mexicana*
 Mexican Redbud, *Cersis canadensis var. mexicana*
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
 Texas Redbud, *Cersis canadensis var. texensis*
 American Smoke Tree, *Cotinus obovatus*
 Vitex, *Vitex negundo* 'Heterophylla'
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
 Abelia Grandiflora, *Abelia grandiflora*
 Barberry, *Barberry spp.*
 Red Yucca, *Hesperaloe parviflora*
 Texas Sage, *Leucophyllum frutescans*
 Indian Hawthorn, *Raphiolepis indica*
 Native Sumac, *Rhus typhina*
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 Photinia, *Photinia fraseri*
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum one gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full
 Santolina, *Santolina virens*
 Trumpet Vine, *Campsis radicans*
 Coral Honeysuckle, *Lonicera sempervirens*
 Purple Honeysuckle, *Lonciera japonica* 'purperia'
 Virginia Creeper, *Parthenocissus quinquefolia*
 Lady Banks Rose, *Rosa banksiaw lutea*
 Wisteria, *Wisteria sinensis*

⁴⁷ Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

⁴⁸ Should provide a limited root barrier to direct spreading roots downward.

- Vinca (major), *Vinca major* 4" pot, heavily rooted, full
- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
 - Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
 - Feather Reed Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass

5. Architectural Standards

a. Intent

Within the Centennial Green Sub-district, building designs should be comprised of simple, clean shapes and forms, and may include the integration of modern building materials to provide individual building identity. Redevelopment of existing building structures will allow for new infill development with the potential for larger building mass. Therefore, consideration should be given towards building design that is contextually sensitive where adjacent to existing single family residential neighborhoods. Additionally, exterior façade wall articulation and rhythm is also important for the identification of businesses, pedestrian scale and district identity.

b. Building Articulation

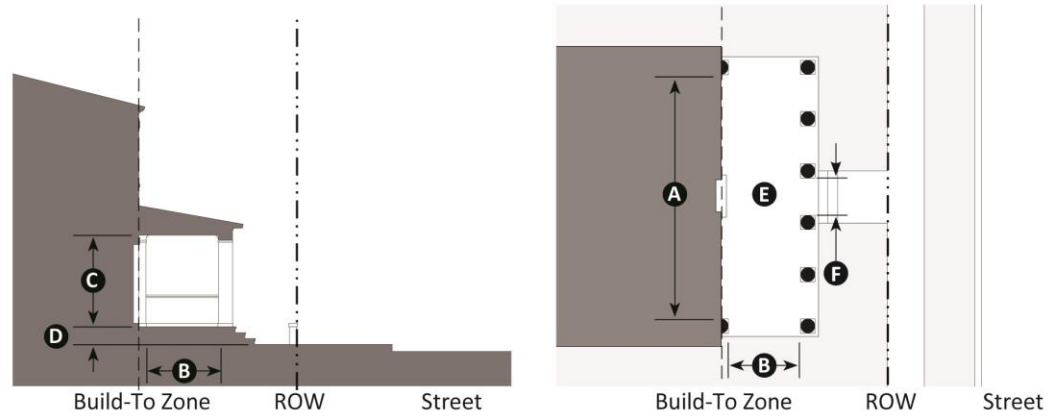
Where clearly visible from a public street or open space:

- i. Buildings must demonstrate both horizontal and vertical articulation.
- ii. For the first two stories, buildings will generally maintain a façade rhythm. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.
- iii. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

c. Residential At-Grade

- i. All residential units within four feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards in Subsection II.H.4. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
- ii. Parking located below the building shall not be visible from the sidewalk or public open space.
- iii. The minimum finished floor elevation for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).
- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.

- v. Lobbies to upper stories shall have an entry from the minimum required sidewalk per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards.
- vi. Balcony railings shall be minimum 50% open or transparent, and constructed of glass or metal.
- vii. Porches
 - a) Porches may be projecting or integrated into the primary entry of a building.
 - b) Encroachment into Build-to Zone – refer to Subsection II.H.3.d, Building Placement.



Projecting Porch



Engaged Porch

(A)	Width	8 feet min.
(B)	Depth	6 feet min.
(C)	Height	8 feet min.
(D)	Finish Level Above Sidewalk	18 inches min.
(E)	Floor Area	48 sq. ft. min.
(F)	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
 - i. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection. Additionally, all primary entrances shall be oriented to the minimum required sidewalk per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards in Section II.H.4., for ease of pedestrian access. Secondary and service entrances may be located from alleys, mews streets or internal parking areas.
 - ii. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Centennial Green Sub-district Street Typology and Streetscape Standards in Section II.H.4, non-residential uses which are at-grade shall:
 - a) Have a minimum of 50% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
 - b) Have all primary entries covered with awnings, canopies, or be inset behind the front façade a minimum six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
 - i. Materials

Each exterior wall shall comply with the following materials requirements:

 - a) Primary Materials ($\geq 75\%$)
 - 1) Masonry
 - 2) Stone
 - 3) Ventilated façade systems (above ground floor only)
 - 4) Metal grating, cladding or panels (high rise buildings only as defined by the Building Code, as amended)
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Metal Grating, Cladding or Panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Metal Accents
 - 3) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a street or public open space in lengths greater than twenty linear feet. Design treatments to eliminate blank facades are subject to City Manager or designee approval based on the ability to enhance the pedestrian and visual environment and can include items such as transparent windows and doors, display windows and/or awnings.
 - b) All elevations visible from the public open space or street shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade should be treated with equal design attention.

- c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a brick masonry wall upper story with a stone base).
- f. Roofs and Parapets

It is anticipated that the majority of roof types within the Centennial Green Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. Roof top plazas are encouraged as well as green roofs.

 - i. Materials
 - a) Roofs may be constructed of any material that is permitted by applicable building codes.
 - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
 - ii. Techniques and Configurations
 - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.H.6.d., Roof-mounted Equipment.
- g. Windows, Doors, Awnings and Canopies

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

 - i. Windows
 - a) Materials
 - 1) Anodized aluminum, vinyl or steel.
 - 2) For required windows at the ground floor, a minimum 60% visible light transmittance is preferred. However, windows having a visible light transmittance less than 60% may be allowed in order for the windows to satisfy building code requirements related to energy efficiency, provided that the windows maximize, to the extent possible, the visible light transmittance desired for non-residential uses at the ground floor level for urban streetscape environments to maximize the visibility of the interior activities of the building.
 - 3) Mirrored glass is prohibited.
 - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor non-residential buildings.
 - 5) At the ground floor level:
 - (a) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
 - (b) Black glass, opaque glass and other “false window” techniques are prohibited.

- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or steel.
 - b) Techniques and Configurations
 - 1) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys, mews streets, or internal parking areas.
- iii. Awnings and Canopies
 - a) Materials
 - 1) Metal, canvas, or glass
 - b) Techniques and Configurations
 - 1) Minimum eight feet clear above sidewalks.
 - 2) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
 - 3) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
- h. Exterior Lighting
 - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
 - ii. Materials
 - a) Permitted Exterior Lighting
 - 1) LED
 - 2) Halogen
 - 3) Metal Halide
 - 4) Incandescent
 - 5) Compact fluorescent
 - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
 - b) Prohibited Exterior Lighting
 - 1) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
 - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.
 - iii. Standards
 - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Lighting shall be directed downward. Up-lighting of building walls may be permitted subject to the review and approval of a Minor Modification.
 - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.

- d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
- e) Distracting, flashing, traveling or animated lighting is not permitted.
- i. Outdoor Seating Areas

Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed (except where noted) in accordance with the requirements below. These requirements are not intended to prohibit a non-residential or residential use from using patio umbrellas. Outdoor seating areas:

 - i. May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - ii. Shall not encroach into the minimum required sidewalk per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards (Section II.H.4.)
 - iii. May be enclosed by a perimeter fence and/or wall which shall be constructed of tubular steel, wood, masonry and/or a combination thereof, and shall not exceed forty-two inches in height. When provided for residential uses, the fence and/or wall shall also be a minimum 50% open or transparent.
 - iv. May be enclosed temporarily (except as noted in v. below); however the temporary enclosure shall be constructed of canvas, screen mesh, sun shade fabric, clear vinyl and/or other materials as approved by the City Manager or designee. Materials shall not be used which are not intended for outdoor use.
 - v. When located in a front yard or within the Required Front Build-to Zone, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - vi. Shall comply with building and fire codes.
 - vii. Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - viii. Shall be subject to site plan review and approval.
- j. Fences/Screening Walls

Fences and screening walls are allowed in accordance with the requirements below. Additionally, except as listed in this Code, fencing and screening walls shall comply with Chapter 6, Buildings and Building Regulations and Chapter 22. Traffic of the City's Code of Ordinances, as amended or its successors. Fences and screening walls:

 - i. Shall not be placed between the established building line and right-of-way line (except as noted in vii.a) on the following page).
 - ii. Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except as noted in vii.b) on the following page).
 - iii. May have a vehicle ingress/egress gate provided that the gate is setback a minimum twenty feet from the right-of-way line. Such gate shall not open outward towards the right-of-way.
 - iv. Shall be constructed of tubular steel, wood, masonry, other materials as approved by the City Manager or designee, and/or a combination thereof. Materials shall not be used which are not intended for fence use. Additionally, the following materials are prohibited: vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire.
 - v. Shall not exceed eight feet in height (except as noted in vii.c) on the following page).
 - vi. Shall be constructed so that the finished side of the fence or screening wall which is visible from streets and/or public open spaces, will face outward.

- vii. When used for outdoor seating areas or yards for residential uses:
 - a) May be placed between the established building line and right-of-way line.
 - b) May be located within the Required Front Build-to Zone or within the front yard building setback, provided that the fence or wall does not encroach into the minimum required sidewalk per the applicable Centennial Green Sub-district Street Typology and Streetscape Standards (Section II.H.4).
 - c) Shall be limited to maximum 42 inches in height.
 - d) Shall be a minimum 50% open or transparent.
- k. Street Walls

Street walls establish a defined edge to the public street realm, where building walls do not exist. The street walls help to define outdoor spaces and separate the public street realm from the private realm. Street walls:

 - i. Shall be allowed only in conjunction with buildings that comply with the Required Front Build-to Zone and Building Frontage Buildout placement requirements.
 - ii. May be placed within the Required Front Build-to Zone for the remaining percentage of lot width not occupied by the principal building and/or parking garage.
 - iii. Shall be a minimum six feet and not exceed twelve feet in height.
 - iv. Shall be a masonry wall, and be architecturally designed and constructed of materials consistent with the primary building in which it is serving and/or attached. Blank wall lengths exceeding twenty feet are prohibited.
 - v. Shall be setback no more than twelve inches from the front building façade.

6. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21, Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
 - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
 - ii. Off-street loading docks/areas for non-residential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
 - a) Solid metal gates;
 - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
 - c) Overhead doors; or
 - d) Any combination of the above.
 - iii. Off-street loading docks/areas for non-residential uses located adjacent to single family residential zoning districts shall be enclosed on three sides by minimum eight foot tall masonry screening walls architecturally consistent with the principal building on the site.

- c. Outdoor Storage
 - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
 - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
 - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;
or
 - c) Any combination of the above.
 - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
 - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
 - ii. The height of the screening device shall be the height of the tallest element of roof-mounted equipment.
 - iii. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Mechanical equipment taller than the parapet or architectural design element shall be screened by an additional screening device to achieve the required screening height.
 - iv. The outside of the screening device shall be painted or finished in a similar color to the building façade, trim or roof surface.
 - v. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters, recycling dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

 - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard.
 - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be sited in accordance with the City’s Dumpster/Compactor Pad Detail. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).

- iv. A Minor Modification may be requested to allow for alternate container placement standards in order to accommodate servicing the container if it is not feasible to site the container in accordance with the requirements of this subsection. Screening requirements shall not be waived.
- f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus
 - i. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility meters and other utility apparatus (including transformers), should be located to the rear of the structure or to the side of the structure in a designated utility or service yard.
 - ii. Ground-mounted equipment (including air conditioning units, generators and mechanical equipment), utility and other utility apparatus (including transformers) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - a) Landscaping, including trees or evergreen shrubbery;
 - b) Masonry walls architecturally consistent with the principal building on the site;
 - c) Tubular steel fence in conjunction with evergreen shrubbery; or
 - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
 - g. Wall-mounted equipment.
Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from the view of streets, public open space and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
 - i. Landscaping, including trees or evergreen shrubbery;
 - ii. Masonry walls architecturally consistent with the principal building on the site;
 - iii. Tubular steel fence in conjunction with evergreen shrubbery;
 - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
 - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

7. Thoroughfare Screening

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

8. Residential Zoning District Adjacency

- a. Properties shall be exempt from Section 21-47, Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where non-residential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum fifty foot right-of-way) or greater, a minimum six-foot tall masonry screening wall shall be provided.

9. Signage

Signage, where provided, shall be in accordance with Section III, Signage.

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III. Signage

A. Intent

Signs are important to the success of most commercial activities, identifying the business to both pedestrian and occupants of passing vehicles. The intent of this section is to help enliven retail, restaurant and mixed use areas by allowing for a reasonable amount of signage that is in keeping with the context of the individual Sub-districts, yet limiting the visual clutter that signage can otherwise create. Signs shall be straightforward, professional in appearance, and clear as to the ability to convey its information. Signs should also be provided in a manner that is appropriate in scale for the public realm, particularly in a pedestrian oriented environment. These standards should not be interpreted to prevent Sub-district-oriented signs such as seasonal banners and wayfinding signs.

B. Sign Regulations

1. *General Standards*

The following standards shall apply to all sign types:

- a. The location, size, color, materials, and design of signs should be in keeping with the character of the individual Sub-districts.
- b. Signage should be oriented primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the Sub-districts.
- c. Signs should be integrated into the overall building design in terms of placement, materials, colors, scale, and proportions.
- d. Signs attached flush to the building should not obscure any significant architectural details.
- e. Sign materials should be durable.
- f. Sign lettering should be simple, legible and appropriately proportioned for clear communication.
- g. Signage may only be externally lit with a full-spectrum source, unless otherwise approved by a Minor Modification. External lighting options include: direct lighting, back lighting and halo lighting. Internally lit letters and neon are also permitted. Additionally, external light sources shall not be visually intrusive into the pedestrian environment.
- h. Identification signs within a single development should be similar in design to enhance consistency and project identity.
- i. Except as specifically listed in this Code, all other signage and sign standards shall comply with Chapter 18. Sign Regulations of the City's Code of Ordinances, as amended or its successors.

2. *Regulation by Use*

- a. Address Signs
Address signs are required for all buildings and shall be in conformance with the applicable regulations in the Code of Ordinances, as amended or its successors.
- b. Mixed Use and Non-Residential Uses
 - i. Ground floor
 - a) The ground floor of the building (maximum twenty-five feet in height) shall have a maximum combined effective area for all signs requiring a permit not exceeding 20% of the total area of the ground floor façade or 200 square feet,

- whichever is less. For multi-tenant buildings, the effective area for all signs for each tenant shall not exceed 20% of the total area for the tenant’s portion of the façade.
- b) Signs may be placed on each exterior façade, subject to the 20% limit per façade required in a). of this Subsection.
 - c) The total sign area may be divided into any combination of individual signs as allowed in Subsection III.E., Permitted Signs.
- ii. Upper story floors
 - a) The area above the ground floor shall have a maximum combined effective area for all signs requiring a permit not exceeding 5% of the total area of each façade above the ground floor.
 - b) Signs may be placed on each exterior façade, subject to the 5% limit per façade as provided in a) above.
 - c) The total sign area above the ground floor may be divided into any combination of individual signs as allowed in Subsection III.E., Permitted Signs.
 - d) If a ground floor use occupies one or more floors above the ground floor, that section of the façade above the ground floor is eligible for signage not to exceed 5% of the total area of the tenant’s portion of the façade above the ground floor.
 - iii. Monument signs shall be limited to one per lot street frontage as allowed in Subsection III.E., Permitted Signs, for properties with frontage along the streets listed below:
 - a) Belt Line Road/Main Street within the Central Place Sub-district;
 - b) Central Expressway frontage road within the Central Place, Interurban and Gateway Commercial Sub-districts;
 - c) West Spring Valley Road within the Gateway Commercial, Creative Corporate and Railside Sub-districts;
 - d) Centennial Boulevard within the Centennial Green Sub-district;
 - e) Greenville Avenue (South of Centennial Boulevard) within the Centennial Green Sub-district;
 - f) Buckingham Road within the Centennial Green and Creative Corporate Sub-districts;
 - g) Sherman Street within the Creative Corporate Sub-district;
 - h) Prestonwood Drive within the Creative Corporate Sub-district; and
 - i) TI Boulevard within the Creative Corporate Sub-district.
 - iv. For properties with street frontage along Central Expressway frontage road, pole signs shall be allowed in accordance with Chapter 18. Sign Regulations of the City’s Code of Ordinances, as amended or its successors for retail and commercial zoning districts.
- c. Multi-family Uses

The following regulations shall apply to buildings used solely for residential purposes. For Mixed Use buildings that include multi-family residential uses, refer to Subsection III.B.2.b. Mixed Use and Non-Residential Uses, above.

 - i. The maximum combined effective area of all signs requiring a permit may not exceed 5% of the total area of each façade.
 - ii. The total sign area may be divided into any combination of individual signs as allowed in Subsection III.E., Permitted Signs.

- iii. Signs may be placed on each exterior façade, subject to the 5% limit per façade as provided in Subsection III.B.2.c.i., in this subsection.
- iv. Monument signs shall be limited to one per lot street frontage as allowed in Subsection III.E., Permitted Signs, for properties with frontage along the streets listed below:
 - a) Belt Line Road/Main Street within the Central Place Sub-district;
 - b) Central Expressway frontage road within the Central Place, Interurban and Gateway Commercial Sub-districts;
 - c) West Spring Valley Road within the Gateway Commercial, Creative Corporate and Railside Sub-districts;
 - d) Centennial Boulevard within the Centennial Green Sub-district;
 - e) Greenville Avenue (South of Centennial Boulevard) within the Centennial Green Sub-district;
 - f) Buckingham Road within the Centennial Green and Creative Corporate Sub-districts;
 - g) Sherman Street within the Creative Corporate Sub-district;
 - h) Prestonwood Drive within the Creative Corporate Sub-district; and
 - i) TI Boulevard within the Creative Corporate Sub-district.
- d. Single family Detached and Townhome Uses
In addition to any required address number signs, only a nameplate is permitted.

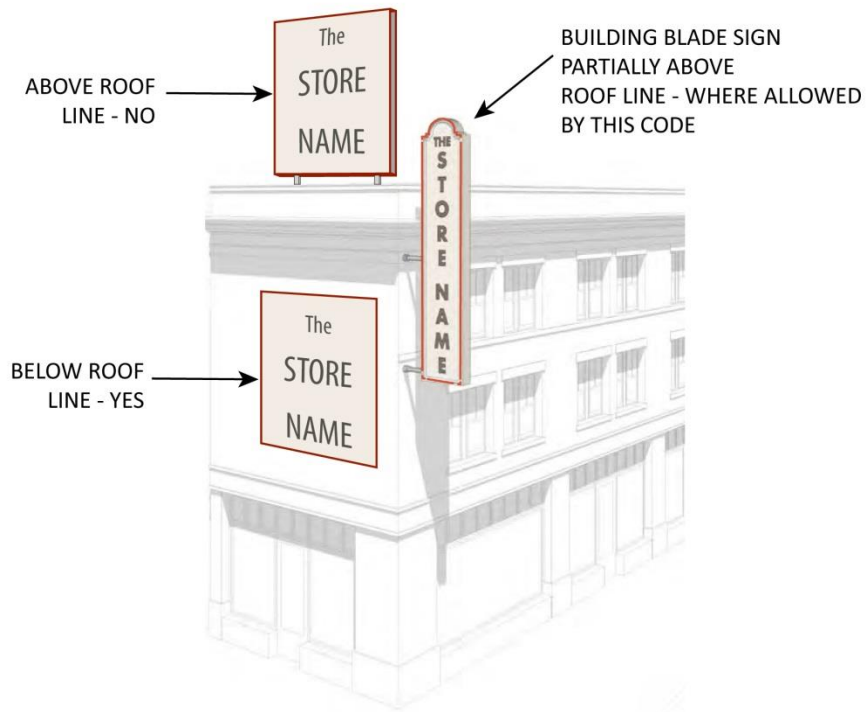
C. Master Sign Plan

For sites larger than seven acres, an applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City Manager or designee and are subject to approval by the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the proposed Master Sign Plan is consistent with the following criteria:

1. Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
2. Enhances the compatibility of signs with the architectural and site design features within a development;
3. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

D. Prohibited Signs

1. The following signs shall not be allowed:
 - a. Off-premise signs, except that District Identity Signs may be located off premises subject to approval of a Minor Modification;
 - b. Internally-lit box signs (except for building blade signs);
 - c. Flashing, animated or running light signs;
 - d. Pole signs, except where allowed along Central Expressway frontage road as provided in the Code; and
 - e. Hot air balloon shaped and other inflatables.
2. Signs shall not be roof-mounted or project above the roof line, except for Building Blade Signs where permitted in the Code.



E. Permitted Signs

Signage is allowed in accordance with the requirements set forth in the following table.

Address Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	P	P	P	P	No
Standards	Address signs meeting the requirements outlined below shall not require a sign permit prior to installation: a. Address sign text shall be no larger than twelve inches in height. b. Address signs, including suite numbers, shall be limited to one per entrance. c. Address signs shall be in conformance with the regulations in the Code of Ordinances.				
A-Frame/Sandwich Board Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	-	P	No
Standards	a. A-Frame/Sandwich board signs shall be limited to one per business and may only advertise retail/commercial activities and shall not be used to advertise real estate sales or leasing opportunities. b. Signs shall not be located within the minimum required sidewalk as per the applicable Street Typology and Streetscape Standards; however, signs may be located within the landscape/amenity (or amenity) zone per the applicable Street Typology and Streetscape Standards, as well as within sidewalk areas outside of the minimum required sidewalk. c. Signs shall be located within twenty feet of the primary entrance to the business. d. Signs shall not exceed eight square feet in area per face and four feet in height. The entire sign structure shall be included in the calculation of the sign area. e. Signs shall be professionally manufactured with the frame of the sign made from wood or finished metal. PVC and Coroplast shall not be allowed as sign materials. f. Attachments to the sign shall not be permitted. g. Signs may include a chalkboard or bulletin board. h. Signs shall be weighed down with weights integrated into the sign but shall not be weighted with sand bags or similar methods or chained or bolted to the building, sidewalk, street signs, light poles or other street furnishings. i. Signs shall be used during business hours only and shall not be left outside the building overnight.				
Awning/Canopy Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	a. Awning /Canopy signs shall be permitted for ground floor uses only. b. Signs on awnings/canopies shall be printed, painted or applied directly on the surface of the awning. c. Backlighting of awning /canopy signs shall be prohibited. d. Awnings/Canopies shall be made of metal or heavyweight canvas or laminated material (minimum fourteen oz. woven acrylic, sixteen oz. opaque or translucent vinyl, or 20 oz. eradicable vinyl). e. A minimum of eight feet of vertical clearance shall be maintained between the lowest element of the sign and the sidewalk level. f. Sign graphics shall not exceed 33% of the awning/canopy face of which the graphic is applied to.				

Building Blade Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> a. Maximum of one building blade sign shall be allowed per building. b. The sign may be attached to the building at the corner or along any street frontage above the first floor façade. c. The sign may encroach into the Build-To Zone but shall not overhang the minimum required sidewalk, landscape/amenity (or amenity) zone, or any parking or travel lane, per the applicable Street Typology and Streetscape Standards. d. The maximum area of the sign shall be thirty square feet per face. e. A minimum of eight feet of vertical clearance shall be maintained between the lowest element of the sign and the sidewalk level. f. The top of the sign may extend above the principal building’s roof line a maximum distance equal to 25% of the height of the sign. 				
Building Directory Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	No
Standards	<ul style="list-style-type: none"> a. Exterior building directory signs shall be allowed on multi-tenant buildings where there are two or more tenants without direct outside access to a public street. One exterior directory sign per entrance shall be permitted. b. The exterior directory sign shall include only building information (name, address and logo) and building tenant information (name and suite). The sign shall not contain advertising. c. Text size is limited to three inches for building name and logo, and one inch for all other information. All tenant information should utilize a single text font. d. Building directory signs may be illuminated. e. The sign shall project a maximum of four inches from the wall to which it is attached. f. A building directory sign shall not extend above the parapet, eave or building façade. g. Maximum size shall be ten square feet. 				
Building Identification Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> a. Building identification signs shall be limited to one per building face. b. Each sign must be twelve feet or more above sidewalk level. c. Applied letters shall be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters are prohibited. d. A Minor Modification may be requested to allow individual letters and/or a logo on a building identification sign to be internally lit, subject to conformance with other applicable codes. 				

Bulletin Board Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	-	P	Yes
Standards	<ul style="list-style-type: none"> a. Bulletin board signs are signs which may include restaurant menus, community notices, real estate offerings and or other notices. b. Signs must be contained within a display case, have a glass cover and be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except as noted herein. c. Combustible materials may be used, providing the sign is attached to a wall with a minimum two-hour fire resistive rating. d. Bulletin board signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated. e. A bulletin board sign shall be designed, constructed and attached so as to withstand a wind pressure of not less than 30 pounds per square foot. f. The display case shall be attached to the building wall next to the main entrance, and the display case shall not extend above the height of the main entrance doorway; the display case may be lighted. g. The total area of the sign shall not exceed ten square feet. 				
Directional Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> a. Signs shall be limited to maximum four feet in height and eight square feet in area. b. Submission to the City Manager shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of erection. 				
District Identity Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	-	-	Yes
Standards	<ul style="list-style-type: none"> a. District identity signs shall display the name and/or symbol for a district or neighborhood. b. District identity signs shall be mounted on a wall or be a monument sign, and shall follow the requirements for wall signs and monument signs as provided herein the Code. c. District identity signs shall also be pole banner signs, as allowed in accordance with Section 18-96(22) of Chapter 18. Sign Regulations of the Code of Ordinances, as amended or its successors, except that pole banners may also be allowed on light poles within the street right-of-way subject to the requirements allowed herein the Code for district identity signs located within street right-of-way. District identity signs may be located within a street right-of-way, including within a median, as long as the sign does not restrict visibility. d. If located within the street right-of-way, approval of the City Manager or designee shall be required in addition to any other approvals and the application for approval shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of erection. e. District identity signs shall be securely anchored and may not be located in the minimum required sidewalk per the applicable Street Typology and Streetscape Standards. f. A Minor Modification may be requested to allow for the standard sign setback from a property line as required by Chapter 18. Signs of the Code of Ordinances, as amended or its successors, to be reduced in order to respond to site conditions. 				

Electronic Messaging (Digital) Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	-	P	Yes
Standards	a. Electronic messaging (digital) signs shall be limited to monument signs and pole signs only, and shall be provided in accordance with the requirements for monument signs and pole signs provided herein the Code. b. 100% of total allowable sign area, or only up to 50% of the total allowable sign area if mixed with a non-electronic messaging element, shall be allowed for electronic messaging (digital) signs. c. Electronic messaging (digital) signs shall comply with Section 18-96(8) of Chapter 18. Sign Regulations of the City’s Code of Ordinances, as amended or its successors, except where specified herein the Code.				
Flag, Corporate and Logo					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	No
Standards	a. Corporate and logo flags shall be limited to one per site when accompanied by a U.S. and/or state flag of equal size or larger. b. Corporate and logo flags on non-residential, multi-family, and mixed use sites shall not exceed forty square feet for sites of less than one acre, sixty square feet for sites of more than one acre but less than five acres, and ninety-six square feet for sites of five or more acres.				
Marquee Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	-	P	Yes
Standards	a. A maximum of one marquee sign shall be permitted for theaters, auditoriums and other public gathering venues accommodating one-hundred persons or more. b. The area of the sign shall be limited to one-hundred sq. ft. and may include changeable copy (electronic and non-electronic). c. A marquee sign must be attached to the building and may extend over the minimum required sidewalk but must not encroach into the landscape/amenity zone, and the sign shall maintain a minimum eight foot clearance between the lowest element of the sign and the sidewalk level.				
Memorial Sign or Tablet					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	P	P	P	P	No
Standards	a. Memorial signs may be constructed of bronze or other noncombustible materials attached to the building or may be cut into any masonry surface. b. Memorial signs shall not exceed four square feet in area, with one sign permitted for each building wall facing a street.				

Monument Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> a. Monument signs shall be limited to an area of thirty-five square feet per sign face. b. Monument signs must be located from adjoining platted property lines per Chapter 18. Signs of the Code of Ordinances, as amended or its successors. However, a Minor Modification may be requested to allow for the standard sign setback from a property line as required by Chapter 18. Signs of the Code of Ordinances, as amended or its successors, to be reduced in order to respond to site conditions. c. Monument signs may be located within the required Build-To Zone. d. No monument sign shall obstruct the vision of traffic on public streets or be constructed so as to interfere with sight lines at elevations between two and one-half feet and eight feet above the top of the adjacent roadway curb within a triangular area formed by the intersection of adjacent curb lines from a point on each curb line twenty feet from the intersection. e. Monument signs shall be designed and constructed to withstand a wind pressure of not less than thirty pounds per square foot of area, and shall be constructed to receive dead load as required in the Richardson Building Code. f. All monument signs shall be placed on a concrete base or footing. Monument signs shall include materials selected from the exterior building materials used on the principal building on the site. g. Applied letters and logos shall be constructed of painted cast metal, brass, bronze or anodized aluminum. Applied plastic letters are prohibited. h. A Minor Modification may be requested to allow for individual letters and/or a logo on a monument sign to be illuminated, in conformance with other applicable codes. i. A maximum of one monument sign shall be allowed per lot street frontage. j. Monument Signs shall be limited to a maximum of eight feet in height (inclusive of the monument sign structure including the concrete base and/or footage above grade). 				
Mural					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	-	P	No
Standards	<ul style="list-style-type: none"> a. Murals shall be reviewed and approved by the City Manager or designee for compliance with the definition of a mural. b. Murals shall be exempt from the requirements specified in III.B.2.b.i. and III.B.2.b.ii. of this Subsection. 				
Name Plate					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	P	P	P	P	No
Standards	<ul style="list-style-type: none"> a. Nameplate signs shall not exceed one square foot in area, with one sign permitted for each residential unit. 				
Political Sign, Temporary					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	P	P	P	P	No
Standards	<ul style="list-style-type: none"> a. Temporary political signs shall be permitted as authorized under state law and the Code of Ordinances, as amended or its successors. 				

Projecting and Hanging Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> a. Projecting signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except: <ul style="list-style-type: none"> i. Combustible materials may be used, provided the sign is attached to a wall with a minimum two-hour fire resistive rating. ii. Projecting signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated. b. Projecting signs shall specifically include any sign oriented perpendicular to the building façade, affixed to a projecting structure of a building and/or hung under an awning or the soffit of an arcade; a Minor Modification may be requested to allow the sign to extend above the façade of the structure or building to which it is attached. c. Sign shall be designed, constructed, and attached so as to withstand a wind pressure of not less than thirty pounds per square foot. d. Projecting signs may project from the face of the building a maximum distance of four feet and shall maintain a minimum clearance of eight feet between the lowest element of the sign and the sidewalk level, unless a landscape area or other feature is located below the sign. e. A maximum of one projecting sign shall be allowed per ground floor occupancy per building face. f. The area of the sign shall be limited to sixteen square feet per sign face. 				
Promotional Sign, Temporary					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> a. Temporary promotional signs shall be submitted to the City Manager or designee for approval and shall include, but not be limited to, a drawing or sketch showing the type, size, height and location of the temporary promotional sign (including banners, flags and pennants), along with a description of the means of attachment or support and the stated purpose of the promotion. b. A promotion for a site, center, development or subdivision shall be considered separately from promotional signs for individual establishments within such site, center, development or subdivision. c. Specifically, temporary promotional signs shall include signs, banners, flags, balloons or pennants (but excluding hot air balloon shaped and other inflatables) promoting a merchandise program, opening of a retail or commercial establishment or center, special program of a public institution or the opening of a single family subdivision or multifamily development, providing that such sign shall have a maximum single use period of thirty days for the initial permit for a new business and a thirty day permit thereafter. d. Such sign shall have a minimum period between permits of seven days and a maximum number of four permits per year. The use of balloons shall be restricted to the initial 30-day permit. The size of a banner shall be limited to one square foot per lineal foot of lease space frontage up to a maximum of two hundred square feet. e. Freestanding temporary signs are limited to a maximum of four per site. 				

Real Estate Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	P	P	P	P	No
Standards	<p>a. For single family uses, real estate signs shall not exceed eight square feet in area and four feet in height which advertise the sale, rental or lease of the premises upon which such signs are located. The number of such signs shall be limited to one per lot or development, except where such lot or development abuts more than one dedicated public street, one additional sign shall be allowed for each public street.</p> <p>b. For non-residential and multifamily uses, real estate signs shall not exceed twenty-four square feet in area and not exceed eight feet in height which advertise the sale, rental or lease of the premises upon which such signs are located. The number of such allowable signs shall be limited to one for lots having less than two hundred feet of street frontage. For lots having a minimum of two hundred feet or more of street frontage, two such signs shall be allowed plus one additional sign for each additional one hundred feet of street frontage. In no event may the number of such signs exceed four for a given lot. Such signs shall be removed upon issuance of any occupancy permit.</p>				
Temporary Construction Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	P	P	P	P	No
Standards	<p>a. Temporary construction signs denoting the architect, engineer, contractor, subcontractor, and/or financier and temporary signs denoting the future location of a particular business, retail center or institution shall be limited to one construction sign and one future location sign per street adjacent to the construction site or future location site. Each sign shall be limited to thirty-two square feet in area and shall not extend above fifteen feet in height measured from ground level.</p> <p>b. Such signs must be located on the premises where the construction or the location being advertised is or will be occurring and shall be removed upon issuance of the certificate of occupancy.</p>				
Wall Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<p>a. Wall signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except:</p> <ol style="list-style-type: none"> i. Combustible materials may be used, providing the sign is attached to a wall with a minimum two-hour fire resistive rating. ii. Wall signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated. <p>b. A wall sign shall not extend above the façade of the structure or building to which it is attached. Such sign shall be designed, constructed and attached so as to withstand a wind pressure of not less than thirty pounds per square foot.</p> <p>c. Wall signs shall maintain a minimum three feet from the edge of the wall or from the edge of the individual tenant space (excluding Building Identification Signs or Directory Signs).</p>				

Wayfinding Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> a. Wayfinding signs may display premise or non-premise messages. b. Wayfinding signs may be mounted on a wall or freestanding. c. All wayfinding signs must be spaced at least 300 feet apart d. Submission to the City Manager shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of installation. e. Freestanding wayfinding signs: <ul style="list-style-type: none"> i. Must be securely anchored; ii. May not be located in the minimum required sidewalk per the applicable Street Typology and Streetscape Standards; and iii. May not exceed eight feet in height f. The message area identifying a district activity or containing an area wayfinding map must be oriented to be visible from a sidewalk within the public right-of-way. g. Wayfinding signs with area maps must have the word “information” or an information symbol above the message. 				
Window Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non-Residential	Permit Required
	-	-	-	P	No
Standards	<ul style="list-style-type: none"> a. Window signs, whether located on the internal or external window surface, shall not exceed a maximum of 25% of the window area. Where multiple windows exist fronting on a single street or sidewalk, the maximum 25% sign limitation shall apply to each individual window; in no case shall the signage be aggregated so as to be applied to any single window. Window signs shall include: <ul style="list-style-type: none"> i. Signs painted on the surface of the window of a retail/commercial or office establishment. ii. Signs (except posters, below), banners or displays located on the surface of the window of a commercial or retail establishment. iii. Posters, providing such posters are not located on the external surface of the window. iv. Decorations intended to direct attention to public events, providing such signs are applied to the internal surface of the window. b. Signs attached to the surface of a window that defines the name, proprietor, telephone number or address of such retail or commercial establishment. 				

IV. Administration

This Section sets forth the provisions for reviewing and approving development applications within the Main Street/Central Expressway Form Based Code. The intent is to ensure that all development is consistent with the provisions of the Code. Furthermore, it is the intent of this Section IV, Administration, to offset the high level of detailed standards in the Code with an expeditious approval process for development plans which meet the Code's requirements, and to ensure consistency and quality of design.

A. Application of Standards

1. The standards in the Code shall apply only to the Main Street/Central Expressway District, as amended. Development standards not addressed in the Code shall be governed by the City of Richardson Comprehensive Zoning Ordinance and Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors, to the extent they are not in conflict with the intent or text of the Code.
2. Municipal-owned facilities shall be exempt from the standards of this Code, in order to allow the facilities to be designed to serve the needs of the general public and due to unique considerations associated with operating municipal facilities.

B. Development Process

Unless otherwise specified within the Code, development within the Main Street/Central Expressway District that complies with the provisions of the Code shall follow the City's development process as set forth in Chapter 21, Article II of the City of Richardson's Code of Ordinances, as amended or its successors, and shall be approved by the City Manager or designee (see Appendix B for flow chart of the review process). In addition to complying with applicable City regulations that are not in conflict with the Code, the applicant shall provide the information required to adequately show compliance with the Code. Prior to obtaining a building permit, approval of applicable development plans shall be required demonstrating compliance with the provisions of the Code.

C. Standard for Approval of Development Plans

1. "Development plans" include site plans, building elevations, landscape plans, and civil engineering plans. Development plans shall not include any application for the platting or replatting of property.
2. If a development plan conforms to the standards set forth in the Code and applicable City regulations not in conflict with the Code, the development plan shall be approved. Upon request by an applicant, the authority charged with approving the development plan shall specify the reason(s) for an action taken on a development plan.
3. The City Manager or designee shall be responsible for the following:
 - a. Reviewing development plan applications for compliance with the requirements of the Code.
 - b. Approving development plan applications that are in compliance with the requirements of the Code.
 - c. Making determinations on the applications and interpretations of standards in the Code.
 - d. Approving revisions to previously approved development plans that comply with the Code and all applicable City ordinances.
 - e. Approving any Minor Modifications as provided for in Subsection IV. E, Minor Modifications to the Code, in this Section.

- f. Recommendations on any Special Development Plan applications to the City Plan Commission and City Council.

D. Special Development Plans

1. A request for a modification to any of the standards of the Code (including signage), other than Minor Modifications permitted under Subsection IV.E., Minor Modifications to the Code, shall be reviewed and processed as Special Development Plans. Special Development Plans are intended to allow applicants development flexibility to address specific market opportunities and/or contexts.
2. An application for a Special Development Plan shall be processed as an amendment to the zoning ordinance under Article XXIX of the City of Richardson Comprehensive Zoning Ordinance, as amended or its successors, and may only be considered by the City Council after the City Plan Commission has made a recommendation regarding the Special Development Plan proposed.
 - a. Requests for modifications in conjunction with a Special Development Plan do not constitute a request for a special exception or variance and, therefore, shall not be subject to review or decision by the Zoning Board of Adjustment.
 - b. Denial of a Special Development Plan by City Council shall be presumed to be without prejudice, unless specifically stated by the City Council that the denial is “with prejudice”. An application for a Special Development Plan relating to the development of property which was the subject of a prior application for a Special Development Plan which was denied without prejudice may be submitted and considered without a waiting period following the denial of the prior application if the requested modification(s) to the standards of the Code contained in the new application are substantially different from the modifications requested in the application which was denied without prejudice. Otherwise, an application for a Special Development Plan denied without prejudice shall not be considered with respect to the same property until one year after the original denial. Denial of an application for a Special Development Plan “with prejudice” imposes a one-year waiting period from the date of denial for an application for a Special Development Plan or special conditions involving the same property regardless of any differences in the application which was denied and the new application.
3. The City Manager or designee shall review, make recommendations on any Special Development Plan, and shall forward all Special Development Plan applications to the City Plan Commission. In evaluating a Special Development Plan, the City Plan Commission and City Council may consider the extent to which the application meets any of the following:
 - a. Provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
 - b. Fits the adjoining context by providing appropriate transitions.

E. Minor Modifications to the Code

1. The City Manager or designee shall also have the authority to approve Minor Modifications to development standards, where specified in the Code. Minor Modifications are those changes to design standards set forth in this Code that are determined to meet the goals and intent of the Sub-districts. In many cases, the Minor Modification being requested is required to satisfy additional development standards where specified in the code. Minor modifications shall not amend the Richardson Comprehensive Zoning Ordinance, as amended or its successors.

2. A request for a Minor Modification shall only be made in conjunction with an application for a development plan or a revised development plan, but prior to implementing the Modification. Requests for Minor Modifications do not constitute a request for a special exception or variance and, therefore, shall not be subject to review or decision by the Zoning Board of Adjustment. A Minor Modification does not include a change in zoning or a change in use not otherwise allowed by this Code.
3. The City Manager or designee, may approve Minor Modifications to the Street Typology and Streetscape Standards provided in the Code to resolve site visibility constraints, to provide alternate designs to accommodate changes in street elevation, to accommodate design transitions between streets regulated by the Code and streets located outside of this Code's regulatory authority, to accommodate street intersection design considerations, and to better serve the public safety, and/or better satisfy other needs of the public infrastructure.
4. Any appeals to the decisions of the City Manager or designee on Minor Modifications shall be heard by the City Council. Any City Council denials of Minor Modifications may be submitted in conjunction with a Special Development Plan and shall be processed in accordance with Subsection IV.D., Special Development Plans.

F. Signs

Except as specifically listed in this Code, all other signage and sign standards shall comply with Chapter 18. Sign Regulations of the City's Code of Ordinances, as amended or its successors.

G. Compliance with Thoroughfare Plan and Design Standards

The City's Master Thoroughfare Plan and Design Standards Ordinance shall not apply, except as specifically referenced herein.

H. Non-Conformities

1. Intent

It is the intent of this subsection that, except as otherwise allowed in this Subsection IV.H., Non-Conformities, non-conforming uses, structures, signs and site elements shall not be enlarged, expanded or extended. Non-conforming uses, structures, signs and site elements are hereby declared to be incompatible with the Sub-district in which they are located.

2. Non-Conforming Uses, Structures, Signs and Site Elements

For purposes of the Code, a non-conformity is any land use, structure, lot of record, sign or other site element or improvement related to the use or development of land within the respective Sub-district, that was legally established prior to the effective date of the Code or subsequent amendment hereto, and that does not fully conform to the requirements of the Code, as amended, on the effective date of the Code or any amendment hereto.

- a. Non-conforming Use shall mean a use of land, building, or other structure or combination thereof, which is legally non-conforming as a result of the circumstances described in this subsection.
- b. Non-conforming Structure shall mean any building or structure which does not fully conform to the development standards and regulations set forth in the Code, but which is legally non-conforming as a result of the circumstances described in this subsection.
- c. Non-conforming Sign shall mean any sign that does not fully conform to the standards of the sign regulations of the Code and/or the Code of Ordinances, as amended or its

successors, and that is legally non-conforming as a result of the circumstances described in this subsection.

- d. Non-conforming Site Element shall mean any permanent item on a lot such as landscaping, outdoor seating area, fencing, screening wall, site lighting, or parking lot improvements, that does not fully conform to the standards and regulations set forth in the Code and that is legally non-conforming as a result of the circumstances described in this subsection.

3. Continuation of Non-Conforming Use, Structure, Site Element or Sign

A non-conforming use, structure, sign or site element occurring or existing on property within the Sub-district may continue, notwithstanding its non-conformity with the provisions of the Code, subject to the following:

- a. Non-Conforming Use
 - i. A non-conforming use shall be changed only to a use conforming to the requirements of the Sub-district in which it is located and not to another non-conforming use.
 - ii. A non-conforming use shall not be expanded within an existing building, nor may the building be expanded or structurally altered to accommodate the non-conforming use.
 - iii. A non-conforming use of land or building shall not be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the use of the land or building became a non-conforming use.
 - iv. A non-conforming use within a building shall not be expanded to occupy any land outside the building.
 - v. A non-conforming use, if changed to a conforming use, shall not thereafter be changed back to any non-conforming use.
 - vi. A non-conforming use of property within a Sub-district, if abandoned or discontinued for a period exceeding six months, shall be deemed to be an abandonment of such use, regardless of intent. Such use shall not thereafter be reestablished, and any subsequent use shall conform to the requirements of the Sub-district in which the property is located. Discontinuance of a non-conforming use shall commence on the actual date of discontinuance as determined by the City.
- b. Non-Conforming Structure
 - i. A non-conforming structure, may be used for any permitted use in the applicable Sub-district or for any legal non-conforming use using the non-conforming structure prior to the date the use or the structure became non-conforming.
 - ii. Maintenance and repair of a non-conforming structure is expressly permitted to comply with applicable health and safety regulations or minimum building standards or to otherwise prevent injury to person or property or to improve the exterior aesthetics of the structure.
 - iii. A non-conforming structure or portion thereof may be demolished and once demolished shall not thereafter be reconstructed.
 - iv. Interior remodeling of a non-conforming structure within the existing building footprint is permitted, provided the applicable building, fire, health and safety codes are met.

- c. **Non-Conforming Sign**
A non-conforming sign may be refaced, repaired or demolished but shall not otherwise be modified including enlargement. A non-conforming sign, once demolished, may not thereafter be reconstructed.
- d. **Non-Conforming Site Element**
 - i. Non-conforming site elements, such as landscaping, outdoor seating area, fencing, screening wall, site lighting, parking lot improvements, or other non-conforming site elements or improvements, or portions thereof, typically reflected on an approved development plan, may be repaired, replaced, maintained or demolished. Once demolished, non-conforming site elements may not thereafter be reconstructed.
 - ii. The City Manager or designee may administratively approve an amendment to an approved site plan or an approved landscape plan for a non-conforming property to allow a change in aesthetic enhancements, parking and/or circulation changes, landscape materials, outdoor seating areas, fencing, screening wall, and/or site lighting to a site element that conforms to the Code.

4. Restoration of Non-Conforming Structure, Site Element or Sign after Damage or Destruction

- a. In the event a non-conforming structure is partially destroyed or damaged by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent exceeding 50% of its market value, said structure shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of the Code, including those of the zoning district and Sub-district in which it is located.
- b. If a non-conforming structure is partially damaged or destroyed by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent not exceeding 50% of its market value, such structure may be rebuilt, restored, reestablished or reoccupied to the extent it existed prior to the damage or destruction. Furthermore, an application for a building permit for the reconstruction must be made within six months of the event resulting in the damage or destruction (with one extension of six months at the discretion of the City Manager) and the reconstruction is completed within 18 months after the date of issuance of the building permit (with one extension of six months at the discretion of the City Manager).
- c. In the event a non-conforming site element is partially destroyed or damaged by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent exceeding 50% of its market value, said site element shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of the Code, including those of the zoning district and Sub-district in which it is located.
- d. If a non-conforming site element is partially damaged or destroyed by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent not exceeding 50% of its market value, such site element may be rebuilt, restored, reestablished or reoccupied to the extent it existed prior to the damage or destruction. However, in no case shall the size or function of a non-conforming site element be expanded beyond its size or function prior to the date of the damage or destruction, and further provided that the application for any permit required for the reconstruction is made within six months of the event resulting in the damage or destruction (with one extension of six months at the discretion of the City Manager) and the reconstruction is completed within eighteen months after the date of issuance of the permit (with one extension of six months at the discretion of the City Manager).

- e. Notwithstanding Subsections IV.H.4.a. – H.4.d., Restoration of Non-Conforming Structure, Site Element or Sign after Damage or Destruction, regardless of the extent of the damage or destruction, a non-conforming structure, or site element that is damaged or destroyed by the intentional acts or omissions of the owner or owner's agent may not be rebuilt, restored, replaced or repaired except in conformance with the applicable requirements of the Code or the zoning district and Sub-district in which the property is located.
- f. The repair, restoration, or replacement of a non-conforming sign damaged or destroyed by fire, flood, windstorm, or other cause beyond the control of the owner of the non-conforming sign shall be subject to the provisions of the City's sign regulations set forth in Chapter 18 of the City of Richardson Code of Ordinances, as amended or its successors. Regardless of the extent of the damage or destruction, a non-conforming sign that is damaged or destroyed by the intentional acts or omissions of the owner or owner's agent may not be rebuilt, restored, replaced or repaired except in conformance with the applicable requirements of the Code, including those of the zoning district and Sub-district in which the sign is located.

5. Expansion of a Non-Conforming Structure

Notwithstanding Subsection IV.H.4, Restoration of Non-Conforming Structure, Site Element or Sign after Damage or Destruction, a non-conforming structure, which is non-conforming as to setback and/or height only, may be expanded provided:

- a. The new building footprint does not cumulatively increase the footprint of the original building area by more than 20%;
- b. Such building addition is architecturally compatible with the requirements of the Sub-district in which the building is located;
- c. The new building area extends the existing building wall to a location between the existing building wall and the Build-to Zone required in the Sub-district;
- d. The proposed building addition will comply with the parking requirements for the enlarged structure; and
- e. The height of the non-conforming structure does not exceed the maximum height allowed by the Sub-district after the expansion; and
- f. The City Manager or designee may determine which plan information and documents must be submitted for adequate review of individual applications based on Section IV, Administration.

6. Plan Approval for Non-Conforming Properties

The City Manager or designee shall be authorized to approve minor revisions to an approved site plan or landscape plan for a non-conforming site element, or for the expansion of an existing non-conforming structure, where the proposed revisions meet the criteria in:

- a. Subsection IV.H.3.b.iii., Non-Conforming Structure, for the demolition of an existing structure or portion thereof;
- b. Subsection IV.H.3.d.i., or Subsection IV.H.3.d.ii., Non-Conforming Site Element, for demolition of an existing site element or portion thereof; or
- c. Subsection IV.H.5., Expansion of a Non-Conforming Structure, for the expansion of a non-conforming structure.

7. Relationship to Code of Ordinances and Comprehensive Zoning Ordinance

This Subsection, IV.H., Non-Conformities, regarding non-conforming uses, structures, site elements and signs is applicable only to property located within this Planned Development (PD) district. The provisions regarding non-conforming uses, structures, site elements and signs contained in the City of Richardson Code of Ordinances and the Richardson Comprehensive Zoning Ordinance, as amended or its successors, are not amended hereby and continue to control property located outside of this Planned Development (PD) district.

I. Existing Residences Legal and Valid

All single family residences existing at the time of adoption of the Code (January 26, 2015) which are located in the Main Street Sub-district as provided in the table below, are hereby declared legal and valid structures relative to zoning and may continue to exist as legal and valid structures subsequent to passage of these regulations. These single family residences shall be exempt from the requirements of Subsection IV.H., Non-Conformities, of these regulations, and Article XXII, Nonconforming Uses, of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, pertaining to nonconforming uses and structures.

At such time when the single family use ceases, it shall be deemed to be an abandonment of such use regardless of intent, and the individual property shall be no longer be exempt from the requirements of Subsection IV.H., Non-Conformities, of these regulations, and Article XXII, Nonconforming Uses, of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, pertaining to non-conforming uses and structures. Discontinuance of the single family use shall commence on the actual date of discontinuance as determined by the City.

Address	Legal Description	Recordation Information
119 E. Phillips St.	Original Town Richardson Pt. Div. 1 Bk 2 Lots 10-11 & 12-13	Vol. 94190/3463
121 E. Phillips St.	Original Town Richardson Pt. Div. 1 Bk 2 Lots 10-11 & 12-13	Vol. 94190/3463
114 E. Kaufman St.	Original Town Richardson Bk 2 Tr. 1 Lot 6 & Pt. Lot 7	Vol. 96047/2233
126 E. Kaufman St.	Original Town Richardson Bk 2 Lot 9A	Vol. 99183/6321
122 E. Kaufman St.	Original Town Richardson Bk 2 Tr 2	Vol. 87043/5930
209 E. Kaufman St.	Original Town Richardson Bk 24 Lot 3	Not available.
204 S. McKinney St.	Original Town Richardson Bk 3 Lots 11-14	Vol. 2001148/5711
208 S. McKinney St.	Original Town Richardson Bk 3 Lots 15-18	Vol. 96113/1561
201 S. Texas St.	Original Town Richardson Bk 3 Lots 9 & 10	Vol. 96182/3303

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V. Definitions

For purposes of the Code, the definitions listed below shall apply unless the context clearly indicates otherwise. Terms not defined herein shall have the meaning assigned in the Richardson Comprehensive Zoning Ordinance, as amended or its successors.

A – Definitions

Adult Day Care – A facility licensed or certified by the appropriate agency by the State of Texas that provides services under an adult day care program on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility.

Adult Day Care Program – A structured, comprehensive program that is designed to meet the needs of adults with functional impairments by providing health, social, and related support services in a protective setting.

Aesthetic – Elements in the natural or built environment that are pleasing to the eye.

Amenity – A natural or man-made feature that enhances the aesthetic quality or visual appearance, or makes more attractive or satisfying, a particular property, place, or area.

Architectural standards – Criteria which regulate building walls, materials, doors, windows, roofs, lighting, mechanical equipment, eaves, cornices, platforms, porches, or any types of structural elements attached to and extending from the structure.

Architectural feature – A prominent or significant part or element of a building, structure, or site.

Articulation – Features that provide architectural detail, differentiation, openings, and characteristics which give variety to a building façade.

Awning – A roof-like cover which may be fixed in place or retractable that is not a permanent, integral element of the building to which it is attached, projecting from the façade of a building for the purpose of shielding a doorway or window from the elements.

B – Definitions

Blank façade – An exterior wall devoid of architectural detail, features, differentiation, openings, and lacking characteristics which gives it variety.

Block – An area bounded by street right-of-way and/or a private street easement; provided, however, mews and alley rights-of-way (or easements) shall not qualify for defining a block.

Building code – The International Code and/or National Code series, as adopted by the City of Richardson, Texas including any amendments thereto.

Building elevation – Scaled two-dimensional drawings of the front, rear, and side of a building showing features, including architectural details, building materials, and relationship of surrounding grade to floor level.

Building height – The overall height of a building as measured from at grade to the tallest projecting element on the building and/or parking structure.

Build-To Zone – An area typically measured from the front property line to a parallel building line set at a specified dimension in which the principal building and/or parking garage shall be located.

C – Definitions

Canopy – A roof-like structure that is an integral element of a building and extends horizontally more than one foot from the face of a building façade.

City – The City of Richardson, Texas

Community Garden – A site used for growing plants for food, fiber, herbs and flowers and shared and maintained by community residents.

Condominium – A building, or group of buildings, in which dwelling units, offices or floor area are owned individually, and the structure, common areas and facilities are held in common ownership by all the owners on a proportional basis.

Curb line – The predominant back edge of a roadway or paved area, excluding driveways, curb cuts, bulb-outs, and indentations.

Cultural/Community Center – A nonprofit institution engaged primarily in the performing arts or in the display or preservation of cultural objects of interest in the arts or sciences that are open to the public on a regular basis.

D – Definitions

Development – The subdivision of land and/or construction, reconstruction, expansion, structural alteration, conversion, or relocation of any buildings or structures; and any use or extension of use of land. Minor improvements to an existing property or structure, including routine maintenance, aesthetic enhancements, parking and/or circulation changes, and landscaping enhancements shall be excluded from this definition.

Development plans – Includes site plans, landscape plan, civil engineering plans, and building elevation plans that are submitted to the City for review and approval.

Drive-Through – Facilities allowing transactions for goods or services without leaving a motor vehicle.

Driveways – An opening along the curb line at which point vehicles may enter or leave the roadway.

E – Definitions

Easement – A right of use granted within a tract of land by a property owner to another person or entity or to the public for the purpose specified therein.

Established building line – The area between the building façade and the right-of-way line.

F – Definitions

Façade – That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation but excluding the roof. Where separate faces are oriented in the same direction or in directions within forty-five degrees of one another, they are to be considered as part of a single façade. Multiple buildings on the same lot will each be deemed to have separate façades.

Frontage – The linear edge of a property adjacent to a street right-of-way or street easement.

G – K Definitions

No Definitions

L – Definitions

Large Scale Retail/Service Store – A single user/tenant over 20,000 square feet in size, engaged in the selling of goods, merchandise, or on-site services to the general public in small quantities for personal or household consumption and rendering services incidental to the sale of such goods.

Laundry or Dry Cleaning Service – A building or portion thereof in which individual consumer articles of clothing and other textiles are laundered, pressed or dry cleaned on site, and may include pick-up and delivery of individual consumer clothing and other textiles.

Live/Work Unit – A building or portion of a building integrating both living quarters and a non-residential space such as retail, artist space or gallery, business or other professional office activities in a single unit, where the non-residential use (work) is located on the ground floor and the residential use (live) is located either above or behind, or a combination thereof, the non-residential use. If the residential use is located on the ground floor, then the residential use shall be limited to a maximum 40% of the ground floor area.

Lot Line – The lines bounding a lot.

Lot Line-Front – The side of a lot abutting a street. A corner lot adjacent to two or more streets shall have two or more front lot lines.

Lot line-Rear – The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero.

Lot line - Side – Any lot line not the front or rear lot line, and intersects with the front lot line.

M – Definitions

Manufacturing Facility, Artisanal – A business primarily engaged in the on-site production of goods by hand manufacturing which involve the use of hand tools and small scale equipment.

Masonry – Brick minimum of three inches in thickness, natural or cast stone, heavy textures split-face concrete block, but excluding site-cast or tilt wall concrete panels or similar materials.

Microbrewery – A place of business primarily engaged in the manufacture and wholesale sale of ale and malt liquor. Subject to applicable provisions of the Texas Alcoholic Beverage Code, the microbrewery shall be allowed to provide samplings, tastings, tours, special events and may sell ale produced on the premises to ultimate consumers on the premises as allowed by applicable law only as an accessory use to the microbrewery.

Mixed use – The development of a tract of land, building, or structure which may combine residential and non-residential uses within a single development, building or structure. Mixed use developments, buildings or structures shall consist of two or more of the following uses including: residential, office, retail, restaurant, civic or entertainment. A multi-tenant shopping center building or development shall not be considered mixed use.

N – O Definitions

No Definitions.

P – Definitions

Parapet – That portion of a building wall or façade that extends above the roof line of the building.

Parking, off-street – Parking located within a development parcel and outside a public right-of-way or street easement.

Parking, on-street – Parking located completely or partially within a public right-of-way or street easement.

Parking structure – A parking garage located above ground and/or underground consisting of one or more levels but excluding a parking lot with all spaces at grade level.

Performing Arts Center – A multi-use performance space that is designed for use by various types of the performing arts including music, theater and dance.

Principal Building – Means buildings, structures or other facilities, or a combination thereof, which are designed for or occupied by a principal use.

Private open space – An area of land set aside, dedicated, designated, or reserved for private use for recreational activities or other amenities, including parks, plazas, patios, etc. and maintained by the property owner.

Public open space – An area of land set aside, dedicated, designated, or reserved for public use for recreational activities or other amenities, including parks, plazas, patios, etc., that may be maintained by the City.

Q – Definitions

No Definitions.

R – Definitions

Radio, Recording or Television Studio – A facility for the production of music, sound recording, radio, video or television programs, excluding transmission or broadcasting towers, antennae or facilities.

Redevelopment – See “Development”.

Retail Sales – A single user/tenant 20,000 square feet or less in size, engaged in the selling of goods, merchandise, or on-site services to the general public in small quantities for personal or household consumption and rendering services incidental to the sale of such goods.

Right-of-way – The boundary of public ownership of an easement or fee title dedication for use or property as a public street, trail, sidewalk, alley, utilities or other similar purpose.

S – Definitions

Shared parking – Parking that is utilized by buildings or tenants on two or more parcels.

Sidewalk – A paved surface intended for pedestrians.

Sign – An outdoor structure, display, light, device, figure, painting, drawing, message, plaque, poster, billboard or other thing that is designed, intended or used to advertise or inform.

Sign Face – The surface or surfaces of a sign upon, against, or through which the message is displayed or illustrated on the sign.

Sign, A-frame/sandwich board – A portable sign consisting of (a) two panels of approximately equal size which are hinged at the top, or (b) one panel with a support, and which is placed on the ground or pavement so as to be self-supporting.

Sign, address – A sign that lists the number or other location designation assigned to a building or tenant suite.

Sign, awning /canopy – Any awning or canopy containing signage used to identify a business, profession, service, product, or activity conducted, sold or offered on the premises where such sign is located.

Sign, building blade – A pedestrian-oriented sign affixed perpendicular to the corner or to the front façade of a building and located above the ground floor as a means of providing identity to the entire building.

Sign, building directory – A sign located at a building entrance listing the names, uses, or locations of the various business or activities conducted within a building, but containing no advertising.

Sign, building identification – A sign which identifies the name and/or address of a building or the name or logo of the building tenant if a single tenant or major tenant occupies the building.

Sign, bulletin board – A sign containing information where a portion of such information may be periodically changed, provided that such change shall be effected by the replacement or interchange of letters, numbers, or other graphic symbols by insertion, attachment or similar means. The use of slate, chalkboard, cardboard or similar material with pencil, chalk, crayon or similar types of marking is prohibited on a bulletin board sign.

Sign, cabinet – A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated; also known as a “box sign.”

Sign, construction – A temporary sign providing information about future development or current construction on a site and the parties involved in the project.

Sign, directional – Any sign for a development which provides on-site directions, denotes locations for ingress and egress or prohibits ingress and egress, and may contain logo information to help direct patrons to their destination but shall contain no other advertising and shall not be used for advertising purposes.

Sign, district identity – A sign that identifies a district or neighborhood by symbol and/or name and is typically located at a district entrance or gateway.

Sign, illuminated – Any sign which has characters, letters, figures, designs or outlines illuminated directly or indirectly by electric lights, luminous tubes, or other means.

Sign, marquee – A sign structure placed over the entrance to a theatre or other public gathering venue with signage stating the name of the establishment and/or the name of the event, artist, and other details of the event appearing at that venue. A marquee sign is often identifiable by a surrounding cache of light bulbs, usually yellow or white.

Sign, memorial – A sign, tablet, or plaque typically mounted on a building memorializing a person, event, structure, or site.

Sign, monument – Any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.

Sign, mural – A picture or graphic representation applied to an exterior wall which: (1) does not contain logos or names of any business entity; and (2) does not illustrate any activities, merchandise or services of the business occupying the building of which the mural is applied. Murals can be created in a variety of media, including paint, mosaic, tile, glass or resin, stone or metal relief. A mural shall not include sculpture or moving parts, nor internal illumination or light as a media, or any of the effects listed in Section 18.5(4) of Chapter 18. Sign Regulations of the City of Richardson Code of Ordinances, as amended or its successors.

Sign, nameplate – A sign, located on the premises, giving the name and/or address of the owner or occupant of a building or premises, usually a single family dwelling.

Sign, political – A sign identifying and urging voter support for a particular election issue, political party, or candidate for public office.

Sign, projecting and hanging – Any sign, except an awning/canopy, that projects perpendicularly from a building and which has one end attached to a building, awning, or permanent structure.

Sign, promotional – An advertising display that is temporary in nature, not permanently attached to the ground or sign surface, and is used for special events, such as, but not limited to, grand openings, seasonal sales, and promotions.

Sign, real estate – A temporary sign that relates to the sale, lease, or rental of property or buildings.

Sign, sandwich board – See Sign, A-frame.

Sign, wall – Any sign erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall, including neon tubing or other material attached directly to a wall surface when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.

Sign, wayfinding – Any pedestrian-scaled sign which provides a map and listing of the names, uses, or locations of the various businesses or activities conducted within a district or development and which contains no advertising and is not used for advertising.

Sign, window – Any sign, banner, poster, or display located on the internal surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.

Single family attached – See Townhome.

Single family detached – A structure containing one dwelling unit, not attached to any other dwelling, entirely surrounded by open space on the same lot and designed exclusively for the use and occupancy of one family.

Stoop – A porch with steps that is located approximately at the level of the first floor of the structure and intended to provide access to a dwelling unit.

Story – That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling above. An attic space shall not be counted as a story for height measurement unless improved to a habitable status. Below grade spaces shall not be considered a story.

Streetscape – All common elements that make up a street within the right-of-way including the street, street furnishings, landscaping and sidewalks.

Street furnishings – Elements useful for pedestrian convenience and comfort including but not limited to: pedestrian lights, benches, newspaper racks, trash receptacles, bollards, planters, tree grates, fences, railings, bicycle racks, mailboxes, fountains, kiosks, and phones.

Street trees – Trees that line the street within the public right-of-way or street easement, typically planted in a linear fashion.

Street wall – A masonry wall, minimum six feet and maximum twelve feet tall, constructed within the Required Front Build-to Zone.

T – Definitions

Tattoo and Permanent Cosmetics – An establishment or facility in which tattooing and the permanent application of cosmetics is performed by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

Townhome – A single family dwelling in a row of at least two attached units, each on its own platted lot and having its own front and rear access to the outside. No unit shall be located over another unit and there shall be no visible separation between walls or roofs of adjoining units. Each unit shall be separated from other units by one or more vertical common firewalls.

U – Definitions

No Definitions.

V – Definitions

Ventilated façade system – A high-performance façade solution that consists of a rain screen and decorative façade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other metal material of comparable or greater quality that is approved by the City Manager or designee), cavity depth and ventilation, insulation and sub-frame. Systems may include colorized, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems; rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems.

W – Definitions

Winery/Distillery – A facility that: (1) ferments juices from grapes and/or other fruit; (2) blends wines; (3) distills and/or blends alcoholic liquors; (4) manufactures, bottles, labels and packages wine and/or alcoholic liquors; and/or (5) performs any other similar activity authorized by the Texas Alcoholic Beverage Code as amended or its successors.

X Definitions

No Definitions.

Y – Definitions

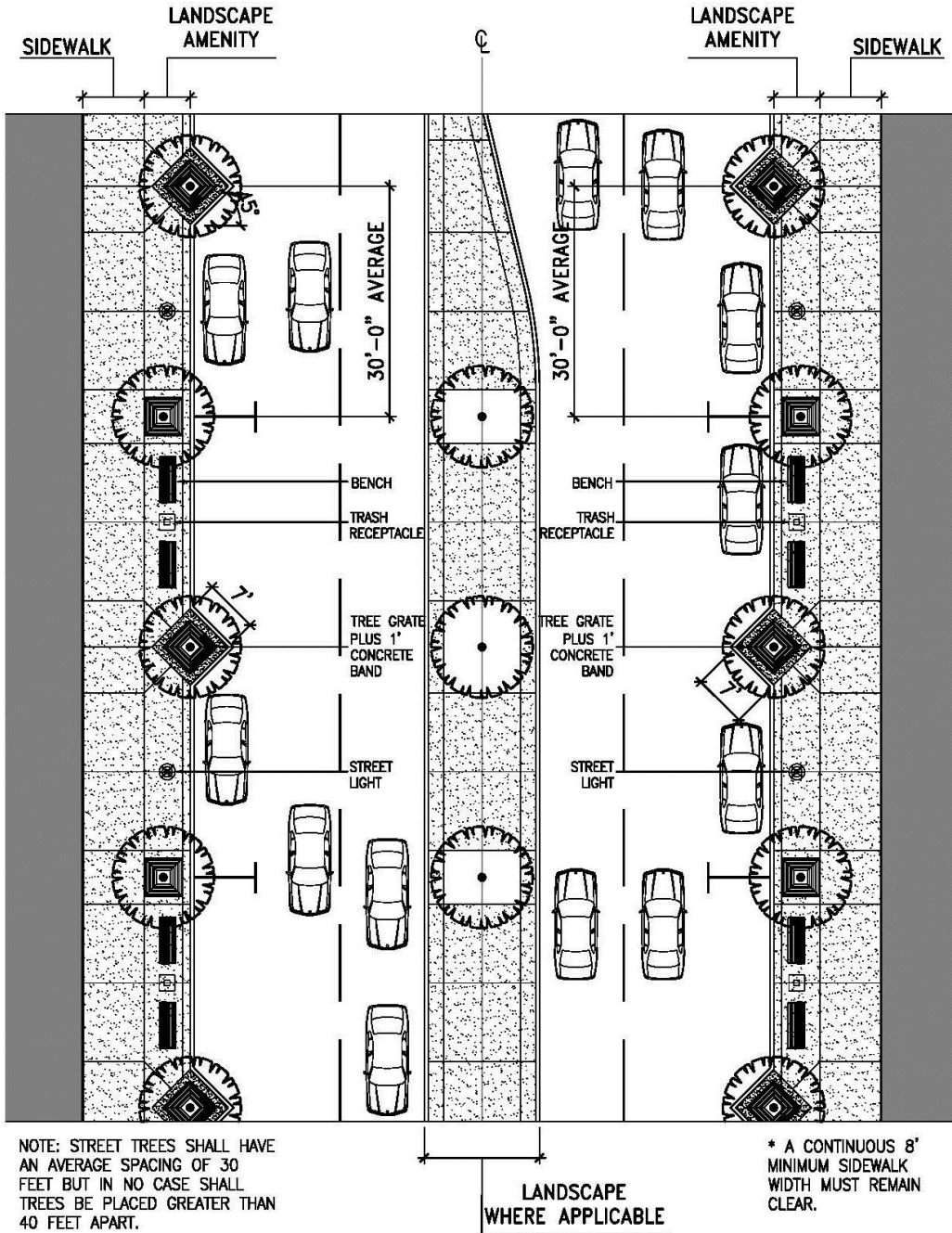
Yard – An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground, upwards.

Z – Definitions

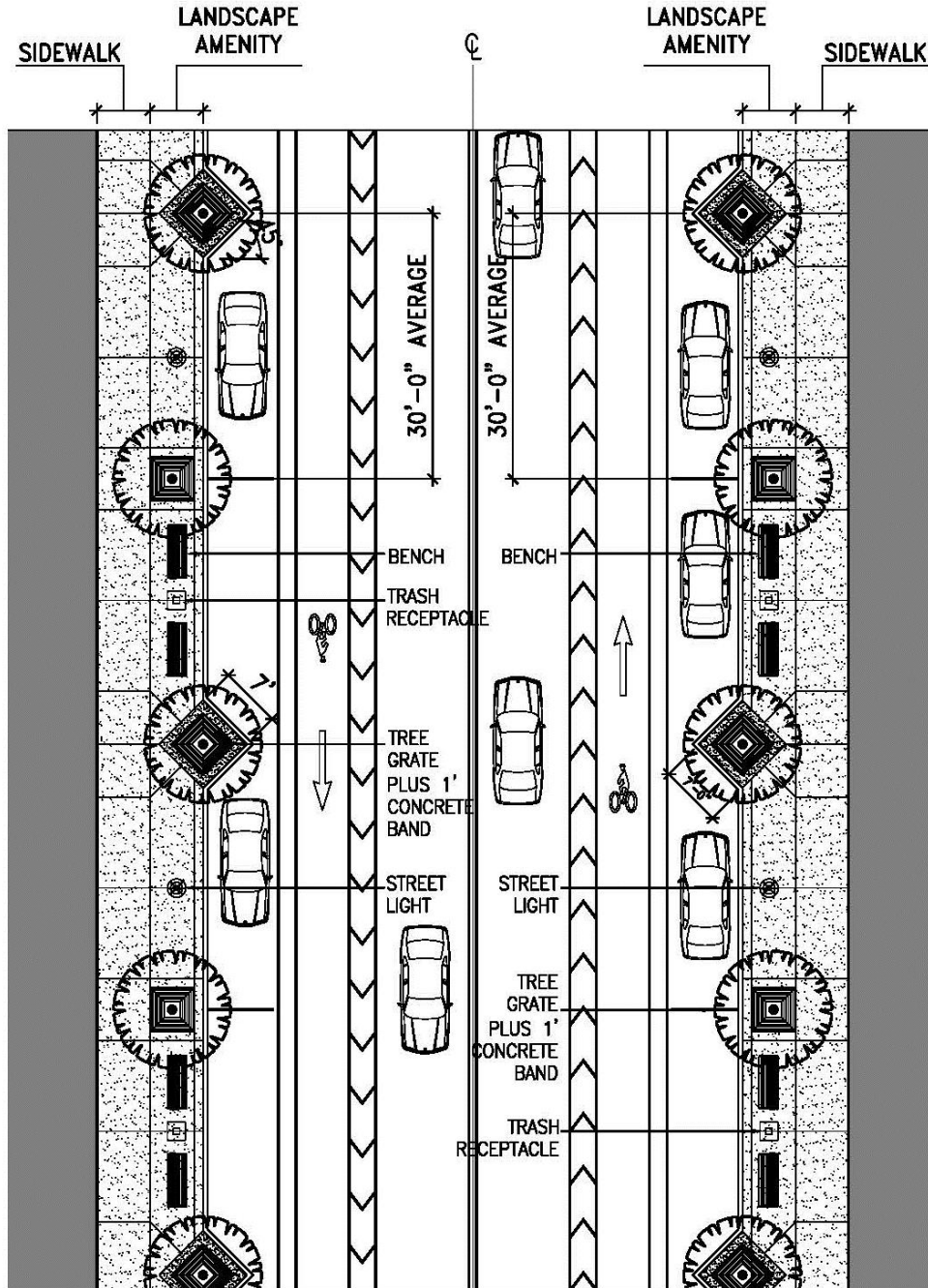
No Definitions.

Appendix A – Example Streetscape Plan Layouts

MAIN STREET (WEST OF GREENVILLE AVENUE)



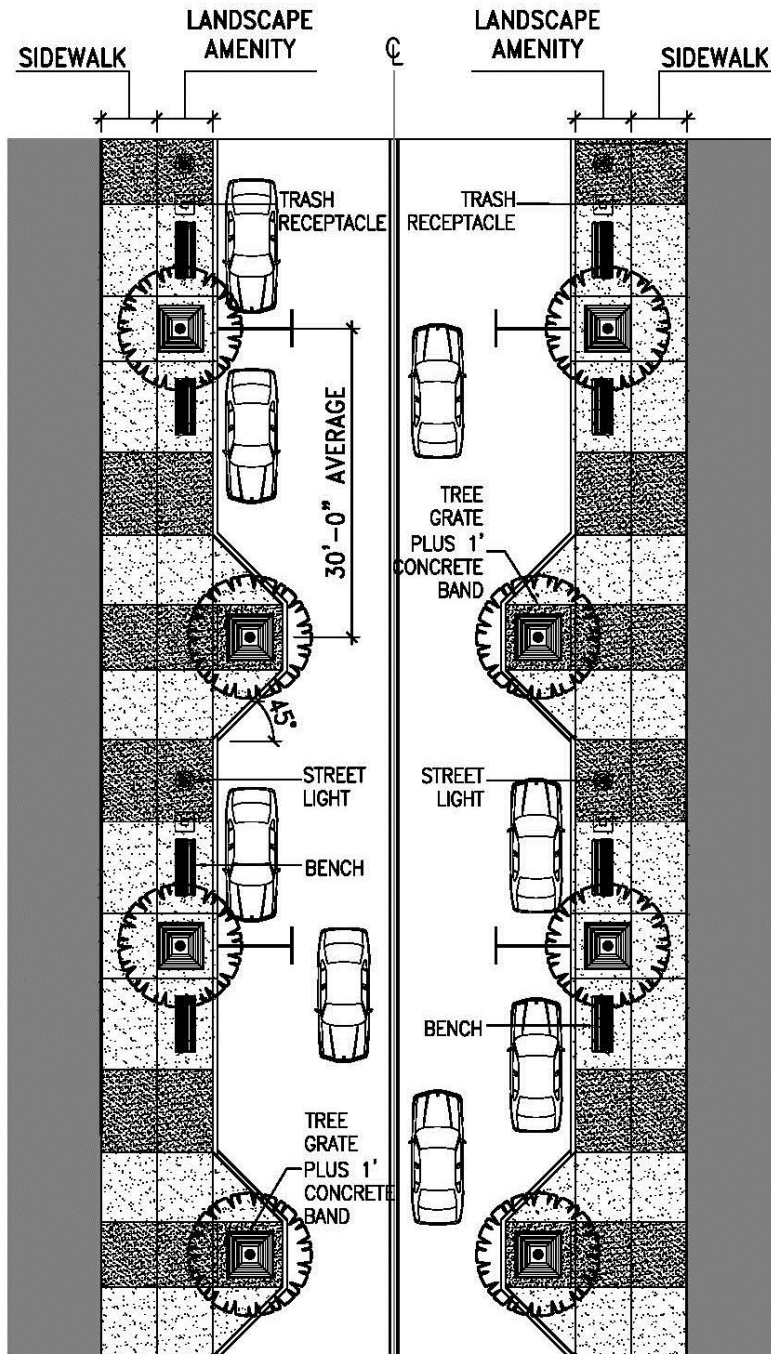
POLK STREET (WEST OF GREENVILLE AVENUE)



NOTE: STREET TREES SHALL HAVE AN AVERAGE SPACING OF 30 FEET BUT IN NO CASE SHALL TREES BE PLACED GREATER THAN 40 FEET APART.

* A CONTINUOUS 6' MINIMUM SIDEWALK WIDTH MUST REMAIN CLEAR.

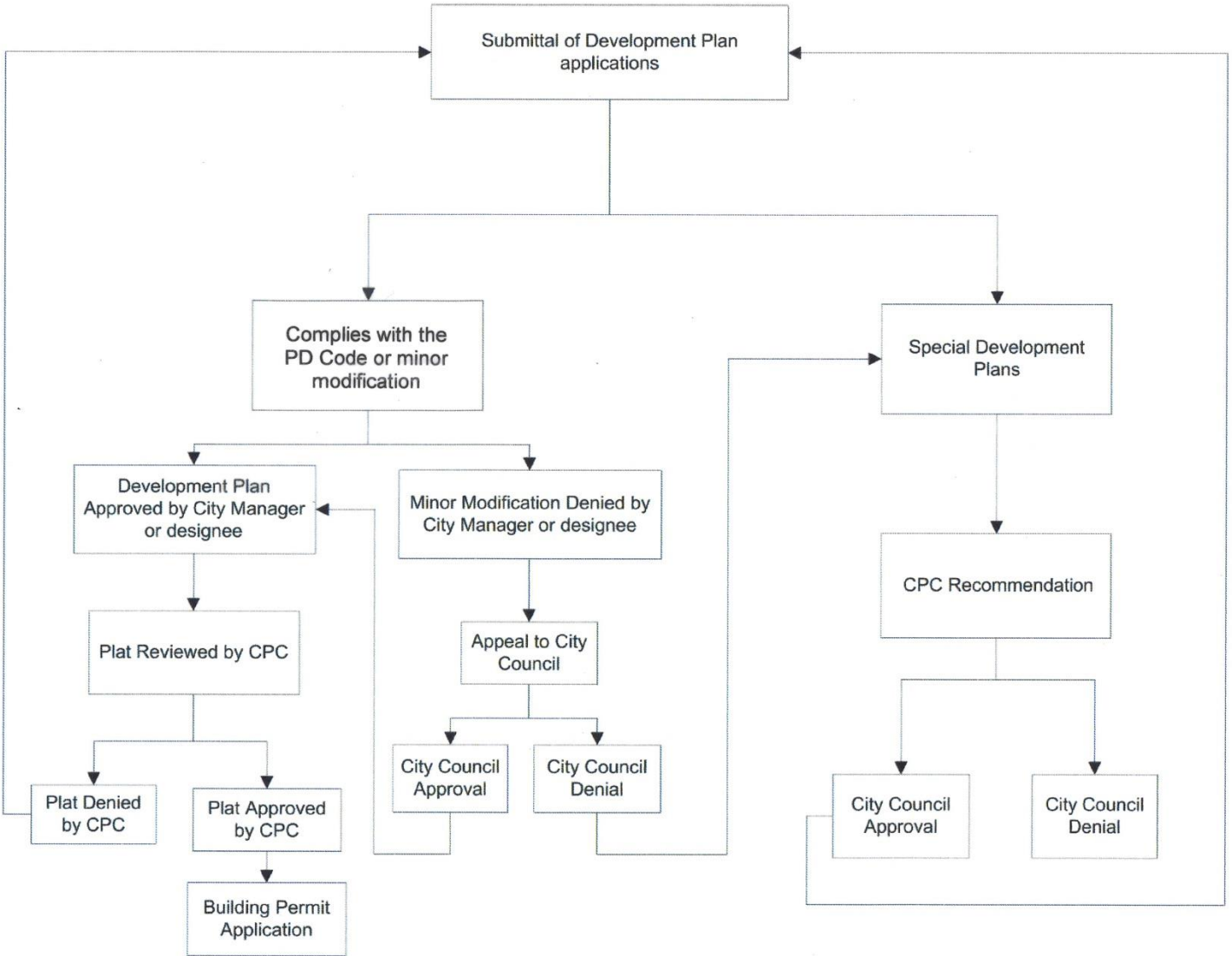
URBAN MIXED USE



NOTE: STREET TREES SHALL HAVE AN AVERAGE SPACING OF 30 FEET BUT IN NO CASE SHALL TREES BE PLACED GREATER THAN 40 FEET APART.

* A CONTINUOUS 6' MINIMUM SIDEWALK WIDTH MUST REMAIN CLEAR.

Appendix B – Main Street/Central Expressway Development Review Process



Appendix C – Mews Streets (Residential)

Appendix C

Mews Street (Residential)

