

# RAILSIDE SUB-DISTRICT



# *Station Discussion Topics*







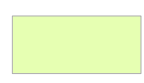







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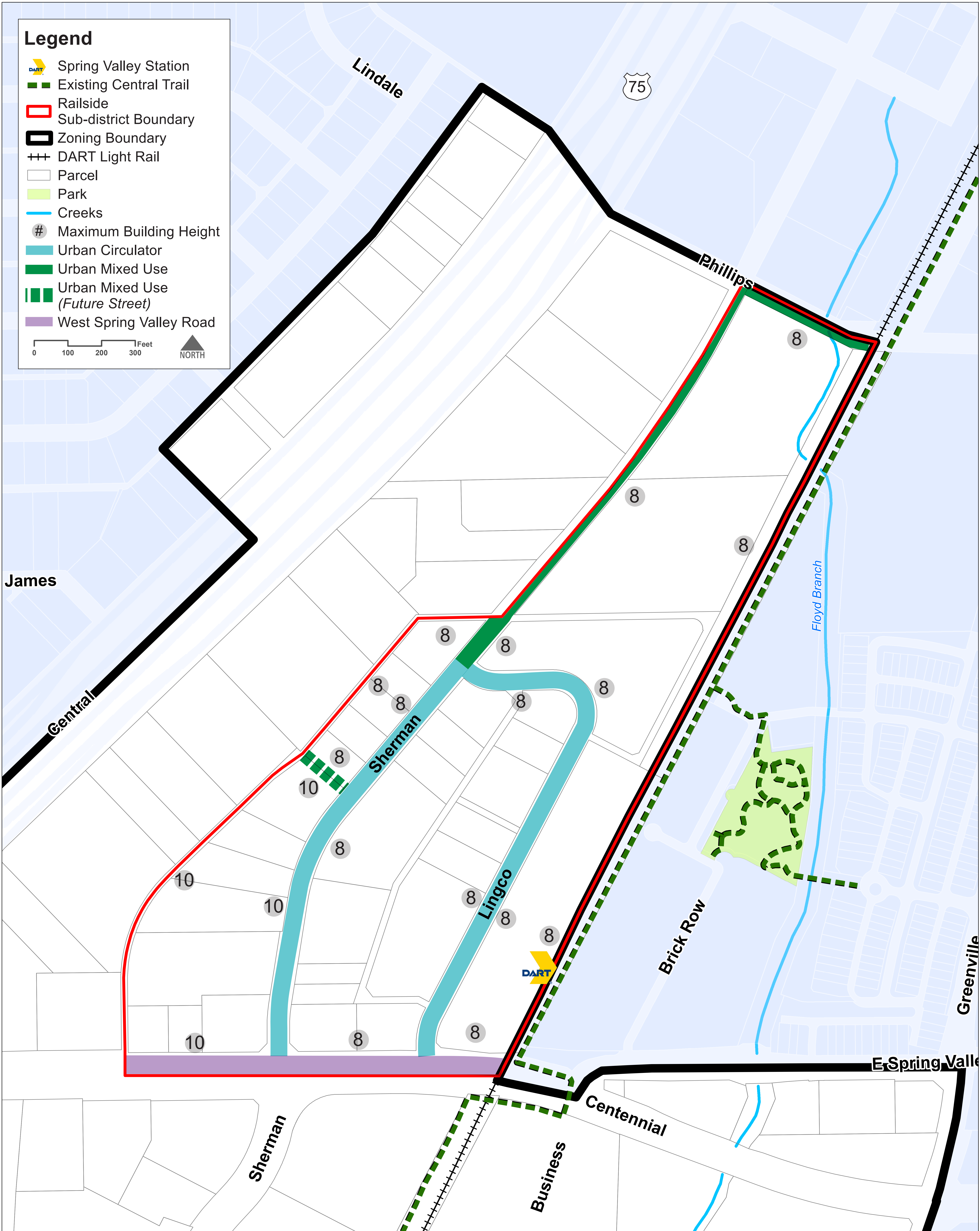
- Regulating Plans
- Street Cross-Sections
- Use Types



# Railside Sub-district - Draft

## Legend

-  Spring Valley Station
  -  Existing Central Trail
  -  Railside Sub-district Boundary
  -  Zoning Boundary
  -  DART Light Rail
  -  Parcel
  -  Park
  -  Creeks
  -  # Maximum Building Height
  -  Urban Circulator
  -  Urban Mixed Use
  -  Urban Mixed Use (Future Street)
  -  West Spring Valley Road
- 0 100 200 300 Feet 

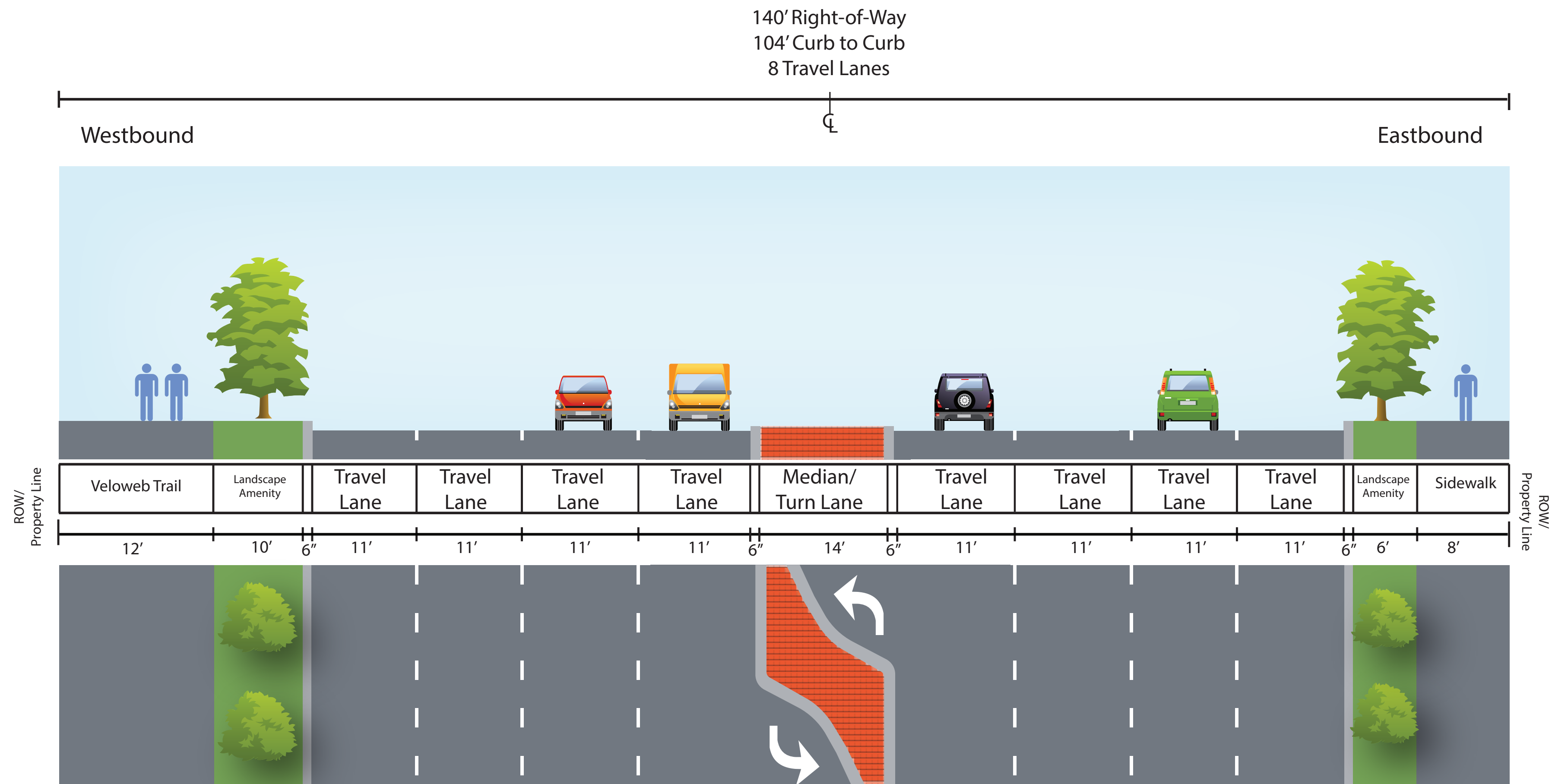


July 2016



# Railside - Street Cross-Sections

## West Spring Valley Road



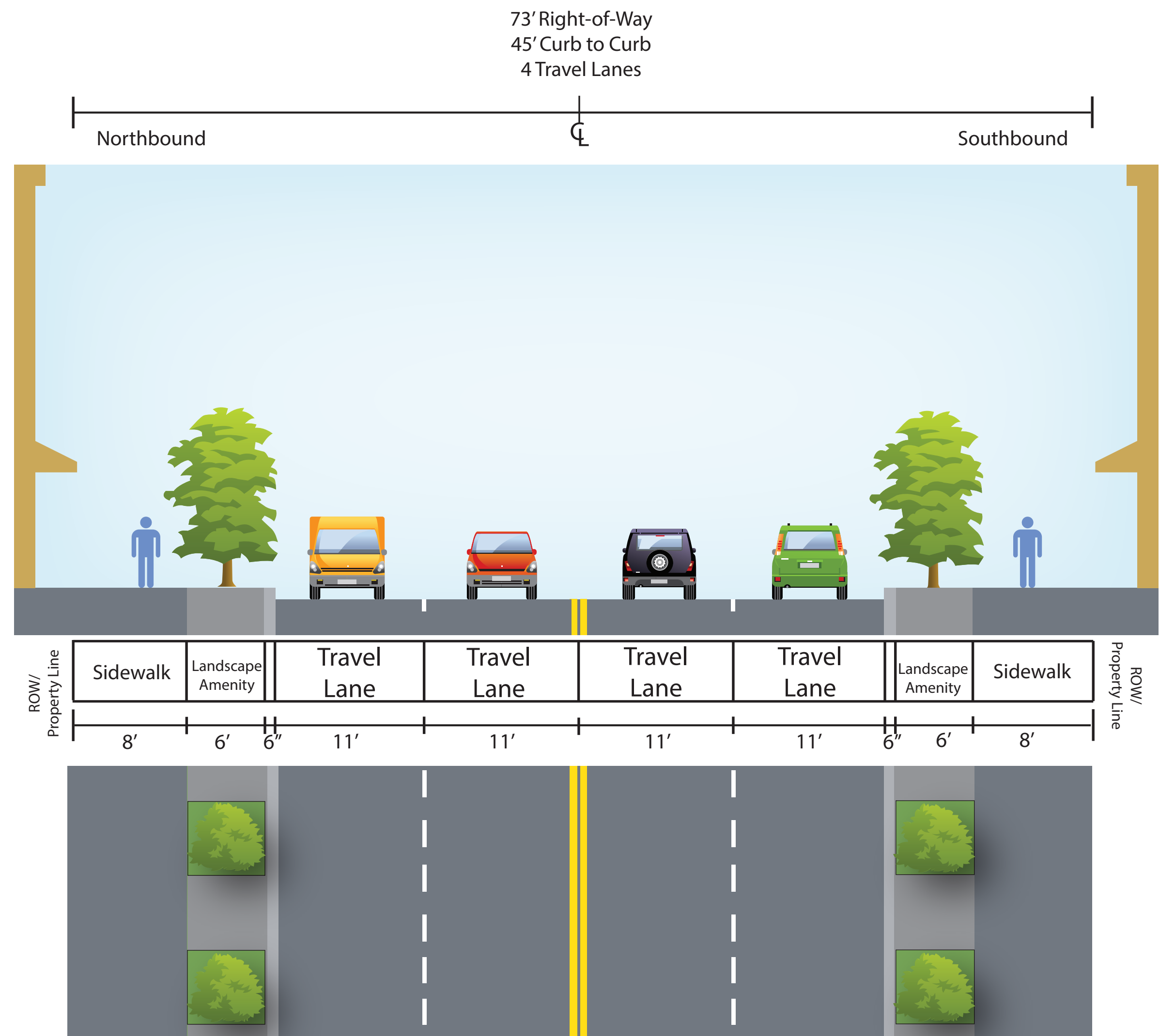
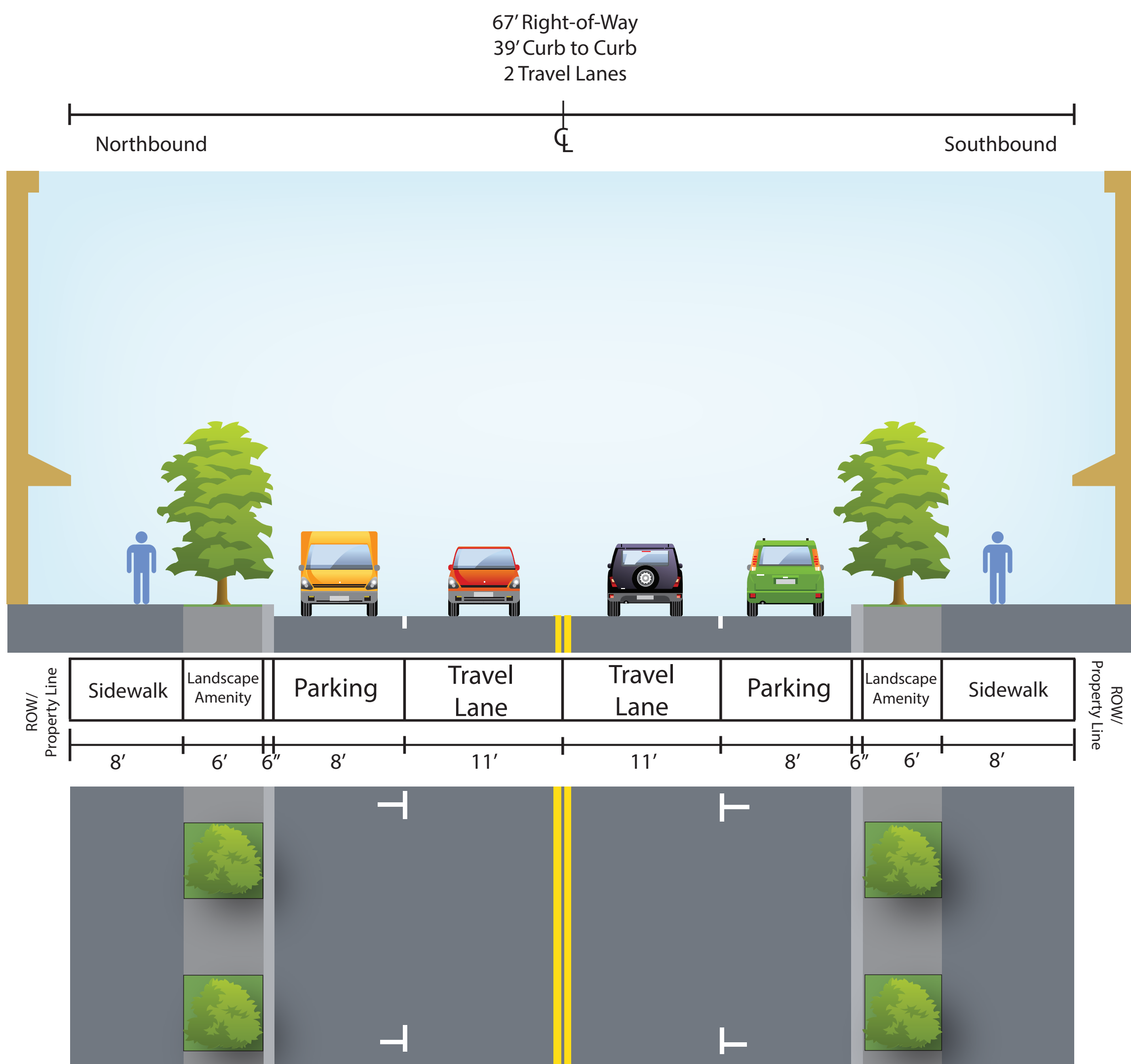
All new and existing driveways, streets and alleys require an additional dedicated right turn lane on West Spring Valley Road.

## Urban Mixed Use

- Sherman Street
- Phillips Street
- Future Street

## 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.



# Railside - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
<b>Use</b>		
<b>Residential</b>		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached		
Townhome	P	Minimum Density of ten dwelling units per acre.
<b>Non-Residential</b>		
Adult Day Care	S	
Ambulance Service		
Amusement Arcade		
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	P	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel		
Carwash		
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		
Construction Field Office	P	
Contracting Operation		
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	
Helipad		
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		
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 square feet or less are permitted by right. Establishments larger than 10,000 square feet require approval of a Special Permit.
Manufacturing Facility, Heavy		
Manufacturing Facility, High Tech		
Martial Arts School	S	
Massage Establishment	S	
Microbrewery	S	
Mortuary or Funeral Home		
Motor Freight Terminal		
Motor Vehicle Body Shop		
Motor Vehicle Parts and Accessory Sales		



# Railside - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Motor Vehicle Rental		
Motor Vehicle Rental (Limit Ten Vehicles)		
Motor Vehicle Repair Shop—Major		
Motor Vehicle Repair Shop—Minor		
Motor Vehicle Sales/Leasing—New		
Motor Vehicle Sales/Leasing—Used		
Motor Vehicle Service Station, No Repair		
Motor Vehicle Storage Lot		
Movie Theater	P	Max. 6 screens.
Nursery or Greenhouse		
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.
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Private Recreation Club		
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items		
Repair Shop, Personal Items	P	
Research Laboratories and Facilities		
Restaurant with Curb Service		
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Located on Same Lot as Church)	P	
School, Parochial (Not located on Same Lot as Religious Institution)	S	
School, Private		
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics		
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.
Warehouse		
Wholesale Establishment		
Winery/Distillery	S	
Wrecker service		