

ZONING FILE 19-25

Attachments:

1. Staff Memo – Request for Continuation
2. Staff Report
3. Zoning Map
4. Aerial Map
5. Collins/Arapaho & Innovation District Form Base Code
6. Correspondence
7. Notice of Public Hearing
8. Notification List



DATE: October 18, 2019

TO: City Plan Commission

FROM: Doug McDonald, AICP, Planning Projects Manager **DM**

SUBJECT: Request to Continue Public Hearing and Table Consideration of Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Form Based Code

BACKGROUND

On October 22, the City Plan Commission will hold a public hearing on the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Form Based Code.

Staff will be requesting the Commission continue the public hearing and table consideration of the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Form Based Code to allow the public additional time for review and comments.

The Commission will open the public hearing, and those wishing to speak will be allowed to do so. If the request for continuation is approved, the case will be scheduled for the November 5, 2019, City Plan Commission agenda.



TO: City Plan Commission
FROM: Doug McDonald, Planning Projects Manager **DM**
DATE: October 22, 2019
RE: **Zoning File 19-25:** Planned Development - Collins/Arapaho Transit-Oriented Development and Innovation District Form Based Code

REQUEST

Approval of a zoning change to rezone approximately 1,146 acres of land (inclusive of rights-of-way) to PD Planning Development District for the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Form Based Code.

APPLICANT/PROPERTY OWNER

City of Richardson/200 Property Owners representing 217 parcels in the District

ADJACENT ROADWAYS

Campbell Road: Six-lane, divided arterial; 30,500 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (2018).

Plano Road: Six-lane, divided arterial; 31,800 vehicles per day on all lanes, northbound and southbound, north of Arapaho Road (2018).

US 75/Central Expressway: Freeway/Turnpike, 256,500 vehicles per day, northbound and southbound (2018).

Apollo Road: two-lane, undivided neighborhood collector/major collector; no traffic counts available, eastbound and westbound.

SURROUNDING LAND USE AND ZONING

North: Retail/Commercial/Office/Industrial; C-M Commercial, I-M(1) Industrial
South: Residential/Institutional; R-850-F Single Family, R-1000-M Single Family, R-1100-M Single Family, D-1400 M Attached Housing, TO-M Office, I-M(1) Industrial, PD Planned Development 4191, C-M Commercial
East: Retail/Commercial/Office/Residential; LR-M(1) Local Retail, LR-M(2) Local Retail, TO-M Office, O-M Office, R-1500-M Single Family, R-1800-M Single Family, PD Planned Development 4265, PD Planned Development 4182
West: US 75/Central Expressway

FUTURE LAND USE PLAN

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. This property is located in the East Arapaho/Collins area and a portion of this area is part of the City's Tax Increment Finance (TIF) district. The City completed the study for the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District in December 2018.

Future Land Uses of Surrounding Area:

North: Office/Industry

South: Neighborhood Residential

East: Neighborhood Residential; Neighborhood Service

West: US 75/Central Expressway

EXISTING ZONING

R-1500-M Residential, LR-M (1) Local Retail, LR-M(2) Local Retail, C-M Commercial, I-M(1) Industrial, I-FP(2) Industrial, IP-M(1) Industrial Park and PD Planned Development Districts.

TRAFFIC/INFRASTRUCTURE IMPACTS

Transportation and Mobility staff have reviewed all street types and cross-sections within the Collins/Arapaho TOD and Innovation District Code.

N. Plano Road, E. Campbell Road and E. Arapaho Road; classified as Access Corridors on the sub-district's regulating plans, will continue to function as six-lane, regional arterial thoroughfares, even while being re-envisioned to support pedestrian oriented needs within the community. These six-lane, divided arterials are designed to carry approximately 45,000 vehicles per day. Based on 2018 traffic counts, Campbell Road and Plano Road carry between 30,000 and 32,000 vehicles per day while E. Arapaho Road has daily traffic counts of approximately 40,000 vehicles.

Roads classified as Internal and Transitional streets on the sub-district's regulating plans will continue to function with the existing lane capacity. Transitional streets may have the ability to add bicycle facilities within the existing right-of-way while maintaining the existing lane capacity.

A transportation analysis was conducted as part of the Collins/Arapaho TOD and Innovation District Study in 2018. It was determined based on traffic counts that several streets within this District have excess capacity and have the ability to be redesigned to accommodate multimodal improvements, including additional bicycle and pedestrian facilities.

Streets designated as Neighborhood Connector or Parkways on the sub-district's regulating plans have excess capacity and are illustrated in the street cross-sections for multimodal improvements within the Collins/Arapaho TOD and Innovation District Code. Many of these streets have already been redesigned to meet the new proposed street cross-sections including Collins Boulevard, N. Grove Road and Alma Road, where dedicated motor vehicle lanes have been converted to dedicated bike lanes. N. Bowser Road, Glenville Drive, and Greenville Avenue are three new streets proposed for multimodal improvements and align with the Collins/Arapaho TOD and Innovation District Study recommendations.

Evaluating street capacity vs. usage can help identify where opportunities for mobility improvements exist. If volumes are far lower than available capacity, there is space to fill in the gaps with other transportation needs, such as pedestrian and bike improvements. The 2018 Collins/Arapaho TOD and Innovation District Study identified Greenville Avenue as a street for additional mobility improvements based on historical traffic count data. Staff has conducted additional analysis and testing for the Greenville Avenue corridor over the past few months as part of a grant from AARP's Livable Communities Initiative. Greenville Avenue is currently constructed as a six-lane, divided arterial and is designed to carry nearly 45,000 vehicles per day. Updated traffic counts were conducted in May 2019, which found the usage along Greenville Avenue at approximately 13,500 vehicles per day, or approximately 30% of the road capacity. As a comparison, the road capacity of a four-lane road is approximately 30,000 vehicles per day. If Greenville Avenue were to be redesigned for a four-lane road, the usage would continue to be under 50% of the road capacity.

Historical crash data was also studied to determine if incidents on US75 impacted the travel on Greenville Avenue. Over three years of crash data was analyzed as part of this review. Based on this data, severe incidents that cause a significant diversion to Greenville were rare. One crash was noted in the report which occurred on February 13, 2019 and closed several northbound lanes on US75 during the morning rush hour. This crash increased the travel time on Greenville Avenue 20-35% during that incident.

Following the traffic count study in May, barricades were deployed in September when school was back in session to test lane reductions along this corridor and evaluate traffic patterns. Following a successful test with the barricades, temporary bike lanes and a temporary crosswalk were installed to further demonstrate and test the usage and effectiveness of the improvements. Since September 28, this testing has been in effect for both the lane reductions and a new at-grade crossing.

Additional data was collected the week of October 7 to reevaluate vehicle counts and vehicle speeds following the lane reductions. A full report on this study will be presented to City Council on November 4, including data on the at-grade crosswalk.

The data collected as part of this testing indicates support for the lane reduction along Greenville Avenue. As a result, a new cross-section for the "Parkway" street-type has been incorporated into the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Code, illustrating a four-lane, divided arterial with bicycle facilities.

STAFF COMMENTS

Background:

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 2013, the City of Richardson took the first step to develop a reinvestment strategy for the East Arapaho/Collins area, which was identified as one of the six enhancement/redevelopment areas in the Comprehensive Plan. An East Arapaho/Collins Baseline Market Analysis was completed and addressed the underperforming industrial space in the study area, particularly the large quantity of older flex space which was experiencing a vacancy rate of approximately 21%.

As the market strengthened from the Recession in the early 2010s and the area vacancy rate decreased to 7.5%, the City revisited the area to set the stage for the next generation of innovation. In 2018, City Council initiated the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Study to develop a vision, goals and strategies for the District. Extensive public outreach was conducted during this effort to develop the vision, which states: “The District will be the Premier Tech Hub in Texas”. The resulting study laid out the foundation for this Form Based Code, establishing the following sub-districts: Employment, Greenville, Station Area and Duck Creek. The vision for the District is that it will continue to be a center for innovation and technology; visually unique and green; lively and active; walkable and bikeable; with the Station Area serving as the primary gateway to the District.

Sub-districts’ Visions

While the over-riding vision for the District is to be the Premier Tech Hub in Texas, the individual visions created for the four sub-districts are:

- Employment – A place for innovation, creativity and entrepreneurship, focusing on adaptive reuse of existing buildings and targeted infill development that will maximize development potential and be an area for emerging and scaling companies.
- Greenville – A vibrant, high quality mixed-use district which focuses on providing a mix of employment opportunities, neighborhood retail services and housing opportunities for Richardson’s workforce.
- Station Area – A high density, transit-oriented, mixed-use gateway to the District, encouraging efficient, compact land use patterns with a walkable and bikeable street network to connect residents and employers to jobs and amenities and further capitalize on the existing light rail and bus transit assets.
- Duck Creek – A highly activated trail corridor with a mix of non-residential uses, encouraging vibrancy through placemaking and trail-oriented design, with entertainment and dining type uses along the Duck Creek Corridor.

The land uses and development standards proposed with the Collins/Arapaho TOD and Innovation District Code facilitates implementing the visions for the four sub-districts.

Community and Stakeholder Input

The creation of the Collins/Arapaho TOD and Innovation District Code is based upon extensive community and stakeholder input which is summarized below.

- The Vision Study – Completed in 2018, set the initial framework for this new Code. As part of this Study, an extensive public outreach campaign was conducted which included:
 - 29 public events/presentations
 - 41 interviews with property owners and key stakeholders
 - 588 event participants (interviews, open houses, popups)
 - 914 online surveys completed
- Community Workshop and Block Party – Two community events were held (May and August 2019) which sought input related to: building forms, building heights, street types, land uses, consistency with the Vision Study, and housing options. The Block Party had a total of 373 participants over a two-day period and the Community Workshop had a total of 80 participants.
- Stakeholder Meetings – Two series of property owner and business owner meetings were held (May and August). The purpose of the first series of meetings was to better understand any concerns from the owners, their long-term plans for their properties, and also to understand some of the barriers to reinvestment in their properties. The second series of meetings was to share preliminary direction from the City Council and City Plan Commission, and to seek feedback related to the draft Code’s key recommendations. A total of 12 stakeholder meeting were conducted.
- Online Survey – An online survey was conducted from July 2 – July 14 and was used to seek additional input related to the visual impact of varying building heights and forms. A total of 383 surveys were completed.
- Other Online Tools – Facebook and the city’s website were used as resources to provide project information and updates to persons interested in the project that may not otherwise be able to attend meetings.

City Council and City Plan Commission Direction

In addition to community and stakeholder input, the City Council and City Plan Commission provided direction related to key topics important to the formulation of the Code. The following summarizes the direction received:

- ***Remove Barriers for Redevelopment and Reinvestment***
 - Supportive of removing and/or reducing requirements for building setbacks, building height restrictions, FARs, and minimum parking to increase flexibility to maximize development potential and building envelope of each site.

- ***Limit the Creation of New Non-Conforming Uses***
 - An additive layer of uses should be incorporated into the four sub-districts. The removal of existing industrial or manufacturing uses should be limited, especially within the Employment Sub-district.

- ***Emphasize Duck Creek as a District Amenity***
 - Allow and encourage buildings to have primary entrances face Duck Creek.
 - Discourage new surface parking, outside storage, or dumpster enclosures to be adjacent to the creek outside of the Duck Creek Sub-district.
 - Within the Duck Creek Sub-district, prohibit outside storage, new surface parking, and new loading dock doors along the creek.

- ***Position the Arapaho Center Station as a Walkable Mixed-Use Front Door to the District***
 - Require higher-density uses within this sub-district with a minimum density requirement for residential uses while removing height requirements.
 - Require the design of new building forms to be pedestrian-oriented.
 - Require maximum block lengths to discourage large building footprints that break up walkable street grids.
 - Restrict surface parking, especially along Greenville Avenue.
 - Require ground-floor retail for live-work uses along Greenville Avenue to activate the corridor.

- ***Introduce Residential Uses where Appropriate to Support Employment and Activity***
 - Residential uses should support the existing and future employment base.
 - Adaptive reuse should be allowed by right within the Greenville, Station Area, and Duck Creek sub-districts to introduce unique residential forms. A Special Permit shall be required for adaptive reuse projects in the Employment Sub-district.
 - Live-work uses should be allowed, but carefully implemented in the Employment and Duck Creek Sub-districts by Special Permit to complement, and not overwhelm, existing employment uses.
 - Single family detached uses may be appropriate in the Greenville Sub-district, and this definition should include duplex, triplex, or quadplex complexes.
 - Townhomes should be allowed in the Greenville or Station Area sub-districts by right with minimum densities in the Station Area Sub-district.
 - Multifamily uses should be allowed in the Greenville or Station Area sub-districts, but with greater design control and restrictions to discourage “Texas Wrap” design. Use development incentives to encourage a live-work product versus a multifamily product.

- *Use Current Residential Adjacency Approach to Development near Existing Neighborhoods*
 - Be sensitive to surrounding existing single-family neighborhoods adjacent to the Duck Creek and Employment sub-districts.
- *Maintain Access for Trucks*
 - When evaluating roads capacities and configurations for future mobility improvements, be sensitive to the need for freight truck access throughout the four sub-districts.

Collins/Arapaho TOD and Innovation District Form Based Code

The Collins/Arapaho TOD and Innovation District Form-Based Code has been drafted based upon the aforementioned direction received. This Code is not a text amendment to the Comprehensive Zoning Ordinance; instead the Code is being adopted as a Planned Development (PD) district similar to what has been done for Main Street/Central, West Spring Valley Corridor, and Bush/Central. The PD form-based code approach was selected to deliver the intended form and character envisioned for the District. The standards within this 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. It protects the interests of existing businesses and business owners by limiting new non-conforming uses and providing additional land use entitlements to encourage reuse, reinvestment and activation of existing buildings.

The Code is supportive of regional transportation and mobility objectives by acknowledging that N. Plano Road, E. Campbell Road and E. Arapaho Road, will continue to function as a six-lane, regional arterial thoroughfares, even while being re-envisioned to support pedestrian oriented needs within the Richardson community. Bicycle transportation is further supported by providing a safer, alternate routes along N. Greenville Avenue, Glenville Drive, N. Bowser Road and Apollo Road, and enhancing existing bicycle facilities on E. Collins Boulevard and N. Grove Road/Alma Road.

The Code also embraces transit-oriented development principles by transforming the built environment context around the DART Arapaho Center Station through increased density; diversity of land use types; and provision of safe, comfortable and attractive sidewalks, streets and connectivity to the rest of the District.

The Collins/Arapaho TOD & Innovation District Form Based Code applies to all land within each of the Employment, Greenville, Station Area and Duck Creek and sub-districts exclusively. Properties located outside of these areas are subject to the rules and regulations of the Comprehensive Zoning Ordinance, as amended.

Code Organization/Components

The Collins/Arapaho TOD & Innovation District Form Based Code format is structured with the “end user” in mind – having all the land uses and development standards that apply to the individual sub-district in one place (i.e., one section or “chapter” of the Code). With the exception of signage and administrative provisions that apply to all four sub-districts, the individual sub-district sections of the Code have the following components:

Introduction – The vision and intent of the individual sub-districts are explained at the beginning of each sub-district section of the Code, in order to help the user understand the built form desired within the sub-district.

Regulating Plan – The regulating plan 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. The regulating plan identifies the specific framework of streets and blocks to which each section of the regulations apply. 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 the sub-district section. The regulating plan also establishes the maximum building height allowed. In addition, the regulating plan identifies general locations for special sites, public spaces, portal improvements and public parking, where applicable.

Building and Envelope Standards – These standards 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.

Build-to zones coupled with a minimum percentage of the lot width for properties with street frontage are required to create a built environment where buildings define the streetscape instead of surface parking areas. Build-to-zones are required for properties along Greenville Avenue, north of Arapaho, in both the Station Area and Greenville sub-districts; and for properties along the north side of Arapaho Road from Greenville Avenue to the KCS Railroad in the Station Area Sub-district.

Many properties within the four sub-districts do not have building setback or building height requirements to allow the market to respond accordingly and to maximize the development potential of each site. However, residential adjacency standards have been retained from the Comprehensive Zoning Ordinance for several properties along N. Plano Road, Apollo Road, N. Dorothy Drive, and Hilltop Avenue, where residential adjacency exists.

Along Greenville Avenue south of Arapaho Road, a ten-foot building setback is required to align with the Chinatown Sub-district of the Main Street/Central Expressway Code.

Street Typology and Streetscape Standards – These standards establish regulations that apply to 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. These standards provide greater flexibility than the Main Street/Central Expressway Code. A preferred and minimum width standard is provided for each street type, with the preferred being required, but allowing a minor modification to achieve the minimum if conflicts exist like underground utilities.

This subsection of lays out who is responsible for the installation and maintenance of certain street improvements as the majority of the streets within the sub-districts are existing streets and will be retrofitted over time by the City. The City currently has maintenance responsibilities of these existing streets and will continue to do so.

Architectural Standards – To the extent possible given current state law, the Code provides within each sub-district, basic standards for treatments to walls, roofs, windows, doors and exterior lighting to create a pleasing and cohesive architectural character. The standards within the Greenville, Station Area, and Duck Creek sub-districts focus on the public realm and establish provisions that address buildings at the street level – the pedestrian scale. Ventilated façade systems are included recognizing the potential for creatively designed buildings that may benefit from this exterior wall system. Greater flexibility with architectural standards and building articulation exists for properties in the Employment Sub-District.

Mechanical, Service Areas and Utilities – This subsection of the Code provides standards which apply to loading areas, outdoor storage, roof-mounted equipment, dumpsters, and utility meters and other utility apparatus. For the Duck Creek Sub-district, outside storage is prohibited.

Residential Zoning District Adjacency – Consistent residential adjacency standards are established for nonresidential uses when located adjacent to single family residential zoning districts and not separated by a street. These standards are not included in the Greenville or Station Area sub-districts since these sub-districts are not adjacent to single family residential zoning districts not separated by a street.

Signage – While signage is provided in one section of the Collins/Arapaho TOD and Innovation District Code, each sub-district provides a reference to Section III (Signage) so that users of the Code know where to find the appropriate standards. The sign standards are similar to the standards within the Main Street/Central Expressway Code, with greater flexibility of signage through a minor modification process. Roof signs are permitted within this Code and internally-lit box signs will continue to be an allowed monument sign type due to the number of existing internally-lit box signs within the four sub-districts today.

In addition to the major code components identified above, the Code also includes Administration and Definitions sections which are applicable to all four sub-districts.

The Administration section includes provisions related to an administrative development approval process, similar to the adopted Bush/Central, Main Street/Central Expressway and West Spring Valley Codes. It is the intent with this Code, as with the other aforementioned codes, to offset the high level detailed standards with an expeditious approval process for development plans which meet the Code's requirements, and to ensure consistency and quality design.

A minor modification process has been included where development standards may be varied provided the development proposal complies with the additional performance criteria set forth in the Code; these requests shall be administratively approved. For development proposals that do not comply with the development standards provided in the Code and for a minor modification that cannot be approved administratively, a Special Development Plan shall be considered by the City Plan Commission, with the City Plan Commission's recommendation being forwarded to City Council for final consideration of the Special Development Plan (similar to a zoning change).

Nonconformities related to properties whether it is uses, structures, signage, or other site elements are addressed in the Non-Conformities subsection within the Administrative section of the Code.

Key administration aspects of this Code that different from previous efforts include:

Non-Conforming Buildings, Sites or Structures

- Four new non-conforming uses will be created with this Code All four uses are located within the Station Area Sub-district. These uses include:
 - Motor vehicle sales and/or leasing 1000 N. Central Expressway and 195 E. Arapaho Road
 - Motor vehicle storage lot – 210 Woodall Drive
 - Smoking establishment – 1002 N. Central Expressway
- Additional flexibility with non-conforming buildings, sites, or structures that may not meet the new zoning standards, such as setbacks or built-to zones added to code which states:
 - “Non-conforming structures may be expanded or enlarged if the expansion or improvement brings the structure closer to compliance, even if the expansion or improvement does not bring structure into full compliance.”

Drive-Thru Banks ‘Grandfathered’

- Six existing drive-thru banks are grandfathered and noted within the Administration Section of the Code.
- Drive-thru banks can continue to be operating as a bank or may be converted into other non-residential drive-thru uses (pharmacy, restaurant, coffee, dry cleaning service) pending approval of a queuing plan by staff to address impacts of neighboring properties or streets.
- If an existing drive-thru is demolished, it cannot be re-built.

Special Permit Repeal of Inactive & Obsolete Special Permits

- Phase I of the special permit repeal of inactive and obsolete special permits occurred on April 1, 2019 with 58 inactive or obsolete special permits repealed.
- Phase II of this project will occur with this rezoning initiative. A total of 46 inactive or obsolete special permits will be repealed with the passage of Collins/Arapaho TOD and Innovation District Code. In addition, two special permits will be repealed as a result of the new use chart, and these uses will become legally non-conforming uses. Nineteen (19) special permits are still active and will be retained and carried over with this Code. These permits are noted within the ordinance.

The Definitions section of the Collins/Arapaho TOD and Innovation District Code includes a comprehensive list of definitions that are not presently covered in the Comprehensive Zoning Ordinance and/or where the definition needs to be updated appropriately for this PD zoning district.

Other Key Aspects of the Code

While there are many important provisions within the Code that are essential to creating the mixed use and highly amenitized district envisioned for the four sub-districts, the following items are highlights of more significant provisions that should be noted.

- ***Special Sites*** – Special Sites identified in the regulating plans identify various types of open spaces, activation, or amenities for which a special development plan may be appropriate during development/redevelopment. These sites include Duck Creek, the Kansas-City Southern Railroad, and the Abandoned Rail Spur located south of E. Arapaho Road. Special design considerations such as limiting surface parking and outside storage along these sites is encouraged and, in some instances, prohibited.
- ***Live-Work*** – Live-work is defined in this Code more broadly than in the Bush/Central, Main Street/Central Expressway and West Spring Valley Codes. In this Code, live-work is defined as “*a building or portion of a building integrating both a dwelling unit and non-residential use in a shared space or within a common building.*” Based on this new definition, a multifamily development with ground-floor retail/office would be defined as “live-work” since the uses are within a common building.
- ***Live-Work Development Incentives*** – To encourage live-work uses within the Greenville and Station Area sub-districts, development incentives have been incorporated into the Code. These include allowing a reduction in parking ratios (as compared to multifamily parking ratios), allowing for the ground-floor non-residential space to be occupied with residential uses until the market supports additional retail and non-residential uses, and allowing greater building heights (as compared to multifamily maximum building heights) in the Greenville Sub-district.

- ***Live-Work Ground Floor Supplemental Regulations*** – Live-work developments with ground-floor non-residential space must be constructed to meet the following:
 - Require a minimum floor to ceiling height of fifteen feet for the ground floor;
 - Meet the Building Code for commercial/non-residential spaces; and
 - Meet all Non-Residential At-Grade Entrances requirements (windows, doors, etc.)

This requirement ensures if the ground-floor non-residential space is used in the interim for residential uses, it will be constructed “commercial-ready” when the market supports the change of use.

- ***Innovation-Ready for Live-Work*** – All live-work developments in the Greenville and Station Area sub-districts are required to be “Innovation Ready”. As defined in the Code, innovation ready is a building or facility that has the necessary infrastructure in place to house established or entrepreneurial high tech, research and development, bio tech or material science, data center or other technologically-innovative uses.
- ***Greenville Avenue Activation*** – Within the Station Area sub-district along Greenville Avenue only, multifamily and townhome uses are prohibited unless these uses meet the definition and supplemental regulations of “live-work”. As part of this requirement, 100% of the gross linear footage of the development’s first floor must consist of non-residential/coworking/innovation space; encouraging ground-floor activation.
- ***Building Height*** – The maximum height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure. The regulating plan for each sub-district specifies the maximum building height (in feet).
- ***Minimum Residential Density Requirements at Station Area Sub-district*** – In order to facilitate higher density, urban residential developments desired to support a pedestrian-oriented, mixed-use environment at the Station, minimum residential density requirements are proposed for multi-family, live-work, and townhome uses. The proposed minimum density requirements are:
 - Townhome: Ten (10) units per acre
 - Multi-family or Live-work: Forty (40) units per acre
- ***On-Site Open Space Requirement*** – A minimum of 8% for public open space or a minimum of 15% of private open space shall be required on each property within all four sub-districts. For open space to be counted as “public,” it shall be highly visible from the right-of-way and be accessible by the general public. This requirement is only applicable in a new development or full redevelopment scenario. Adaptive reuse sites and lots that are one-acre or less are except from this requirement.
- ***Landscape Buffers***– A 10-foot landscape buffer is required for properties with frontage along designated streets as illustrated in the sub-district’s regulating plan.

- ***Parking Lot Landscaping*** – Landscaping of parking lots along the perimeter where adjacent to the minimum required sidewalks is required. Also, interior landscaping of surface parking lots is required.
- ***Off-Street Parking Requirements*** – Per the City Council’s direction, parking ratio requirements have been lessened to provide greater flexibility for leasing and reuse of properties, and for redevelopment of small sites. New parking spaces shall be provided for building expansions or new building construction only. Uses of certain square footage and less, are exempt from providing parking. Additionally, allowances have been made in the Code within all four sub-districts to allow for on-street parking to be counted towards satisfying off-street parking requirements. Furthermore, a credit may be requested to allow for off-site shared parking or public parking within 600 feet of a property to satisfy off-street parking requirements.

Revisions to the Code

Subsequent to the copy of Collins/Arapaho TOD and Innovation District Code distributed to the City Plan Commission on Friday, October 11, 2019, staff has made a few modifications to the code based on additional public comments:

Page 16: Removed “i. Building fronts and sides shall be placed parallel to the adjacent street.” located under “d. Building Placement”. This was at the request property owners in this sub-district due to existing conditions of buildings in the Employment Sub-district.

Page 17: Corrected chart to illustrate rooftop structures do not have an individual height restriction. This was corrected in all four sub-districts.

Page 18: Added Live/Work parking ratios to the Employment Sub-district.

Page 18: Provided clarity on Live/Work parking ratios, adding “non-residential parking shall be based on non-residential parking ratios. This was added to the Employment, Greenville and Duck Creek sub-districts. This provision was already in the Station Area sub-district.

Page 38: Removed requirements for Building Articulation and At-Grade Entrances in the Employment sub-district (formally subsections b. and c.) and added language into the Intent section above to encourage these design techniques, but not require them in this sub-district. While the intent of this Code is to encourage a new urban building form, these requirements are less important in this sub-district than the Station Area, Greenville, and Duck Creek sub-districts where there is a greater focus on pedestrian activity and related building form. This was at the request of property owners in this sub-district.

Page 39: Added language under iii. Techniques and Configurations to provide guidance on addressing blank walls. Under subsection b), this sentence has been reworded to provide clarity. Lastly, in this section, subsection d) has been removed as it was repetitive with subsection b) above.

Page 41: Provided clarification under Windows section that mirrored glass is only prohibited at the ground floor level where windows are visible from a public street or public open space. In addition, the request for a Minor Modification was added for mirrored glass for uses that demand high levels of security. This provision was added in all four sub-districts.

Page 43: Added a Minor Modification process for perimeter security fencing for uses that demand higher levels of security. This includes allowing the fence to be placed within the front yard setback (between the established building line and right-of-way line), with a requirement that the fence be 50% transparent and constructed of tubular steel or other similar material as approved by the City Manager or designee. This provision was added in all four sub-districts.

Pages 43-44: Under subsection d. Roof Mounted Equipment, clarification was added that roof mounted equipment shall be screened from the “view of the public”. Under this section, the six-foot height restriction for parapet walls has been removed. The parapet still cannot exceed the maximum building height in the sub-district’s regulating plan. This provision was added in all four sub-districts.

Page 44: Under subsection f. Ground-mounted Equipment, Utility Meters and Other Utility Apparatus, added provision that “Screening is not required if equipment is otherwise screened from the public view through intervening buildings or parameter fencing.” This provision was added in all four sub-districts.

Page 45: Under subsection g. Wall-mounted equipment, added provision that “Screening is not required if equipment is otherwise screened from the public view through intervening buildings or parameter fencing.” This provision was added in all four sub-districts.

Page 85: Added “Minimum forty dwelling units per acre” for Live/Work uses to match the density requirements of Multi-family uses in the Station Area Sub-district.

Page 175: Added “Data Center” definition.

Correspondence: Staff received two letters in opposition to this zoning request; one from Ms. Judy Aschner of 1709 Piper Court and the other from Ms. Elizabeth McNair of 387 Bedford Drive.

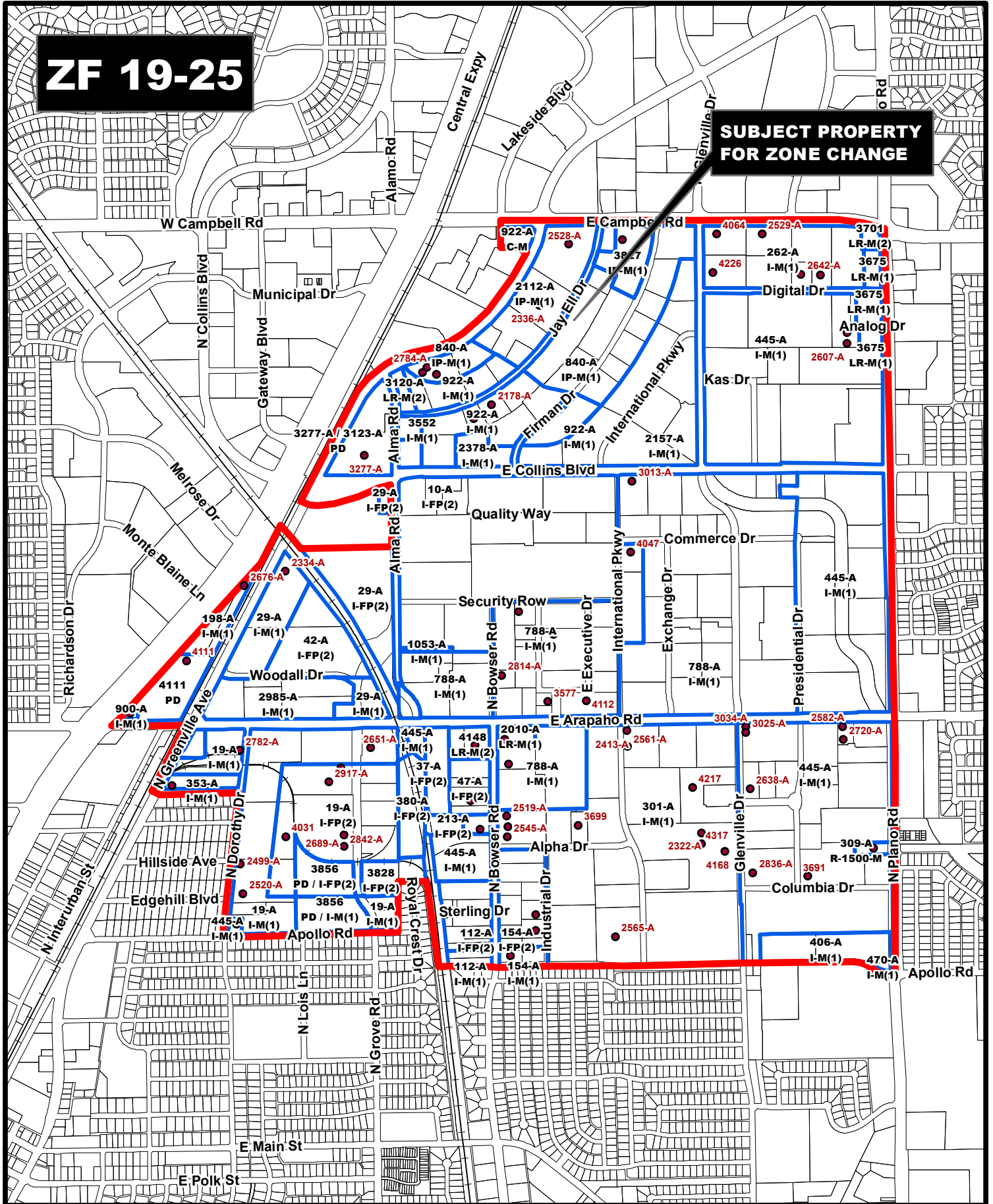
Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request.

Council Hearing Date: The earliest possible City Council hearing date is November 11, 2019.

However, should the City Plan Commission need additional time to consider this zoning request, the zoning request could be tabled to the City Plan Commission’s regularly scheduled November 5, 2019 meeting. In this scenario, the earliest date the City Council could conduct their public hearing is December 2, 2019.

ZF 19-25

**SUBJECT PROPERTY
FOR ZONE CHANGE**

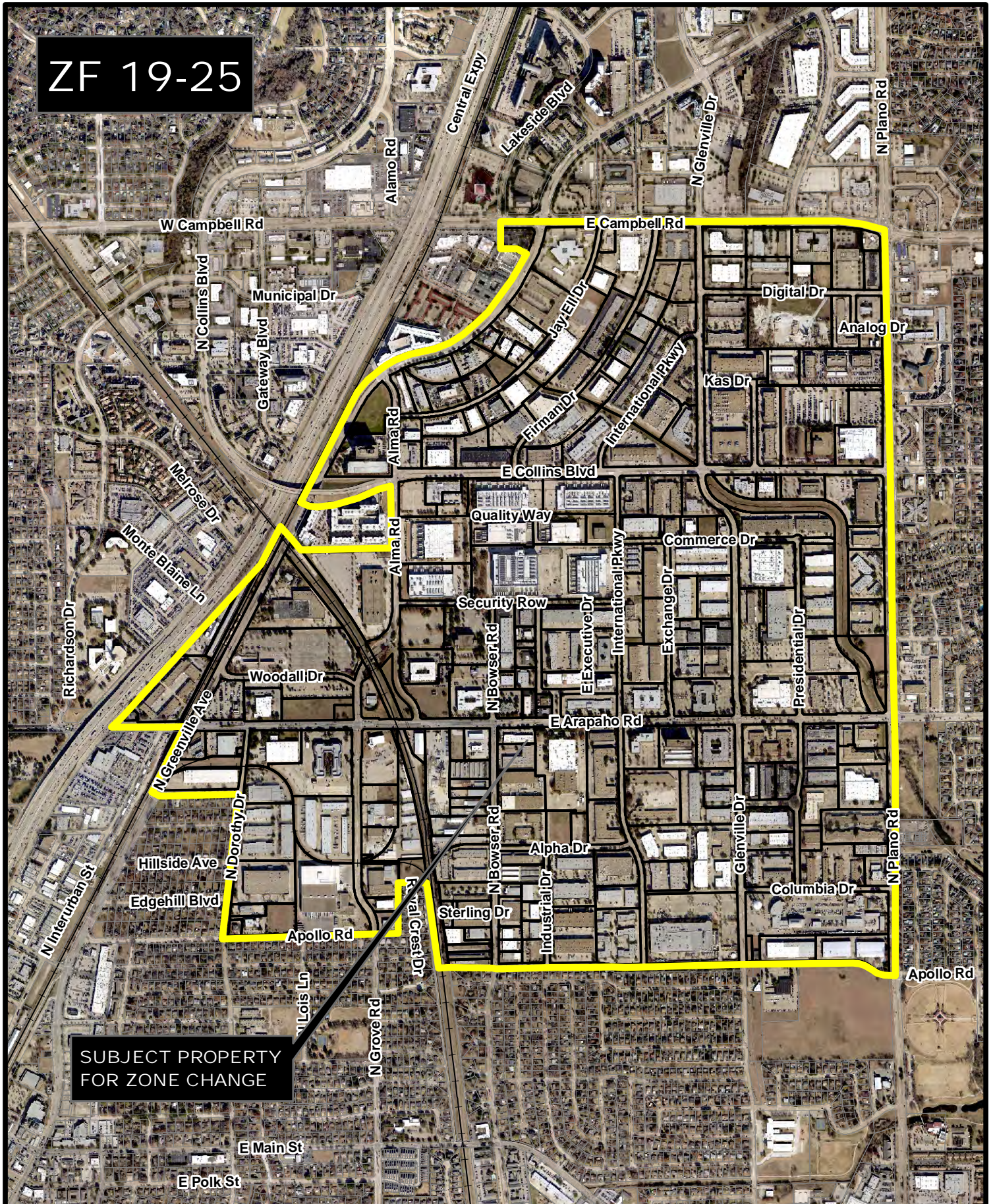


ZF 19-25 Zoning Map Collins/Arapaho TOD & Innovation District

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



ZF 19-25



ZF 19-25 Aerial Map
Collins/Arapaho TOD
& Innovation District

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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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 2013, the City of Richardson took the first step to develop a reinvestment strategy for the East Arapaho/Collins area, which was identified as one of the six enhancement/redevelopment areas in the Comprehensive Plan. An East Arapaho/Collins Baseline Market Analysis was completed and addressed the underperforming industrial space in the study area, particularly the large quantity of older flex space. During this time, the area was experiencing a vacancy rate of approximately 21%.

As the market strengthened from the Great Recession in the early 2010s and the area vacancy rate decreased to 7.5%, the City revisited the area to set the stage for the next generation of innovation. In 2018, City Council initiated the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Study to develop a vision, goals and strategies for the District. Extensive public outreach was conducted during this effort to develop the vision, which states: “The District will be the Premier Tech Hub in Texas”. The resulting study laid out the foundation for this Form Based Code, establishing the following Sub-districts: Employment, Greenville, Station Area and Duck Creek. The vision for the District is that it will continue to be a center for innovation and technology; visually unique and green; lively and active; walkable and bikeable; with the Station Area serving as the primary gateway to the District.

This Code establishes rules and regulations that will deliver the intended form and character envisioned for the Collins/Arapaho TOD & Innovation District. The standards within the Code focus on allowing flexibility while encouraging 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. It protects the interests of existing businesses and business owners by limiting new non-conforming uses and providing additional land use entitlements to encourage reuse, reinvestment and activation of existing buildings.

The Code is supportive of regional transportation and mobility objectives by acknowledging that N. Plano Road, E. Campbell Road and E. Arapaho Road, will continue to function as a six-lane, regional arterial thoroughfares, even while being re-envisioned to support pedestrian oriented needs within the Richardson community. Bicycle transportation is further supported by providing safer, alternate routes along N. Greenville Avenue, N. Glenville Drive, N. Bowser Road and Apollo Road, and enhancing existing bicycle facilities on E. Collins Boulevard and N. Grove Road/Alma Road. The Code also embraces transit-oriented development principles by transforming the built environment context around the DART Arapaho Center Station through increased density; diversity of land use types; and provision of safe, comfortable and attractive sidewalks, streets and connectivity to the rest of the District.

The Collins/Arapaho TOD & Innovation District Form Based Code applies to all land within each of the Employment, Greenville, Station Area and Duck Creek and Sub-districts exclusively.

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 Collins/Arapaho TOD & Innovation District. 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. The regulating plan also identifies general locations for special sites, public spaces, portal improvements and public parking, where applicable.
2. **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.
3. **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.
4. **Architectural Standards** which provides basic standards for treatments to walls, roofs, windows, doors and exterior lighting to create a pleasing and cohesive architectural character.
5. **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 four Sub-districts.

C. How to use the Code

The Code is separated into four 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:

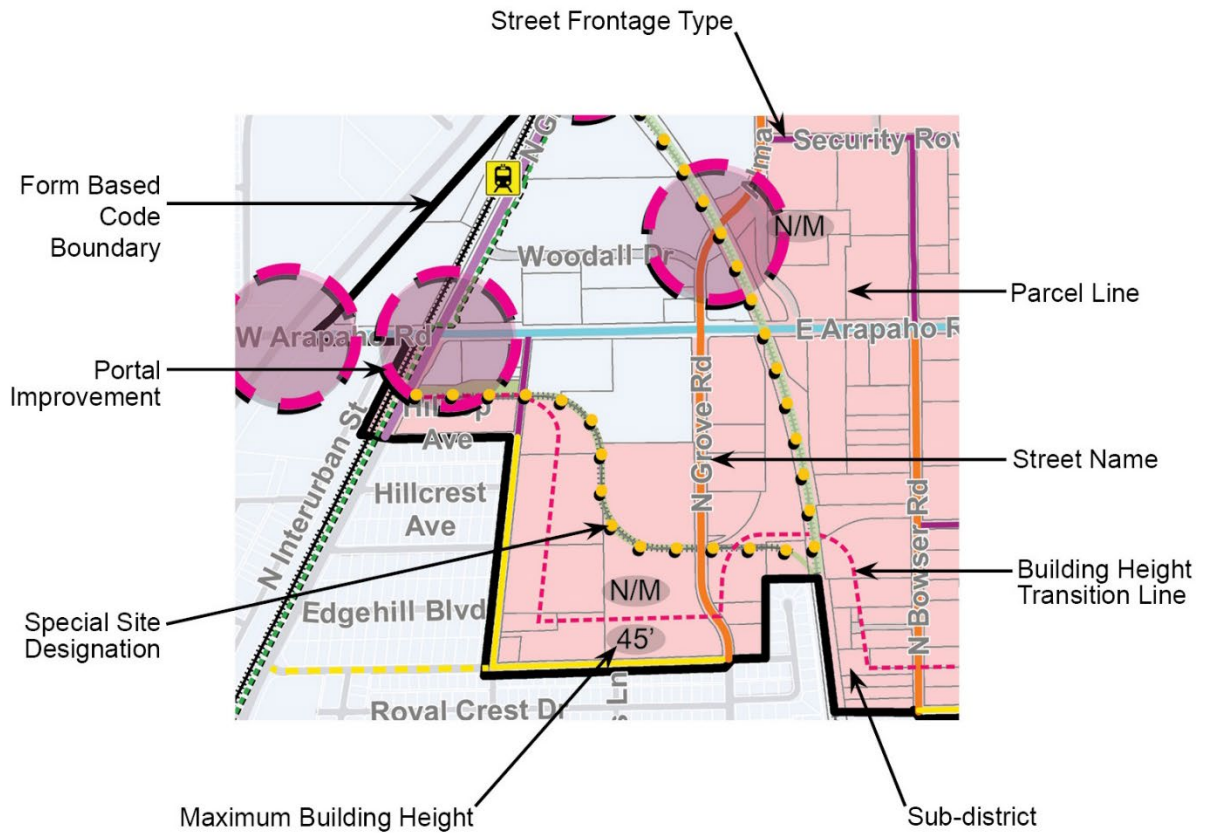
1. Use the Overall Sub-district Identifying Maps to locate the Sub-district of the property of interest (see page 5). Once the Sub-district has been determined, go to the corresponding Sub-district subsection of the Code as follows:
 - Subsection II.A. Employment Sub-district
 - Subsection II.B. Greenville Sub-district
 - Subsection II.C. Station Area Sub-district
 - Subsection II.D. Duck Creek 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. ***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.
 - b. ***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.
 - c. ***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 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:

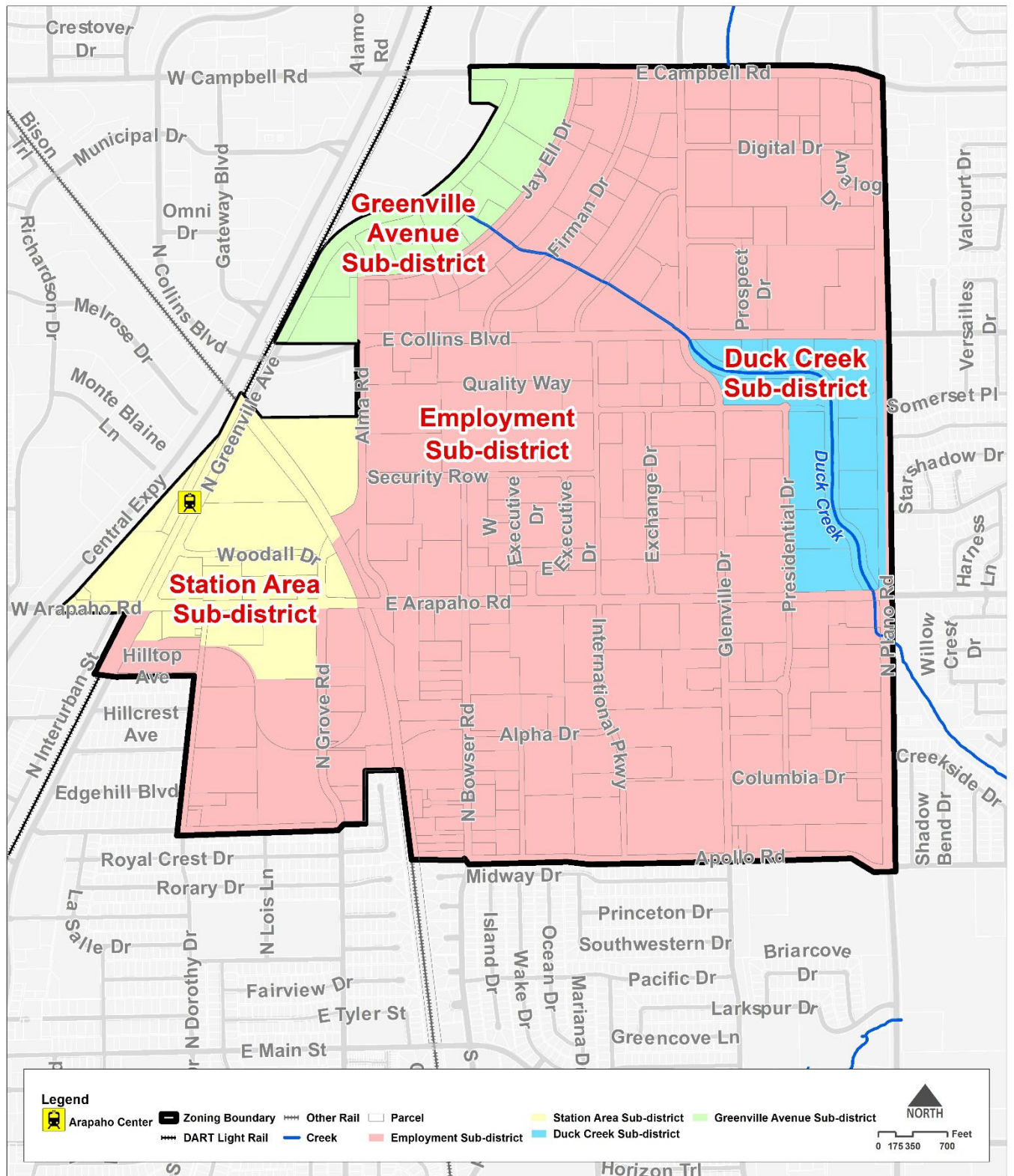
Regulating Plan Components



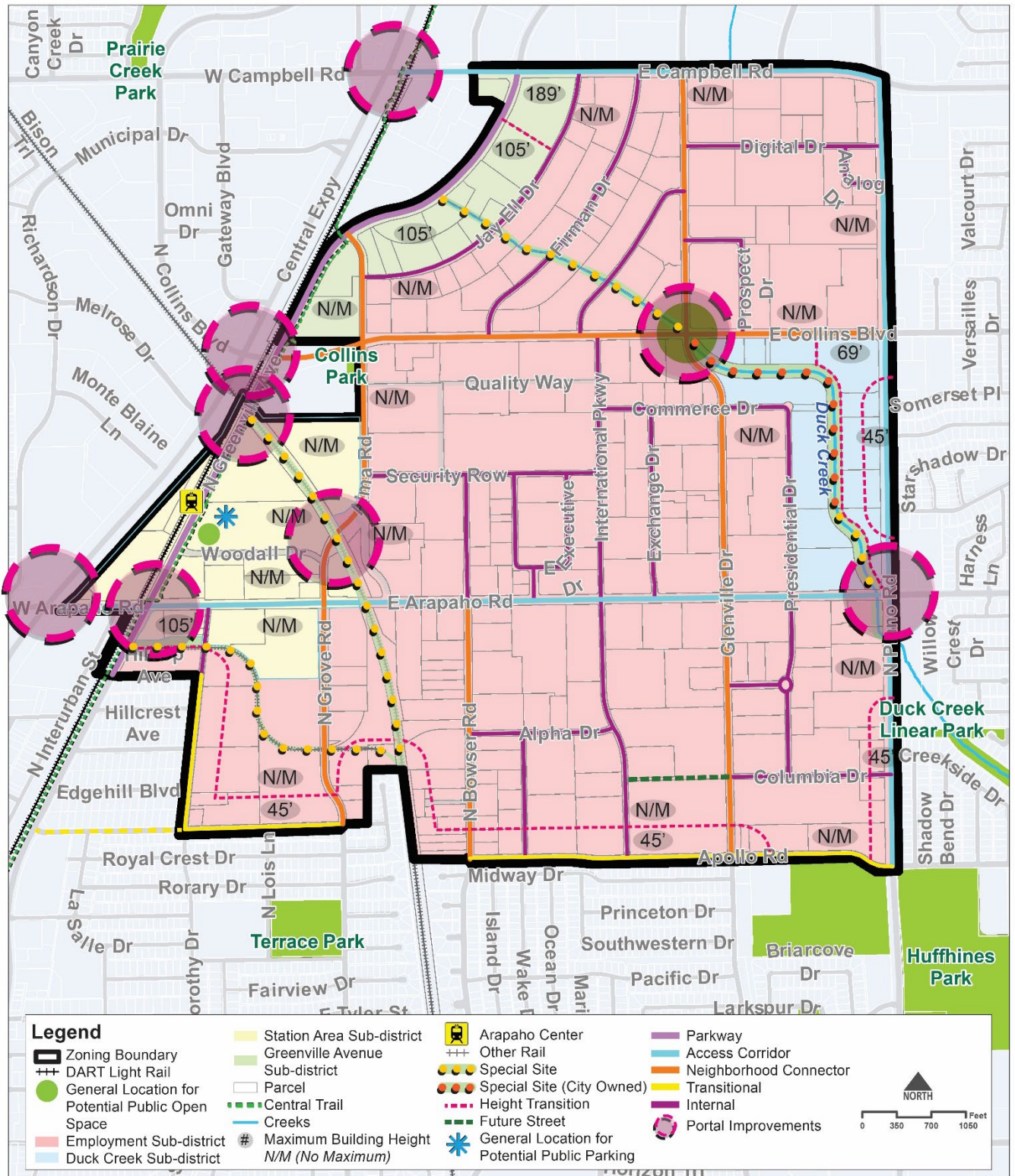
E. Regulating Plan/Sub-district Location

The graphics on the following pages identify the Overall Sub-district Regulating Plans for the entire Collins/Arapaho TOD & Innovation District four 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 Identifying Map – Collins/Arapaho TOD & Innovation Sub-districts



Overall Sub-district Regulating Plan – Collins/Arapaho TOD & Innovation Sub-districts



II. Sub-districts

A. Employment

The vision for the Employment Sub-district is to be a place for innovation, creativity and entrepreneurship in a vibrant, mixed use and highly amenitized district. This Sub-district will focus on adaptive reuse of existing buildings and targeted infill development that will maximize development potential and be an area for emerging and scaling companies and a job center for businesses of all types and sizes. 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. Employment-generating uses are the primary focus of this sub-district, though allowances for residential adaptive reuse throughout the sub-district and live-work uses adjacent to Special Sites may be considered by Special Permit. Exterior building materials should promote design creativity envisioned for the Employment Sub-district, constructed of quality materials to minimize maintenance. Streetscape improvements may vary from minimal to more enhanced improvements where feasible and to improve the look and feel of the Sub-district. The reconstruction and redesign of streets shall continue to accommodate large trucks to accommodate distribution and manufacturing processes, while incorporating new pedestrian amenities and bicycle facilities on key streets where possible.

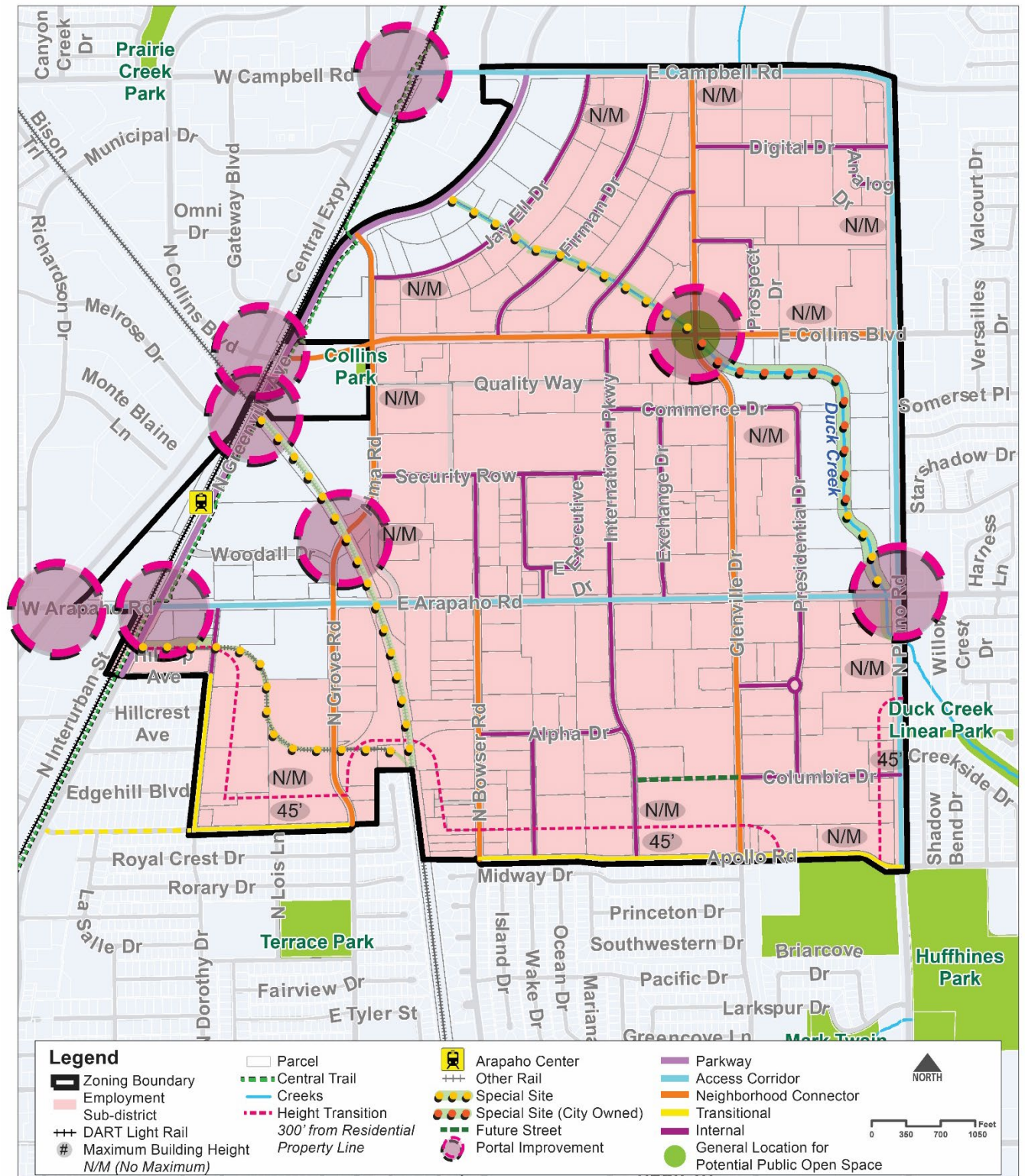
1. Regulating Plan

The Employee-Sub-district Regulating Plan on the following page shall apply to all properties within the Employment Sub-district.

- a. Special Sites
 - i. Within this Regulating Plan are "Special Sites" which identify various types of open spaces, activation or amenities for which a special development plan may be appropriate during development/redevelopment. This includes:
 - a) Duck Creek: This active drainage channel traverses through the Greenville, Employment and Duck Creek sub-districts. This creek is envisioned to serve as a natural amenity with the encouragement of trail-oriented design for adjacent properties.
 - b) Kansas-City Southern Railroad: This railroad connects the District to the University of Texas at Dallas. If this line were to become inactive, this railroad corridor is envisioned to become a key infrastructure, trail and/or transportation corridor between the District and the University.
 - c) Abandoned Rail Spur: This spur, located south of E. Arapaho Road, is envisioned to serve as a key east-west trail connection with the encouragement of trail-oriented design for adjacent properties.
 - ii. Live-work uses are permitted by Special Permit for properties adjacent to "Special Sites".
- b. Public Open Space
 - i. Public open spaces are important for the quality of life of property owners and workers in the Employment Sub-district. The intent of public open spaces in the Employment Sub-district is recommended to:
 - a) Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - b) Create gathering spaces for residents, workers and visitors that are inviting to enhance the overall character of the Sub-district and serve a variety of users with passive and active recreational options.

- c) Promote connectivity within and through the Sub-district by including a greenway that connects to the various neighborhoods, areas, trails, and parks within and to the Innovation District.
 - d) Preserve prominent natural features that are valuable assets.
 - e) Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- ii. Public and private open space shall be provided in accordance with Subsection II.A.2.g., Public and Private Open Space Requirements.
 - iii. The graphic on the following page identifies a recommended area for public open space in the Employment Sub-district. This location is conceptual only and represents an approximate location. Public open space may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.
- c. Portal Improvements
- Portal Improvements are important features located around the Employment Sub-district intended to identify key entrances or nodes in this Sub-district. Portal Improvements can take a variety of forms including architectural features, signage, landscaping, or enhancements to existing bridge structures. At the time of development or redevelopment, properties within or adjacent to a Portal Improvement site will be evaluated on a case-by-case basis for potential inclusion of portal/entryway features.

Employment Sub-district Regulating Plan



2. Building and Envelope Standards

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

a. Use

- i. The following uses are allowed in the Employment 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.

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Use		
Residential		
Adaptive Reuse	S	See Subsection II.A.4.a.ii.a), Adaptive Reuse
Live/Work	S	See Subsection II.A.4.a.ii.b), Live/Work Live-work uses are only permitted for properties adjacent to “Special Sites” as illustrated on the Employment Sub-district Regulating Plan
Non-Residential		
Ambulance Service	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	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 use only.
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	

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
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	
Collaborative Co-Working Space	P	
Commercial Entertainment, Indoor	S	
Commercial Entertainment, Outdoor	S	
Construction Field Office	P	
Contracting Operation	P	
Cultural/Community Center	P	
Data Center	P	
Distribution Center	P	
Drive-Through Facility (All Uses)	S	
Electrical Substation	P	
Event Center	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
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	
Mailing Service	P	
Manufacturing Facility	P	
Manufacturing Facility, Artisanal	P	
Manufacturing Facility, Heavy	S	
Manufacturing High-Tech	P	
Martial Arts School	P	

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Massage Establishment	S	
Microbrewery	P	See Subsection II.A.2.a.ii.c), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Mortuary or Funeral Home	S	
Motor Vehicle Body Shop	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Parts and Accessory Sales	P	
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	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Nursery or Greenhouse	S	
Nursing or Convalescent Home	S	
Office	P	
Parking Garage	P	
Parking Surface Lot	S	
Parking Surface Lot or Garage - Municipal	P	
Performing Arts Center	S	
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, Major	P	
Print Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Private Recreational Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Radio or Television Station	P	
Repair Shop, Household Items	P	

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
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	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Self Service Warehouse	S	
Technical Training School	P	
Temporary open air market	S	Subject to Article VIII, Chapter 12 of Code of Ordinances of the City of Richardson, as amended.
University or College	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse	P	
Wholesale Establishment	P	
Winery/Distillery	P	See Subsection II.A.2.a.ii.c), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Wrecker service	S	

- ii. Additional Supplemental Use Requirements
 - a) Adaptive Reuse

Dwelling units located within approved adaptive reuse projects shall be a minimum of 500 square feet.
 - b) Live/Work

The business operated within the live/work shared space unit, where the residential and non-residential functions take place in an internally connected 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.
 - c) 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

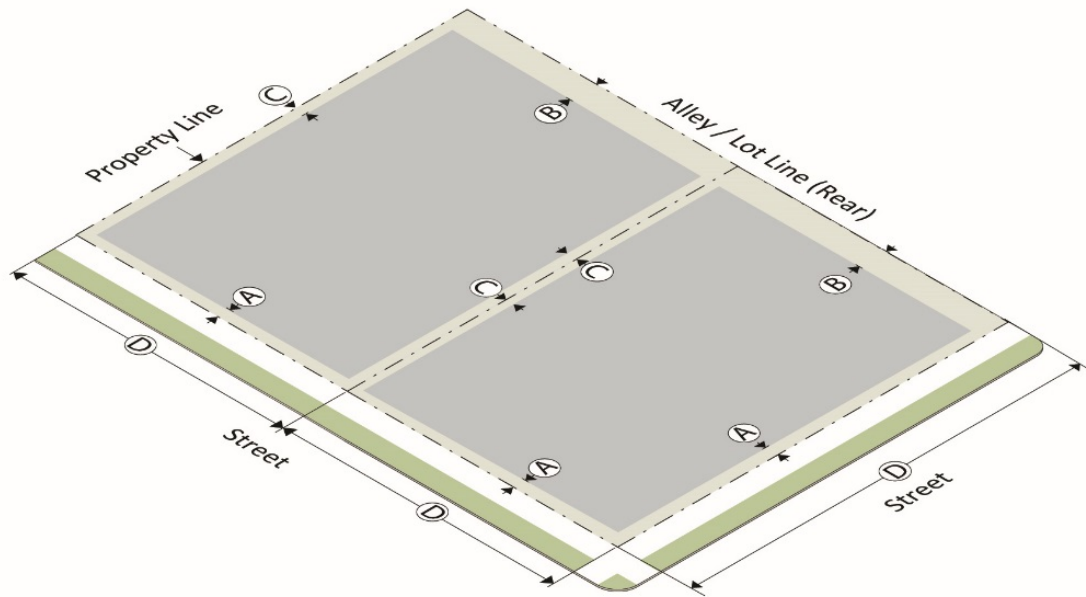
All lots shall have direct frontage to a street.
- c. Access
 - i. Alleys

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) Driveways shall be maximum thirty 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. A Minor Modification may be requested to this standard for properties with limited street frontage or in instances where existing driveways would preclude access to site.
 - 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. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Employment Sub-district (see Subsection II.A.3, Street Typology and Streetscape Standards), as well as conform to City of Richardson standards for sidewalk construction. Streets not identified on the Street Typology and Streetscape Standards for the Employment Sub-district shall comply with Section 21-45. Sidewalks of Chapter

21 Richardson Subdivision and Development Ordinance, as amended or its successors.

- b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

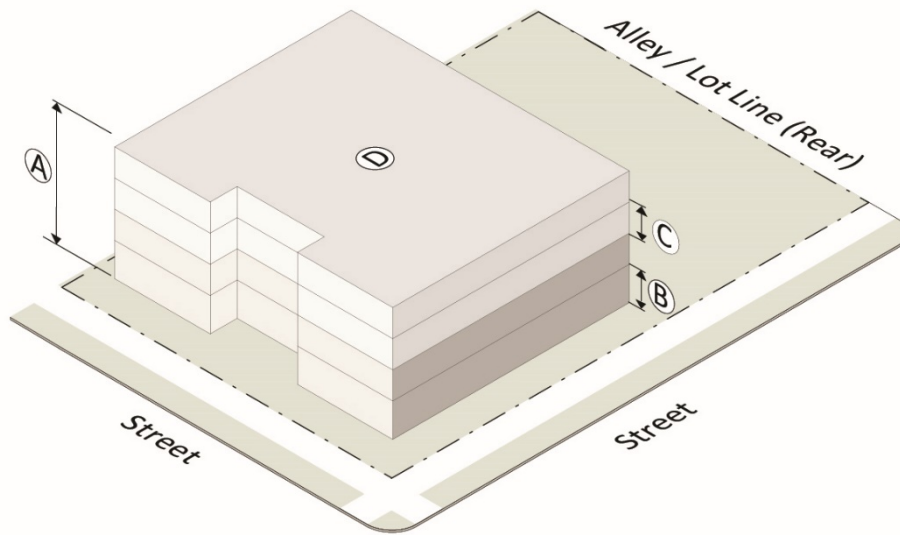
d. Building Placement



Employment - Building Placement by Street Type						
		Parkway	Access Corridor	Neighborhood Connector	Transitional	Internal
Ⓐ	Minimum Front Yard Setback	• 10 feet	• None except 40 feet on N. Plano Road	• None	• 40 feet	• None
Ⓑ	Required Rear Building Setback ¹	• None	• None except if building backs onto N. Plano Road, then 40 feet	• None	• None unless building backs onto Transitional Road, then 40 feet	• None
Ⓒ	Required Interior Side Building Setback ¹	• None	• None	• None	• None	• None
Ⓓ	Building Frontage Buildout	• None	• None	• None	• None	• None

¹ Or as permitted by Building Code

- i. 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 at the front building setback closest to the street.
 - ii. Canopies, signs, awnings and balconies may encroach over the sidewalk 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.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
 - a) There is no maximum height in the Employment Sub-district unless identified on the Employment Sub-district Regulating Plan. In such situations, the maximum height is identified in feet.
 - b) Where applicable, 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) Roof top seating areas shall be allowed on buildings. Shade structures, whether if freestanding or attached to the building, if provided, shall count towards the overall total building height.
 - d) Mechanical equipment, including screening mechanisms as required in Subsection II.A.5.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
 - e) 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
Accessory buildings are prohibited in the Employment Sub-district.
 - iii. Maximum Ground Floor Size
There are no maximum ground floor size restrictions for the Employment Sub-district.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	Parkway	No maximum unless otherwise shown on regulating plan
	Access Corridor	
	Neighborhood Connector	
	Transitional	
Ⓑ	Ground Story	No maximum per story, however shall not exceed the total height identified on the regulating plan
Ⓒ	Subsequent Stories	
Maximum Building Ground Floor		
Ⓓ	Principal Building(s)	No maximum

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 business environment;
- b) Provide flexibility in the leasing of allowed uses, reuse of properties and for redevelopment of sites; and
- c) Encourage shared parking areas to meet the needs of multiple property owners and businesses.

ii. Shared and On-Street Parking

- a) Shared parking is preferred. Centralized parking locations throughout the Employment 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 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.

Use	Parking Required
Adaptive Reuse	No spaces required
Data Center	1.0 space per 5,000 square feet
Hotel	<ul style="list-style-type: none"> • 0.75 space per guest room for full-service hotel • 0.5 space per guest room for other hotels
Live/Work Unit	<ul style="list-style-type: none"> • 1.0 space per dwelling unit • Non-Residential parking shall be based on non-residential parking ratios
Industrial or Manufacturing Uses < 5,000 square feet	No spaces required
Industrial or Manufacturing Uses ≥ 5,000 square feet	1.0 space per 1,000 square feet above the first 5,000 square feet
Institutional or Assembly Uses	1.0 space per every 3 persons accommodated
Non-Residential Uses not Listed < 5,000 square feet	No spaces required
Non-Residential Uses not Listed ≥ 5,000 square feet	1.0 space per 500 square feet above first 5,000 square feet
Restaurants	1.0 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) Off-Street Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- 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) Approval of a Special Permit has been granted, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors, for a Motor Vehicle Storage Lot;
 - 2) The off-site parking is available for use and is not counted towards satisfying parking requirements for another use;
 - 3) The off-site parking complies with landscaping requirements for surface parking lots in the Code (refer to Subsection II.A.2.f.v.c), Landscaping for Surface Parking); and
 - 4) 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 Employment 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 is 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.
 - 3) Public art can be used as an effective screening device for the garage.
 - 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 Employment 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) Off-street surface parking is preferred to be located behind or to the side of a building; however, where it is not feasible to locate parking behind the principal building, parking may be provided between the building and the street.
 - b) Adjacent to Special Sites

Off-street surface parking is prohibited along any Special Site identified on the Employment Sub-district Regulating Plan for new development or redevelopment scenarios, or when expanding existing parking. This includes the area between the principal building and any Special Site, extending the full width of the lot between side lot lines. A Minor Modification may be requested for lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
 - c) Landscaping for Surface Parking

The parking lot shall be landscaped and screened in accordance with the landscaping requirements set forth this subsection when new development or complete redevelopment occurs or when existing parking is expanded.

 - 1) Parking Lots Visible from Required Sidewalks

A minimum ten-foot wide landscape area shall be provided between the sidewalk and parking lot. A minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.A.3.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.A.3.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) 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.A.3.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. Diamond tree wells 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 (Subsection II.A.3.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 and Landscape Buffers
 - i. Application
 - a) Public and private open space requirements and landscape buffers shall apply to new development or a complete redevelopment scenario.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons and employees within the Employment 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. 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.

- e) On-site open space requirements do not apply to:
 - 1) Adaptive reuse sites.
 - 2) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
- iii. Landscape buffer for properties fronting streets designated as Parkway, Access Corridor, Neighborhood Connector, Transitional or Internal on the Employment Sub-district Regulating Plan shall provide a ten-foot wide landscape buffer, if one has not been provided as required in Subsection II.A.2.v.c).1). Parking Lots Visible from Required Sidewalks.
 - a) Within the required landscape buffer, a minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.A.3.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.
 - b) Alternative landscaping that meets the intent of the landscape buffer described above may be permitted for lots one-acre or smaller after review and approval by the city under Section IV.E, Minor Modification to Code.
 - c) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.A.2.g.ii, On-Site Open Space Requirements.
 - d) Landscape buffer requirements do not apply to adaptive reuse sites.

3. 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 Employment Sub-district and enhancing the physical relationship between buildings and their adjacent streets. The standards also seek to take 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 Standards (street cross sections) and Streetscape Standards (prototypical streetscape plans) shall be used in accordance with the Employment 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 graphics on the following pages.
 - ii. The preferred condition identified in the Street Standards is required to accommodate street improvements to existing streets and for design of proposed streets. A Minor Modification may be requested for review and approval of any alternate street design less than the preferred design standards.
 - iii. Existing Streets. The regulating plan depicts existing streets within the Employment 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, greenscape/furnishing zone including irrigation system and sidewalk improvements at such time when determined by the City.

- 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 Employment 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 Employment 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, greenscape/furnishing 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, greenscape/furnishing 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.

iv. Street Typology Standards (Street Cross Sections)

Access Corridor

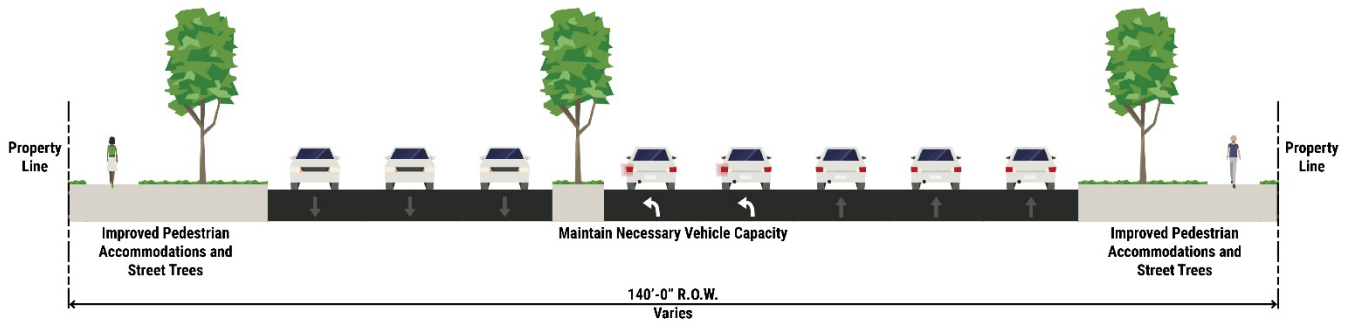
Typical Characteristics

- Vehicle capacity priority
- Limited pedestrian accommodations
- Limited right-of-way on most corridors

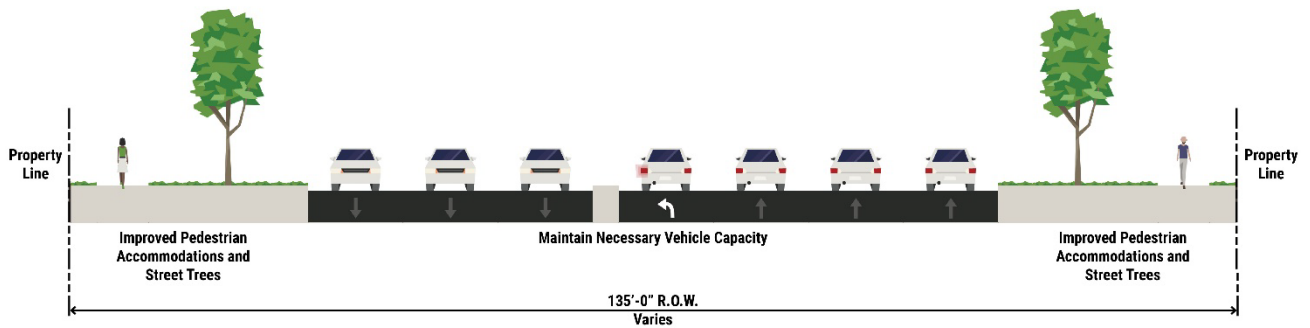
Design Options

- Wider sidewalks and pedestrian amenities
- Increased street trees and streetscaping where possible

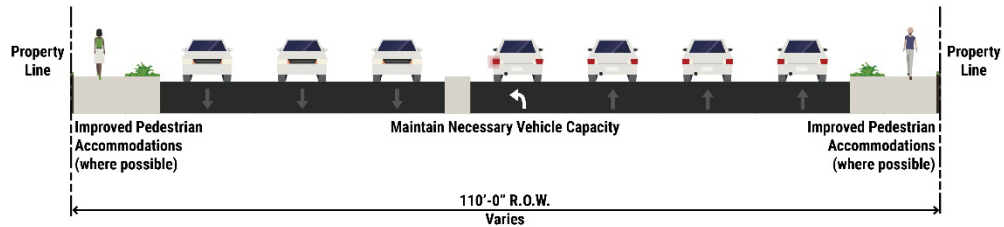
Campbell Road



Plano Road



Arapaho Road



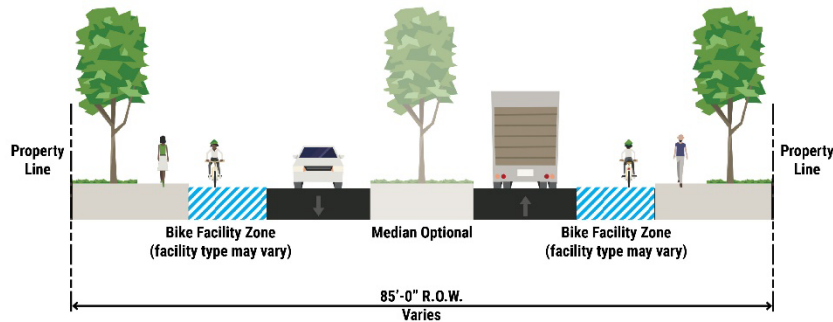
Neighborhood Connector

Typical Characteristics

- Lower vehicle capacity priority
- Balance between cross-district mobility and local access

Design Options

- Increased bicycle and pedestrian separation from traffic
- Street trees where possible; could include landscaped median or midblock center islands
- Curb radii and intersection design to accommodate turning trucks



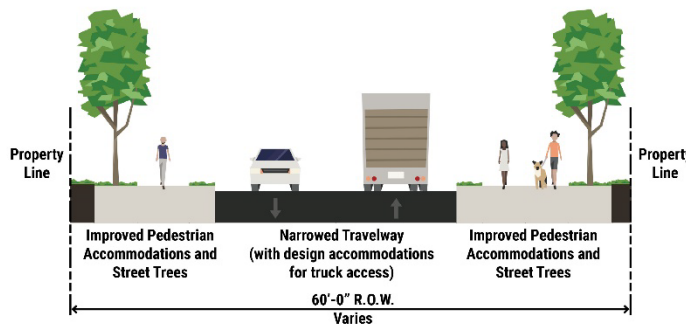
Internal

Typical Characteristics

- Wide travel lanes
- Limited pedestrian accommodations with some gaps

Design Options

- Wider sidewalks or shared-use paths
- Narrow travelway to increase street trees or other amenities to improve pedestrian comfort



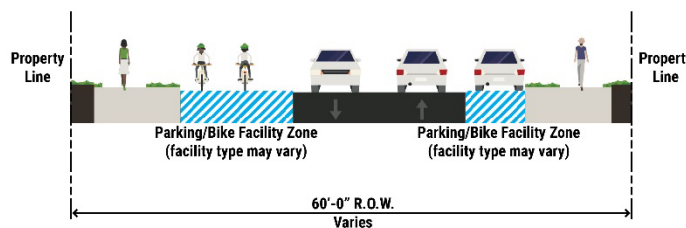
Transitional

Typical Characteristics

- Transitional land use contexts between non-residential and residential
- Excess travelway width on some corridors

Design Options

- Repurpose travelway space for bikeway facilities or on-street parking, where appropriate



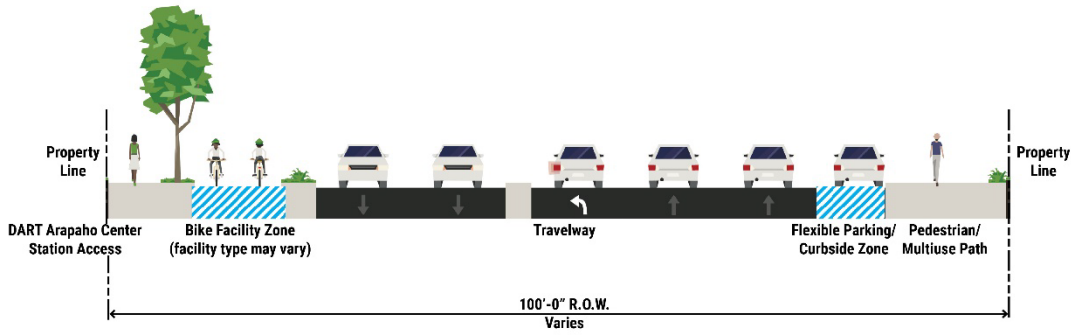
Parkway (Greenville Ave)

Typical Characteristics

- Excess travel lane capacity
- Transit-oriented context opportunities

Design Options

- Repurpose travelway space for bikeway and pedestrian crossing options
- Greater physical separation for bikeway from adjacent travel volume and speed



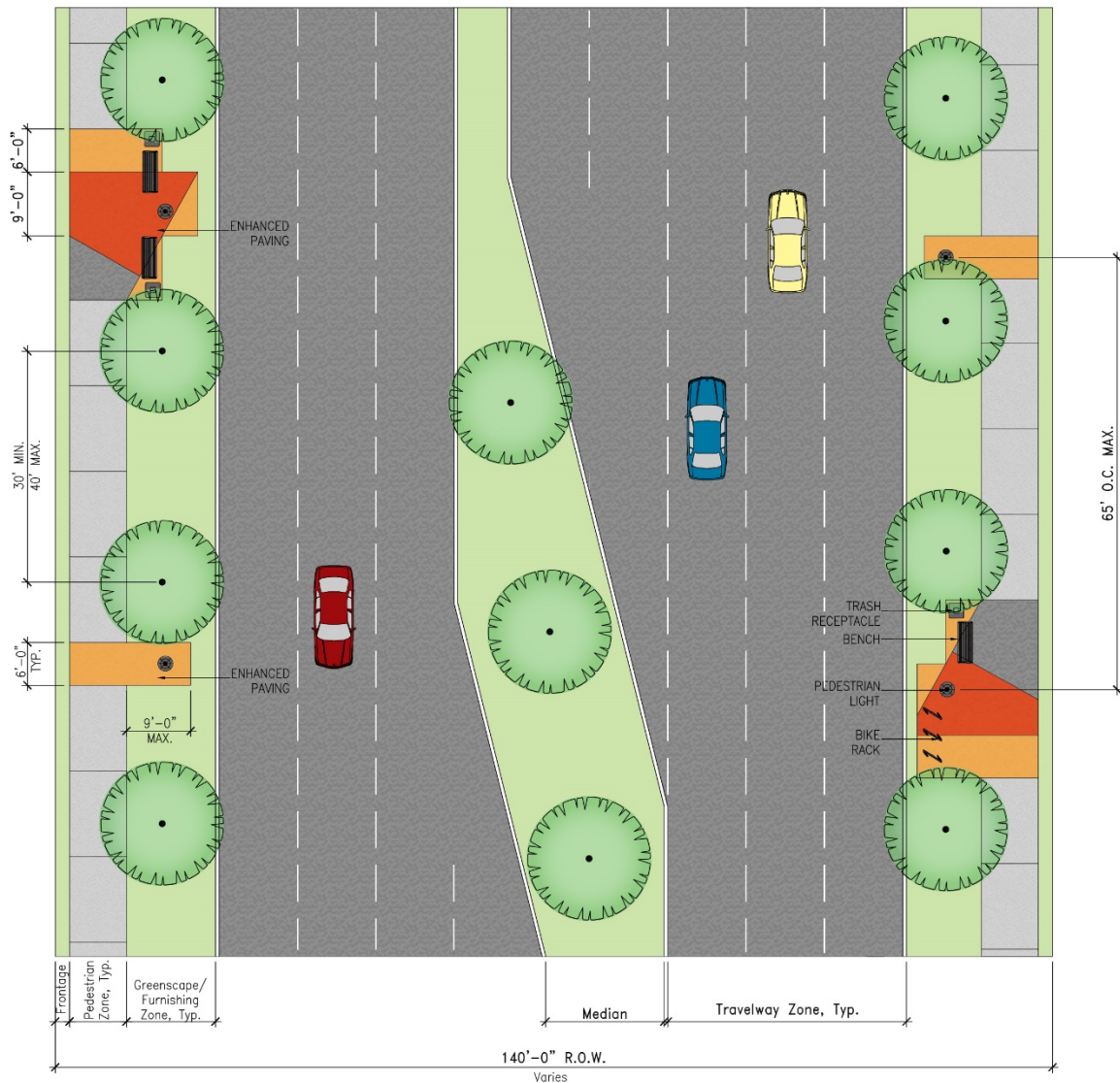
	Frontage		Pedestrian Zone		Greenscape/ Furnishing Zone		Bike Zone ¹		Travelway Zone		Median	
	Pref.	Min.	Preferred	Minimum	Pref.	Min.	Preferred	Minimum	Travel Lanes	Preferred	Minimum	
Access Corridor	2'	0'	8'	5'	5'	0'	10'-12' Shared-use Sidepath	N/A	10'-11' (4-6 lanes)	16'	14'	
Neighborhood Connector	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/ Cycle Track	5'-6' Bike Lane	10'-11' (2-4 lanes)	10'-16'	N/A	
Internal	2'	0'	6'	5'	5'	0'	N/A	N/A	10'-12' (2 lanes) *wider travel lanes may be preferred for heavy truck use	N/A	N/A	
Transitional	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/Cycle Track	5'-6' Bike Lane	10'-11' (2 lanes)	N/A	N/A	
Parkway (Greenville Ave)	2'	0'	6'-12'	5'	5'	0'	10'-12' Buffered Cycle Track	7'-12' Buffered Bike Lane	10'-11' (4 lanes)	14'-16'	14'	
Urban Mixed Use	2'	0'	8'	5'	6'	4'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	
Urban Neighborhood	2'	0'	8'	5'	5'	0'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	

¹ Bicyclists' comfort levels decrease proportionally with increases in motor vehicle volumes and the speed of adjacent traffic. As a result, both traffic volume and traffic speed are important considerations when choosing an appropriate bikeway type for a given location. Buffered or protected bicycle treatments are preferred on roadways with speeds 30 mph or greater or when traffic volume exceeds 6,000 vehicles per day.

- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be generally located within the greenscape/furnishing zone as provided for in the Employment Sub-district Street Typology and Streetscape Standards (in Subsection II.A.3., Street Typology and Streetscape Standards), and in accordance with Subsection II.A.3.b., Street Standards. The following streetscape standards illustrate recommended dimensions for spacing of street furnishings, street trees, pedestrian lights and enhanced paving areas. 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.

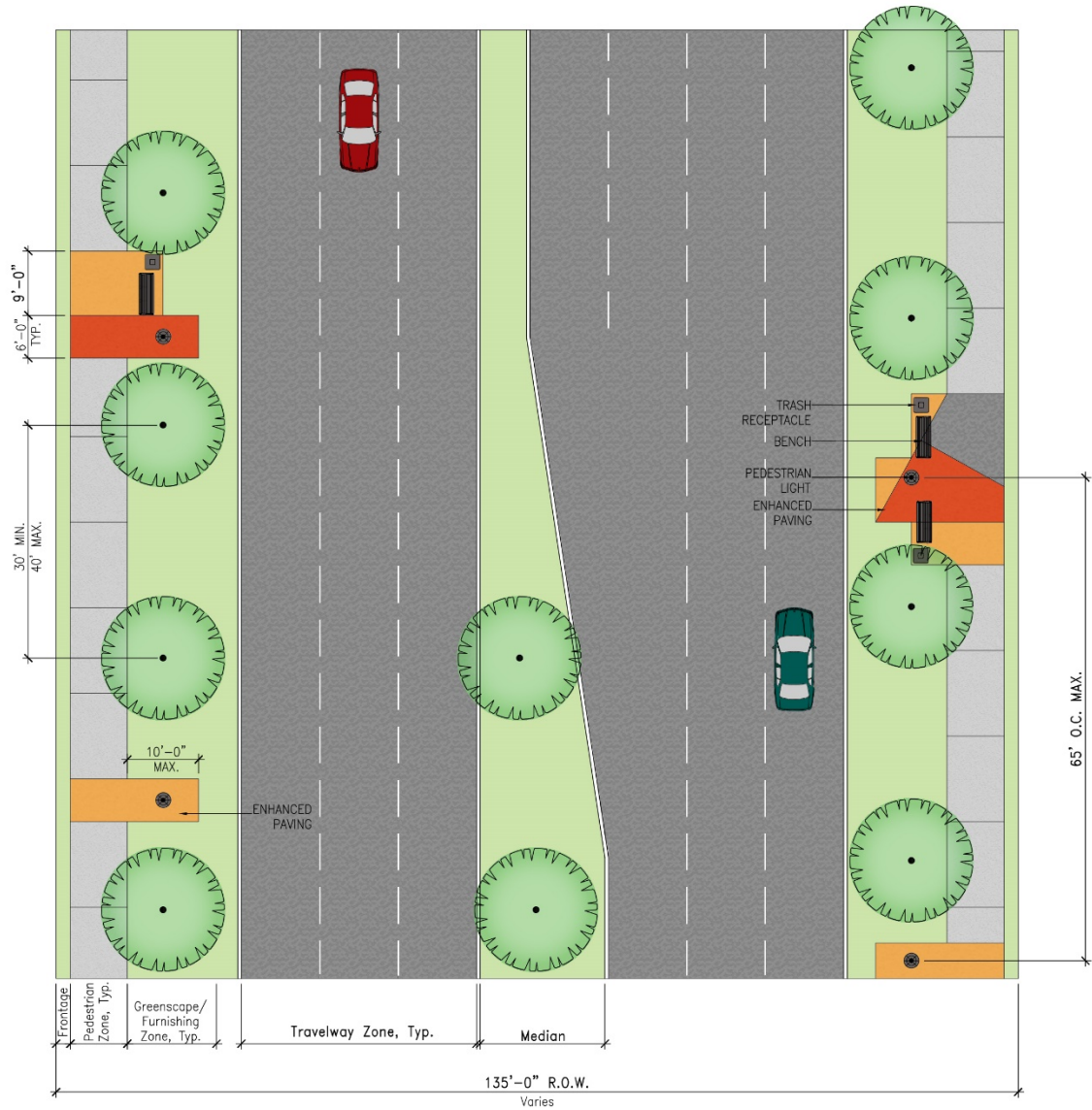
ii. Streetscape Standards (Prototypical Streetscape Plans)

ACCESS CORRIDOR – CAMPBELL ROAD



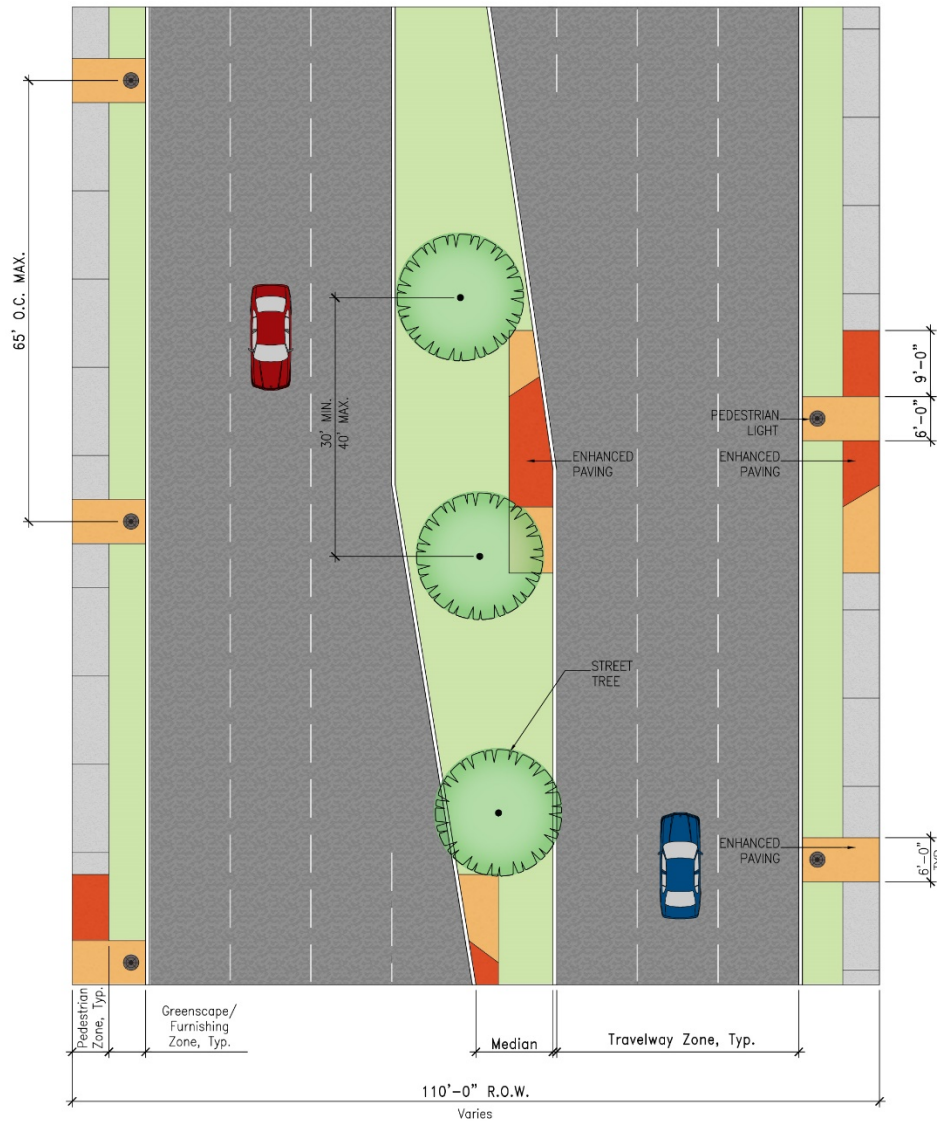
NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

ACCESS CORRIDOR – PLANO ROAD



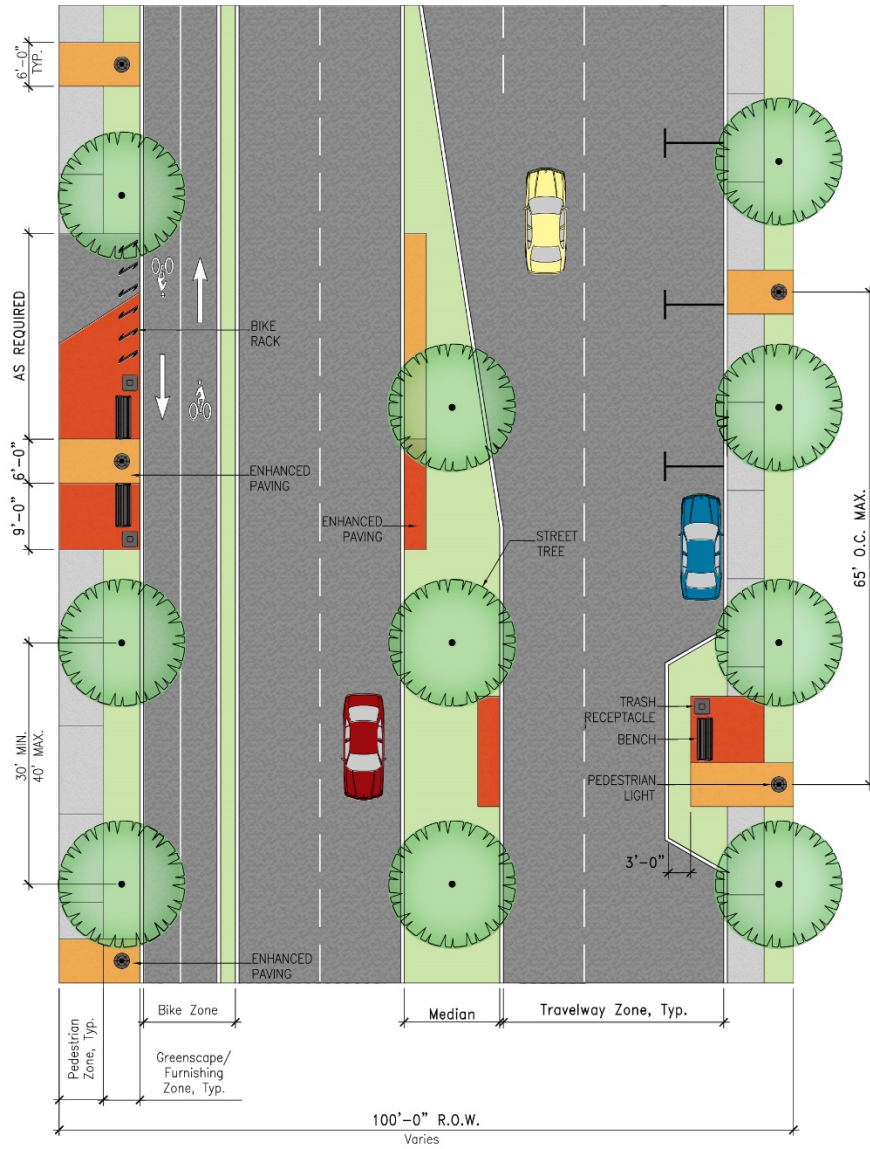
NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

ACCESS CORRIDOR – ARAPAHO ROAD

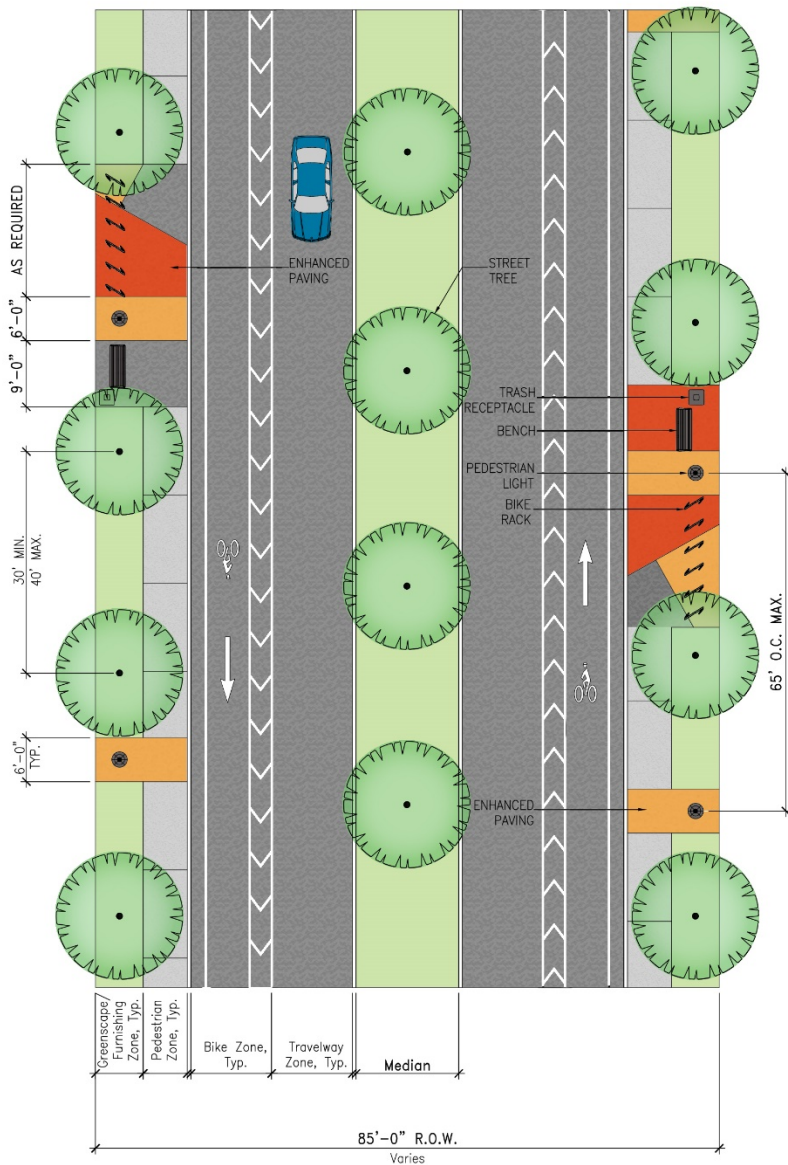


NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

PARKWAY – GREENVILLE AVENUE

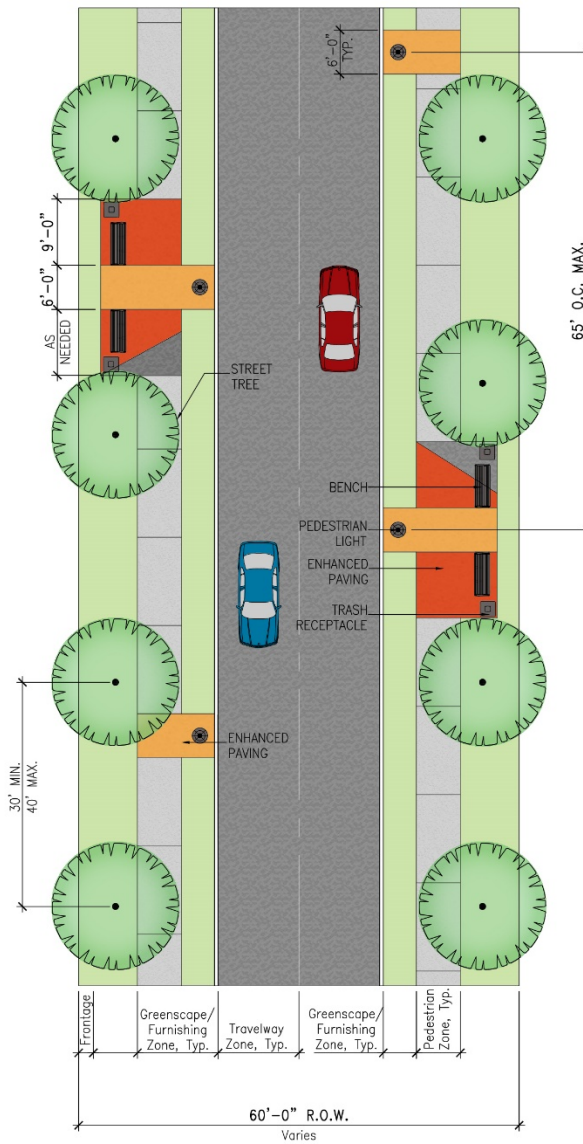


NEIGHBORHOOD CONNECTOR



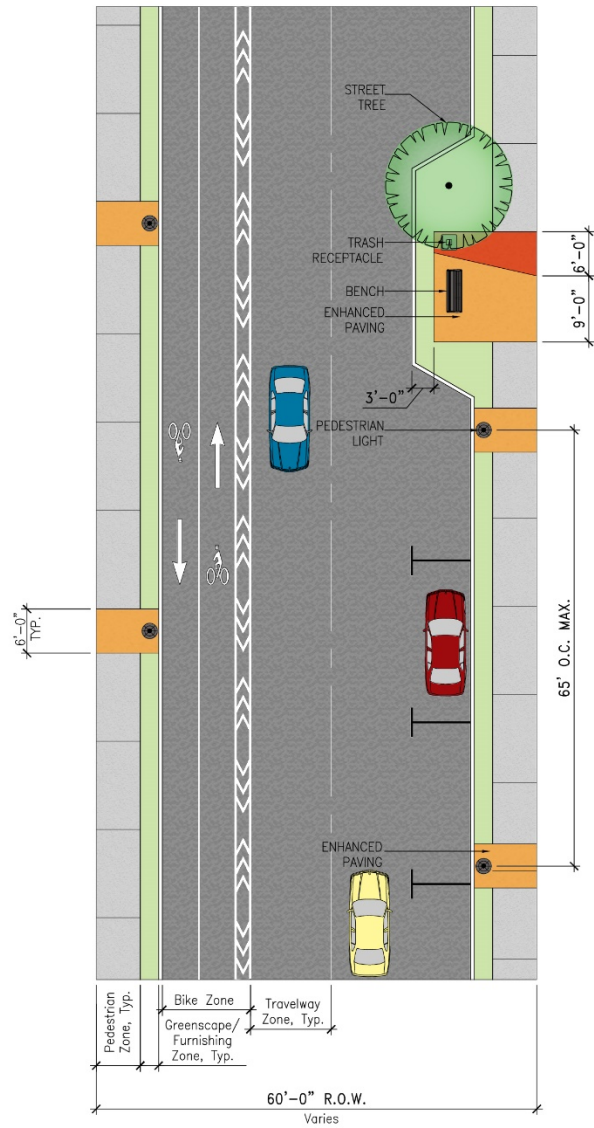
NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

INTERNAL



NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

TRANSITIONAL



NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

d. Landscape and Street Trees

Street trees shall be provided within the greenscape/furnishing zone.

- i. Street Trees. Street trees shall be selected from the plant list provided in Subsection II.D.3.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) Planted within the required greenscape/furnishing zone as specified on each Street Typography and Streetscape Standards graphic (Streetscape Standards (Prototypical Streetscape Plans) in Subsection II.A.3.c.ii.
 - b) Street trees are those listed below 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. Understory/ornamental trees may be considered when conflicts exist with existing underground or overhead utilities.
 - c) 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.
 - d) 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.3.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 greenscape/furnishing zone shall be installed and maintained as provided in Subsection II.A.3.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.3.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.3.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'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Homestead Elm, *Ulmus* 'Homestead'
 - Locust / Shademaster Locust, *Gleditsia triacanthos*²
 - October Glory Maple, *Acer rubrum* 'October Glory'
 - Red Maple, *Acer rubrum*
 - Shantung Maple, *Acer truncatum*
 - Shumard Red Oak, *Quercus shumardii*³
 - Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 - 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* (female only)
 - 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*
 - Red Yucca, *Hesperaloe parviflora*
 - Texas Sage, *Leucophyllum frutescans*
 - Indian Hawthorn, *Raphiolepis indica*
 - Native Sumac, *Rhus typhina*
 - Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 - 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*
 - Cross Vine, *bignonia capreolata*
 - Coral Honeysuckle, *Lonicera sempervirens*
 - Purple Honeysuckle, *Lonciera japonica* 'purperia'
 - Virginia Creeper, *Parthenocissus quinquefolia*
 - Lady Banks Rose, *Rosa banksiaw lutea*

² Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

³ Should provide a limited root barrier to direct spreading roots downward.

- 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 – *Muehlenbergia lindheimeri*
 - Feather Reed Grass
 - Mexican Feather Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass
 - Or other Grass as approved by City Manager or designee

4. Architectural Standards

a. Intent

The Employment Sub-district is envisioned to be an urban form business hub that builds upon existing block layouts and building structure, maximizing development opportunities. Repurposing existing building structures while using quality building materials will reinforce this area as a major employment area for innovation and entrepreneurship in the state. Exterior building materials should promote an eclectic and industrial type design creativity envisioned for the Employment Sub-district. Building facades facing a public street, trail or open space should provide visual interest to add to the unique character of the Employment Sub-district. Retail, service and office uses should have primary entrances to buildings located on the street(s) along which the building is oriented.

b. 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
 - 6) Metal grating, cladding or panels
- b) Secondary Materials ($\leq 35\%$)
 - 1) Stucco
 - 2) Fiber cement panels
- c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Other as permitted by the building code and subject to City Manager or designee approval

- ii. Alternative Materials
Shipping containers, which are retrofitted for occupancy as a permitted use, may be permitted after review and approval by the city under Section IV.E, Minor Modification to Code. This review shall include, but not be limited to health, safety, proper siting and potential impact on surrounding properties. If this alternative is approved, the materials requirements in subsection a) – c) above shall not apply.
- iii. Techniques and Configurations
 - a) Blank facades are prohibited fronting along a public street or public open space in lengths greater than fifty linear feet. Design treatments to address blank facades may be expressed by a change in building plane, stepping portions of facades in and out, using architectural features such as columns, changing types or colors of materials, or mural signage in combination with other acceptable design techniques. Design treatments 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) Unless used as loading/unloading docks, side or rear facades facing a public street or public open space shall be treated with equal design attention as the front facade.
 - 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).
- c. Roofs and Parapets
The majority of existing roofs within the Employment Sub-district are flat creating a distinct architectural character. 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.5.d., Roof-mounted Equipment.
- d. Windows, Doors, Awnings and Canopies
Windows lining a building façade, where applicable for retail, service or office uses, should 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.
 - i. Windows
 - a) Materials
 - 1) Anodized aluminum, vinyl or metal
 - 2) 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.

- 3) 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.
 - (c) Mirrored glass is prohibited where windows are visible from a public street or open space. A Minor Modification may be requested to allow mirrored glass for uses that demand higher levels of security.
- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or metal
 - b) Techniques and Configurations
 - 1) Service, security or garage doors are discouraged along street frontages; however, these entries may be placed at alleys 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 and entryways.
 - 2) Shall be of 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.
- e. Exterior Lighting
 - i. Intent.
 - a) Exterior illumination of building walls, landscaping, walkways, public art, and parking areas should be incorporated into the development to provide an opportunity to highlight unique architectural characteristics. Suspended cable lights may be used for animating and down-lighting pedestrian passages, open structures, outdoor dining areas, mews, and other exterior locations. Lighting systems should be provided that enhance the public realm and create a positive and safe atmosphere.
 - b) 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, the LED strip shall not be visible from a public street, trail or open space, 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.
- f. 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 the use of patio umbrellas.
- i. Permanent Outdoor Seating Areas:
- a) May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - b) May be placed between the established building line and right-of-way line.
 - c) Shall not encroach into the minimum required sidewalk per the applicable Employment Sub-district Street Typology and Streetscape Standards (Section II.A.3.).
 - d) 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. A Minor Modification may be requested for review and approval of additional materials or fence heights consistent with the intent of this subsection.
 - e) Shall be a minimum 50% open or transparent.
 - f) 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.
 - g) Shall comply with building and fire codes.
 - h) Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance, or other dilapidation.
 - i) Shall be subject to site plan review and approval.

- ii. Temporary or Pop-Up Outdoor Seating Areas
 - a) Outdoor seating areas which are not actively utilized on a frequent basis shall be considered temporary or pop-up in nature. As such, the City may approve a Minor Modification to allow the temporary or pop-up outdoor seating area for the location identified by the applicant.
- g. 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) in this subsection).
 - ii. Shall not be placed within the front yard building setback (except as noted in vii.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 as follows:
 - a) Permitted materials. Materials permitted are wood, concrete, masonry, chain link, wrought iron, metal tubing, vinyl, fiberglass composite or other materials approved by the building official for exterior exposure as fence material.
 - b) Prohibited materials. Materials prohibited are barbed wire, razor ribbon, sheet metal, corrugated steel and fiberglass panel, plywood or any other similar material manufactured for other uses.
 - c) Exception. Barbed wire may be approved by the City Manager or designee for fences in rear and side yards when the following conditions are met:
 - 1) All strands of barbed wire must be a minimum of six feet above ground level.
 - 2) All barbed wire fences must be located a minimum of 300 feet from any residentially zoned district.
 - 3) Barbed wire fences shall not be visible from streets, public open spaces, trails, or special sites as illustrated in the Employment Sub-district Regulating Plan.
 - 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 contracting operation, motor vehicle body shop, motor vehicle repair shop (minor or major), 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 front yard building setback.
 - c) When located between the established building line and the right-of-way, 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.

- viii. When used for perimeter security fencing for uses that demand higher levels of security, a Minor Modification may be requested to allow fencing to be:
 - a) Placed between the established building line and right-of-way line.
 - b) Located within the front yard building setback.
 - c) When located between the established building line and the right-of-way, the following shall apply:
 - 1) Shall be a minimum 50% open or transparent.
 - 2) Shall be constructed of tubular steel or other similar material as approved by the City Manager or designee.

5. 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. 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) Off-street loading docks/areas for non-residential uses located within fifty feet of a single-family residential zoning district shall screen the side facing the residential district by minimum eight-foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
 - i. Outside storage areas as an accessory use shall be located behind a principal building and shall be screened from view of streets, public open spaces, trails 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 (maximum eight feet tall).
 - iii. If the area behind the principal building is adjacent to a Special Site as illustrated on the Employment Sub-district Regulating Plan, outdoor storage may be moved to the least conspicuous area of a side yard.
 - iv. 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 from the view of the public 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 shall not exceed the maximum building height allowed in the Employment Sub-district. 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 architecturally compatible in design to the primary buildings on the site using common colors and building materials.
 - ii. Containers including the required masonry screening walls shall not project into or be located within the required front yard. 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. Screening is not required if containers are otherwise screened from view by intervening buildings.
 - v. 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from the public view through intervening buildings or parameter fencing.

- iii. Screening, where required, 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from the public view by intervening buildings or parameter fencing. 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.

6. 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 are located adjacent to single family residential zoning district and not separated by a minimum fifty-foot right-of-way street or greater, a minimum six-foot tall masonry screening wall shall be provided.

7. Signage

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

B. Greenville

The vision for the Greenville Sub-district is to create a vibrant, high quality mixed-use district which focuses on providing a mix of employment opportunities, neighborhood retail services and housing opportunities for Richardson's workforce. A variety of housing types, styles and densities are supported in this Sub-district. A pedestrian-oriented, walkable environment is desired to connect with the mixed-use, walkable development adjacent to the west. This shall be accomplished through: the arrangement of newly constructed and/or repurposed buildings that frame public open spaces; connectivity to Duck Creek amenities and the DART Arapaho Center Station; high quality building design and construction materials that complements the development on the west side of Greenville Avenue; and streetscape enhancements including, but not limited to, street trees, lighting, street furniture, bicycle lane connectivity and signage.

1. Regulating Plan

The Greenville Sub-district Regulating Plan on the following page shall apply to all properties within the Greenville Sub-district.

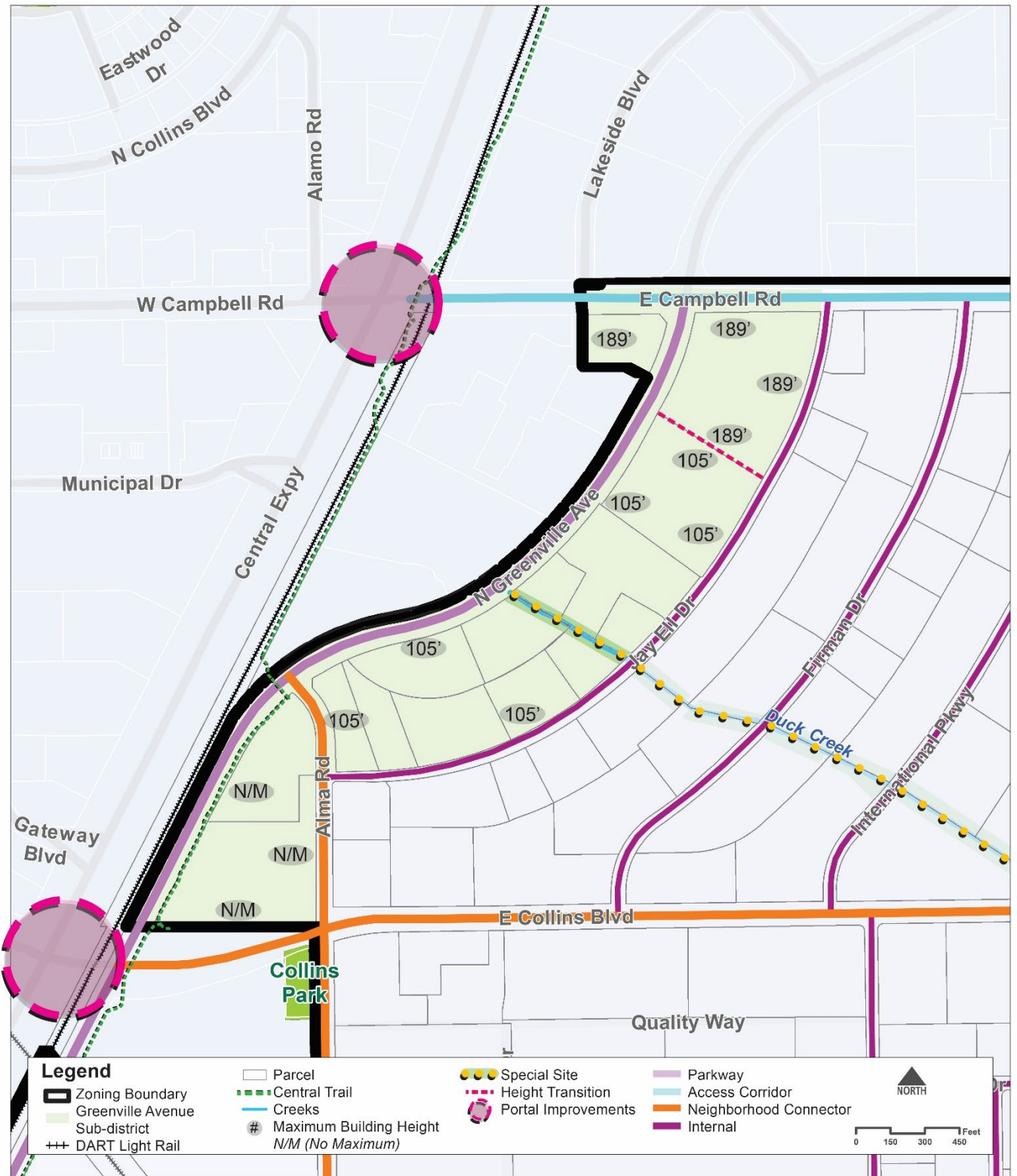
a. Special Sites

- i. Within this Regulating Plan is an identified "Special Site" along Duck Creek to encourage new open space, activation and amenities for which a special development plan may be appropriate during development/redevelopment. Duck Creek is active drainage channel which traverses through the Greenville, Employment, and Duck Creek sub-districts. This creek is envisioned to serve as a natural amenity with the encouragement of trail-oriented design for adjacent properties. As redevelopment occurs in this Sub-district, careful consideration and design should be applied to incorporate the creek as an active open space amenity.

b. Portal Improvements

Portal Improvements are important features located around the Employment Sub-district intended to identify key entrances or nodes in this Sub-district. Portal Improvements can take a variety of forms including architectural features, signage, landscaping, or enhancements to existing bridge structures. At the time of development or redevelopment, properties within or adjacent to a Portal Improvement site will be evaluated on a case-by-case basis for potential inclusion of portal/entryway features.

Greenville Sub-district Regulating Plan



2. Building and Envelope Standards

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

a. Use

- i. The following uses are allowed in the Greenville 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.

Greenville Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Residential		
Adaptive Reuse	P	See Subsection II.B.2.a.ii.a.), Adaptive Reuse
Live/Work	P	See Subsection II.B.2.a.ii.b.), Live/Work
Multi-Family	P	See Subsection II.B.2.a.ii.c.), Multi-Family
Single-Family Detached	S	Minimum floor area 500 square feet. As defined by this Ordinance in Section V.
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	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 use only.
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	

Greenville Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
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	
Collaborative Co-Working Space	P	
Commercial Entertainment, Indoor	S	
Commercial Entertainment, Outdoor	S	
Construction Field Office	P	
Contracting Operation	P	
Cultural/Community Center	P	
Data Center	P	
Distribution Center	P	
Electrical Substation	S	
Event Center	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	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF
Laundry Pick Up Station	P	
Mailing Service	P	
Manufacturing Facility	P	
Manufacturing Facility, Artisanal	P	

Greenville Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Manufacturing High-Tech	P	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	See Subsection II.B.4.a.ii.d), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Nursing or Convalescent Home	S	
Office	P	
Parking Garage	P	
Parking Surface Lot	S	
Parking Surface Lot or Garage - Municipal	P	
Performing Arts Center	S	
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, Major	P	
Print Shop, Minor	P	
Private Club	S	
Private Recreational Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Radio or Television Station	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities	P	
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	
Technical Training School	P	

Greenville Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Temporary open air market	S	Subject to Article VIII, Chapter 12 of Code of Ordinances of the City of Richardson, as amended.
University or College	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse and Wholesale Establishment	P	
Winery/Distillery	P	See Subsection II.A.4.a.ii.d), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Requirements

a) Adaptive Reuse

Dwelling units located within adaptive reuse projects shall be a minimum 500 square feet.

b) Live/Work

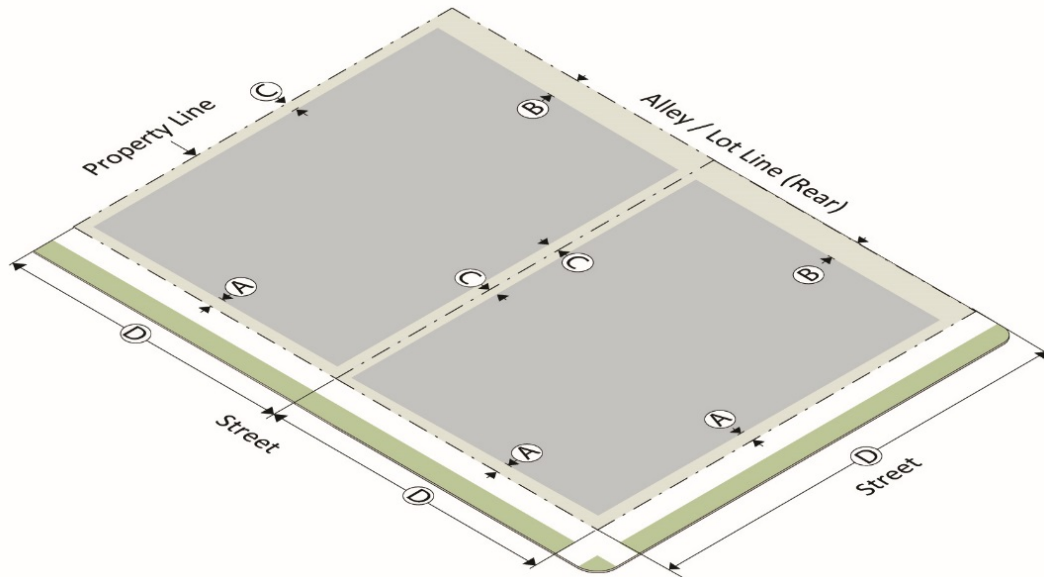
- 1) The business operated within the live/work shared space unit, where the residential and non-residential functions take place in an internally connected unit, may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling 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.
- 2) Live/work developments shall be designed and constructed to be “Innovation Ready” as defined by this ordinance in Section V.
- 3) Live/work developments designed and constructed within a common building (ground-floor commercial or other) shall:
 - a. Maintain a minimum floor to ceiling height of fifteen feet for the ground floor;
 - b. Meet the Building Code for commercial/non-residential spaces; and
 - c. Meet all standards listed in Subsection II.B.4.d Non-Residential At-Grade Entrances.
- 4) Ground floor commercial space within live/work developments may be utilized for residential purposes to prevent vacancies until commercial/innovation uses become market-supported, however, the space shall meet 3) above and shall be designed and constructed to accommodate both commercial and residential uses.

c) Multi-Family

Developments are limited to forty-five feet in height where multi-family is the sole use. If roof top patio/seating is provided, maximum total height for multi-family development shall be fifty-seven feet.

- d) 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. 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.
- 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, driveways shall be a maximum thirty 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. A Minor Modification may be requested to this standard for properties with limited street frontage or in instances where existing driveways would preclude access to site.
 - d) Shared driveways shall be provided and encouraged, where feasible, to reduce the number of curb cuts along the street.
 - e) Driveways shall conform to City of Richardson standards for driveway construction.
 - iii. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Greenville Sub-district in Subsection II.B.3, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction. Streets not identified on the Street Typology and Streetscape Standards for the Employment Sub-district shall comply with Section 21-45. Sidewalks of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
 - 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

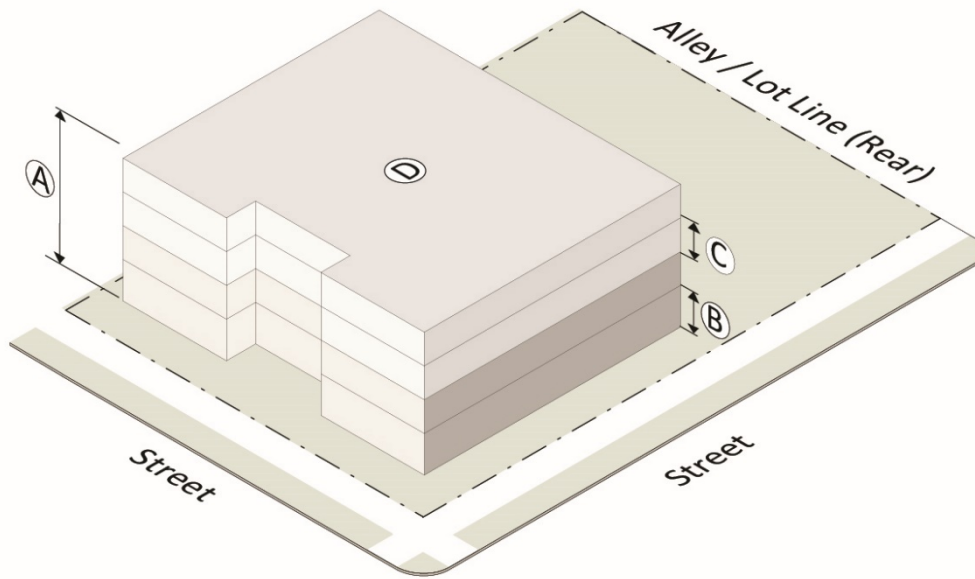


Greenville - Building Placement by Street Type							
		Parkway	Access Corridor	Neighborhood Connector	Internal	Urban Mixed Use	Urban Neighborhood
Ⓐ	Minimum Front Yard Setback	• None	• None	• None	• None	• None	• None
	Required Front Build-To Zone ⁴	• Min. 0 feet • Max. 20 feet	• None	• None	• None	• Min. 0 feet • Max. 10 feet	• Min. 0 feet • Max. 10 feet
Ⓑ	Required Rear Building Line Setback ⁵	• None	• None	• None	• None	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property
Ⓒ	Required Interior Side Building Setback ⁵	• Max. 15 feet	• None	• None	• None	• Max. 15 feet	• Max. 15 feet
Ⓓ	Building Frontage Buildout	• Minimum 80% of lot width	• None	• None	• None	• Min. 85%	• Min. 85%

⁴ 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.

⁵ Or as permitted by Building Code

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
 - ii. 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 at the front building setback closest to the street.
 - iii. Canopies, signs, awnings and balconies may encroach over the sidewalk 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.
- 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 Greenville Sub-district Regulating Plan. The height is identified in feet.
 - b) Multi-family developments are limited to forty-five feet in height. If roof top patio/seating is provided, maximum total height for multi-family development shall be fifty-seven feet.
 - c) 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.
 - d) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall count towards the overall total building height.
 - e) Mechanical equipment, including screening mechanisms as required in Subsection II.B.5.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
 - f) Live-work developments designed and constructed within a common building (ground-floor commercial or other) shall maintain a minimum floor to ceiling height of fifteen feet for the ground floor. All other 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
Accessory buildings are prohibited in the Greenville Sub-district.
 - iii. Maximum Ground Floor Size
There are no maximum ground floor size restrictions for the Greenville Sub-district.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	Parkway	105 feet – No max.
	Access Corridor	189 feet max.
	Neighborhood Connector	105 feet – No max.
	Internal	105 feet – No max.
Ⓑ	Ground Story	Live/Work uses require a minimum 15-foot ground story floor-to-ceiling height. Otherwise, no maximum per story, however shall not exceed the total height identified on the regulating plan
Ⓒ	Subsequent Stories	
Maximum Building Ground Floor		
Ⓓ	Principal Building(s)	No maximum

- 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 sites; and
 - c) Encourage shared parking areas to meet the needs of multiple property owners, businesses and residential uses.
 - ii. Shared and On-Street Parking
 - a) Shared parking is preferred. Centralized parking locations throughout the Greenville 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.

Use	Parking Required
Adaptive Reuse	No spaces required
Data Center	1.0 space per 5,000 square feet
Hotel	<ul style="list-style-type: none"> • 0.75 space per guest room for full-service hotel • 0.5 space per guest room for other hotels
Live/Work Unit	<ul style="list-style-type: none"> • 0.5 space per dwelling unit • Non-Residential parking shall be based on non-residential parking ratios
Industrial, Manufacturing or Warehouse Uses < 5,000 square feet	No spaces required
Industrial, Manufacturing or Warehouse Uses ≥ 5,000 square feet	1.0 space per 1,000 square feet above the first 5,000 square feet
Institutional or Assembly Uses	1.0 space per every 3 persons accommodated
Non-Residential Uses not Listed < 5,000 square feet	No spaces required
Non-Residential Uses not Listed ≥ 5,000 square feet	1.0 space per 500 square feet above first 5,000 square feet
Residential <ul style="list-style-type: none"> • Multi-Family • Single-Family Detached • Townhome 	<ul style="list-style-type: none"> • 1.0 space per one bedroom unit/Studio • 1.25 spaces per two bedroom unit • 1.5 spaces per three or more bedroom unit • 2.0 spaces per dwelling unit • 2.0 spaces per dwelling unit
Restaurants	1.0 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) **Off-Street Bicycle Parking.** Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- iv. **Parking Structures**
- a) Parking structures shall not exceed the maximum building height as shown on the Greenville 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.
 - 3) Public art can be used as an effective screening device for the garage.
 - 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 Greenville 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) Off-street surface parking is preferred to be located behind or to the side of a building; however, where it is not feasible to locate parking behind the principal building, parking may be provided between the building and the street.
 - b) **Adjacent to Special Sites**
Off-street surface parking is prohibited along the Duck Creek Special Site identified on the Greenville Sub-district Regulating Plan for new development or redevelopment scenarios, or when expanding existing parking. This includes the area between the principal building and Duck Creek, extending the full width of the lot between side lot lines.

c) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided in this subsection when new development or complete redevelopment occurs or when existing parking is expanded.

1) Parking Lots Visible from Required Sidewalks

A minimum ten-foot wide landscape area shall be provided between the sidewalk and parking lot. A minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.B.3.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.B.3.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-inch 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.B.3.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. Diamond tree wells 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.B.3.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. Private Garage Parking for Residential Uses. Private garage parking for residential uses shall not be placed at street frontages or along Duck Creek and shall be placed at alleys or internal parking areas.
- vii. 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 and Landscape Buffers
 - i. Application
 - a) Public and private open space requirements and landscape buffers shall apply to new development or a complete redevelopment scenario.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons and employees within the Greenville Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or active or passive 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/or from Duck Creek and accessible to the general public. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) Outdoor recreational areas, pathways and trails should be illuminated.
 - e) 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.
 - f) On-site open space requirements do not apply to:
 - 1) Adaptive reuse sites.
 - 2) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.

- iii. Landscape Buffer for Properties fronting streets designated as Access Corridor, Neighborhood Connector or Internal on the Greenville Sub-district Regulating Plan shall provide a ten-foot wide landscape buffer, if one has not been provided as required in Subsection II.B.2.f.v.c).1)., Parking Lots Visible from Required Sidewalks.
 - a) Within the required landscape buffer, a minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.A.3.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.
 - b) Alternative landscaping that meets the intent of the landscape buffer described above may be permitted for lots one acre or smaller after review and approval by the city under Section IV.E, Minor Modification to Code.
 - c) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.B.2.g.ii, On-Site Open Space Requirements.
 - d) Landscape Buffer requirements do not apply to adaptive reuse sites.

3. 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 take 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 Standards (street cross sections) and Streetscape Standards (prototypical streetscape plans) shall be used in accordance with the Greenville 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 graphics on the following pages.
 - ii. The preferred condition identified in the Street Standards is required to accommodate street improvements to existing streets and for design of proposed streets. A Minor Modification may be requested for review and approval of any alternate street design less than the preferred design standards.
 - iii. Existing Streets. The regulating plan depicts existing streets within the Greenville 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, greenscape/furnishing zone including irrigation system, and sidewalk improvements at such time when determined by the City.

- 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 Greenville 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 Greenville 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, greenscape/furnishing 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, greenscape/furnishing 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.

vi. Street Typology Standards (Street Cross Sections)

Access Corridor

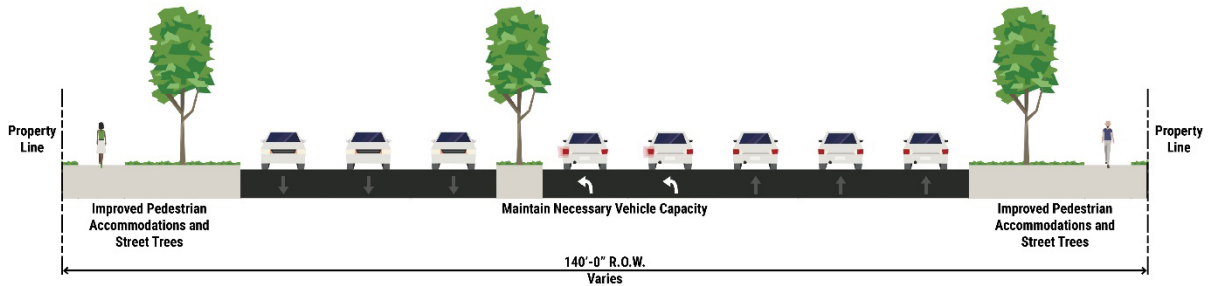
Typical Characteristics

- Vehicle capacity priority
- Limited pedestrian accommodations
- Limited right-of-way on most corridors

Design Options

- Wider sidewalks and pedestrian amenities
- Increased street trees and streetscaping where possible

Campbell Road



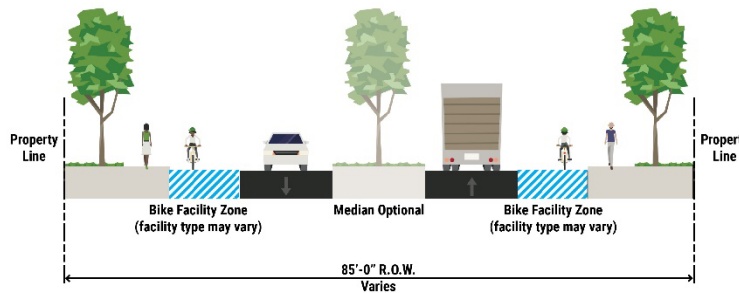
Neighborhood Connector

Typical Characteristics

- Lower vehicle capacity priority
- Balance between cross-district mobility and local access

Design Options

- Increased bicycle and pedestrian separation from traffic
- Street trees where possible; could include landscaped median or midblock center islands
- Curb radii and intersection design to accommodate turning trucks



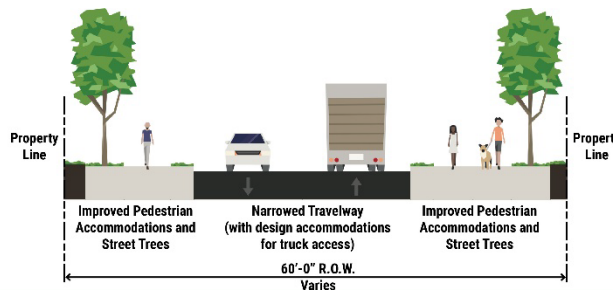
Internal

Typical Characteristics

- Wide travel lanes
- Limited pedestrian accommodations with some gaps

Design Options

- Wider sidewalks or shared-use paths
- Narrow travelway to increase street trees or other amenities to improve pedestrian comfort



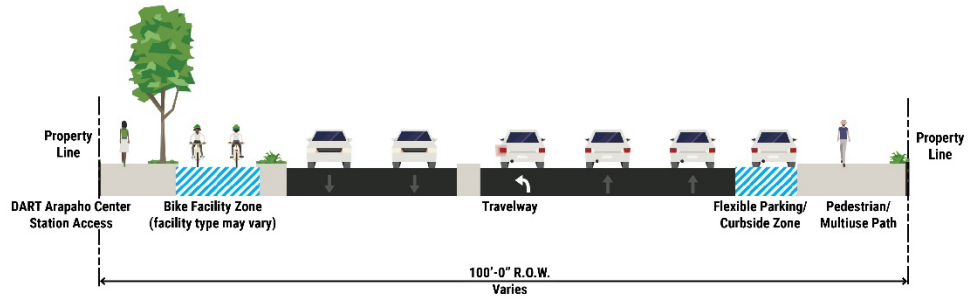
Parkway (Greenville Ave)

Typical Characteristics

- Excess travel lane capacity
- Transit-oriented context opportunities

Design Options

- Repurpose travelway space for bikeway and pedestrian crossing options
- Greater physical separation for bikeway from adjacent travel volume and speed



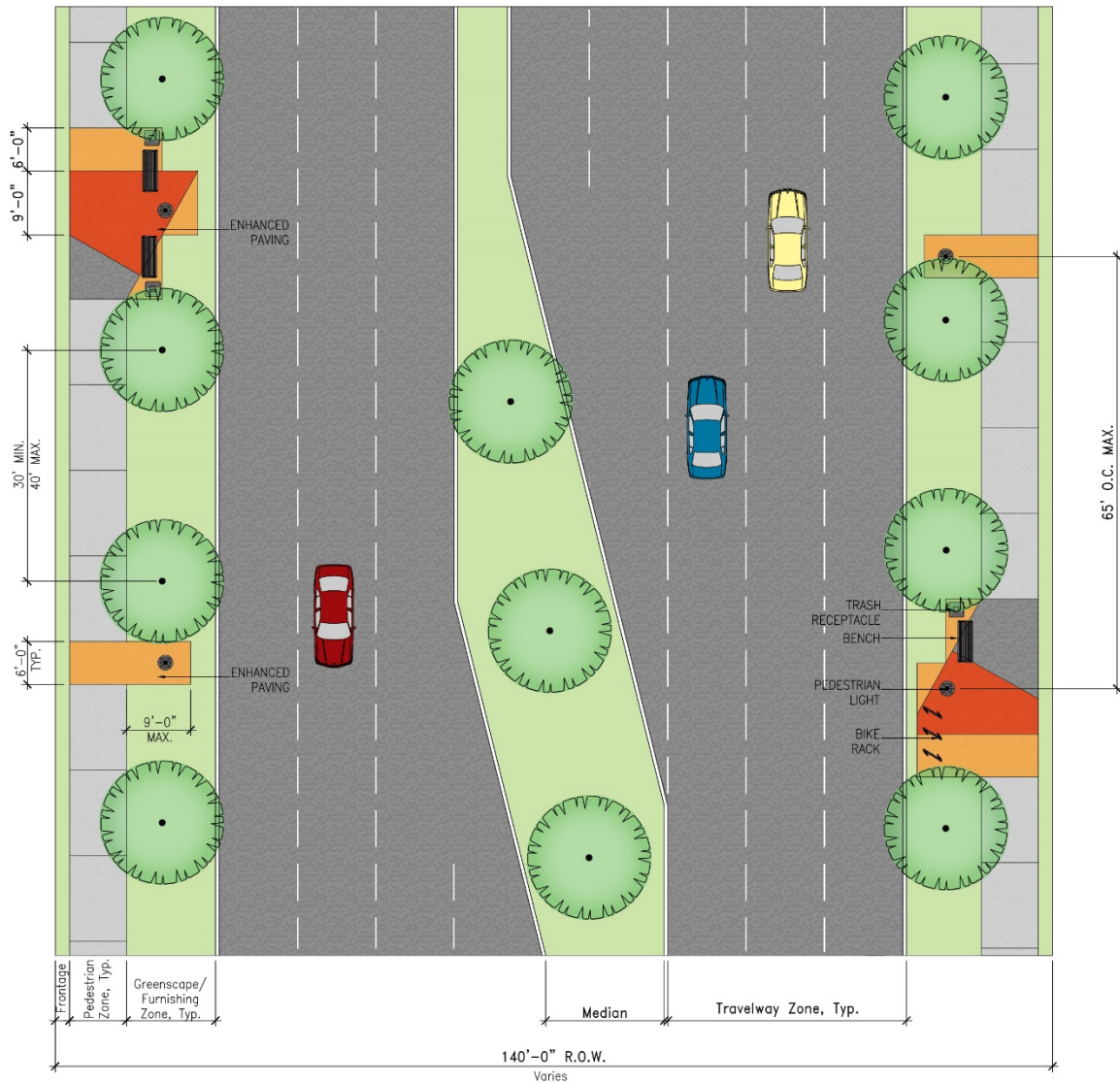
	Frontage		Pedestrian Zone		Greenscape/ Furnishing Zone		Bike Zone ¹		Travelway Zone		Median	
	Pref.	Min.	Preferred	Minimum	Pref.	Min.	Preferred	Minimum	Travel Lanes	Preferred	Minimum	
Access Corridor	2'	0'	8'	5'	5'	0'	10'-12' Shared-use Sidepath	N/A	10'-11' (4-6 lanes)	16'	14'	
Neighborhood Connector	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/ Cycle Track	5'-6' Bike Lane	10'-11' (2-4 lanes)	10'-16'	N/A	
Internal	2'	0'	6'	5'	5'	0'	N/A	N/A	10'-12' (2 lanes) *wider travel lanes may be preferred for heavy truck use	N/A	N/A	
Transitional	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/ Cycle Track	5'-6' Bike Lane	10'-11' (2 lanes)	N/A	N/A	
Parkway (Greenville Ave)	2'	0'	6'-12'	5'	5'	0'	10'-12' Buffered Cycle Track	7'-12' Buffered Bike Lane	10'-11' (4 lanes)	14'-16'	14'	
Urban Mixed Use	2'	0'	8'	5'	6'	4'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	
Urban Neighborhood	2'	0'	8'	5'	5'	0'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	

¹ Bicyclists' comfort levels decrease proportionally with increases in motor vehicle volumes and the speed of adjacent traffic. As a result, both traffic volume and traffic speed are important considerations when choosing an appropriate bikeway type for a given location. Buffered or protected bicycle treatments are preferred on roadways with speeds 30 mph or greater or when traffic volume exceeds 6,000 vehicles per day.

- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be generally located within the greenscape/furnishing zone as provided for in the Greenville Sub-district Street Typology and Streetscape Standards (in Subsection II.B.3., Street Typology and Streetscape Standards), and in accordance with Subsection II.B.3.b., Street Standards. The following streetscape standards illustrate recommended dimensions for spacing of street furnishings, street trees, pedestrian lights and enhanced paving areas. 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.

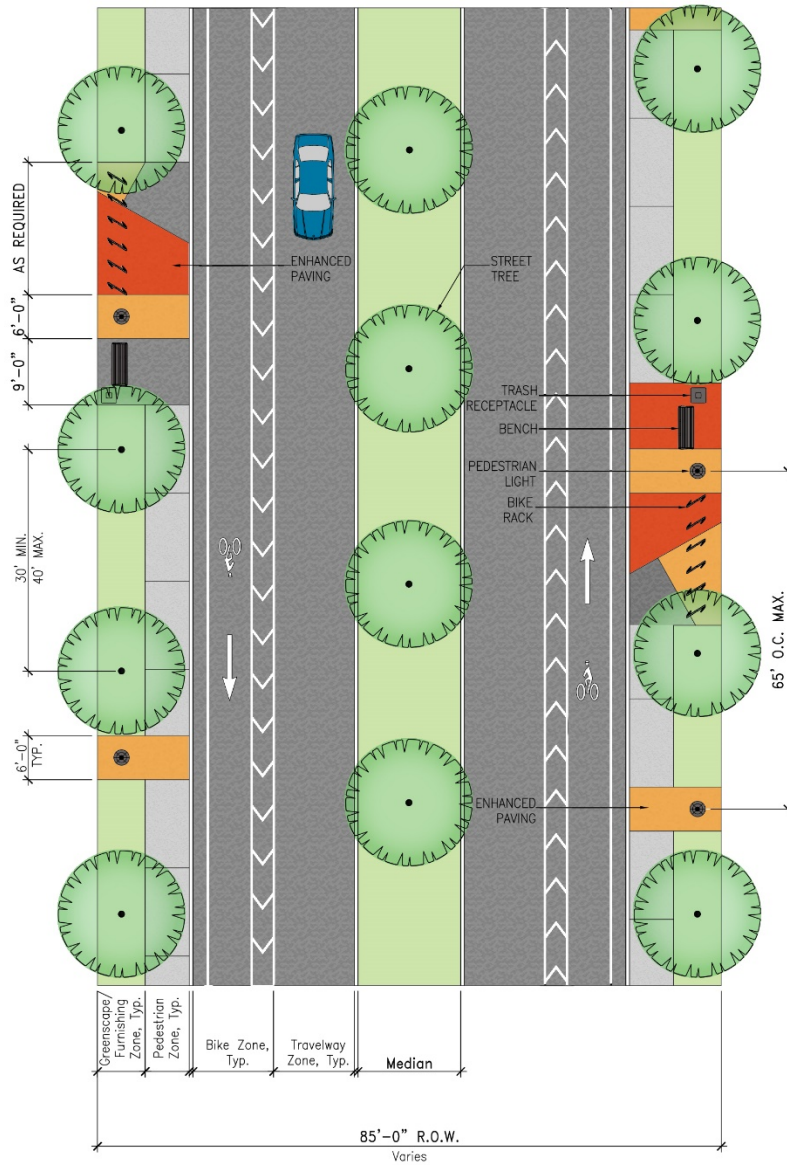
ii. Streetscape Standards (Prototypical Streetscape Plans)

ACCESS CORRIDOR – CAMPBELL ROAD



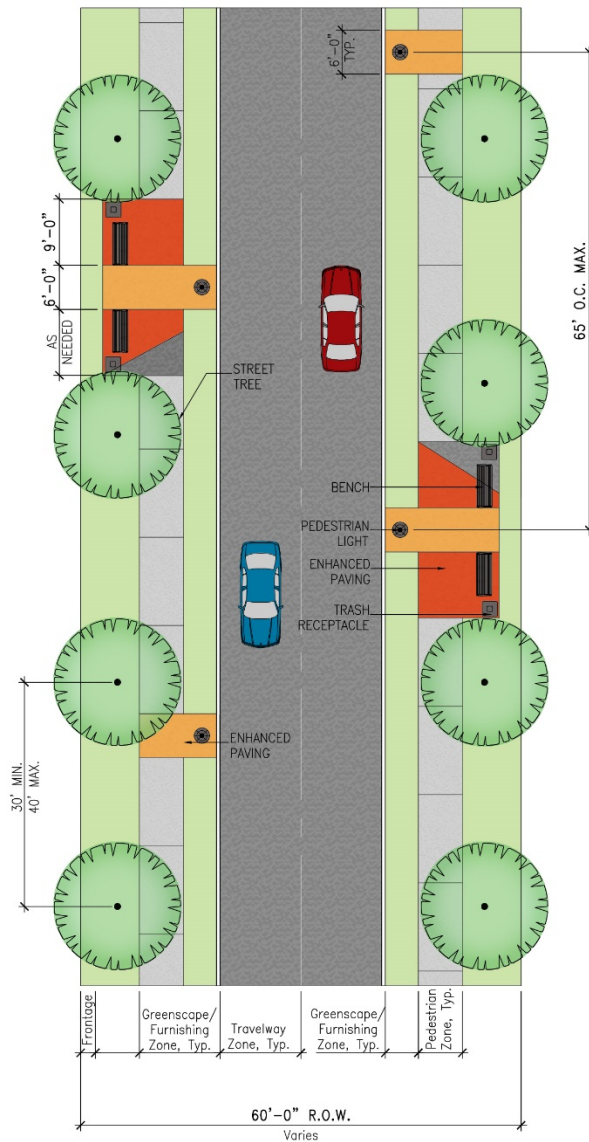
NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

NEIGHBORHOOD CONNECTOR



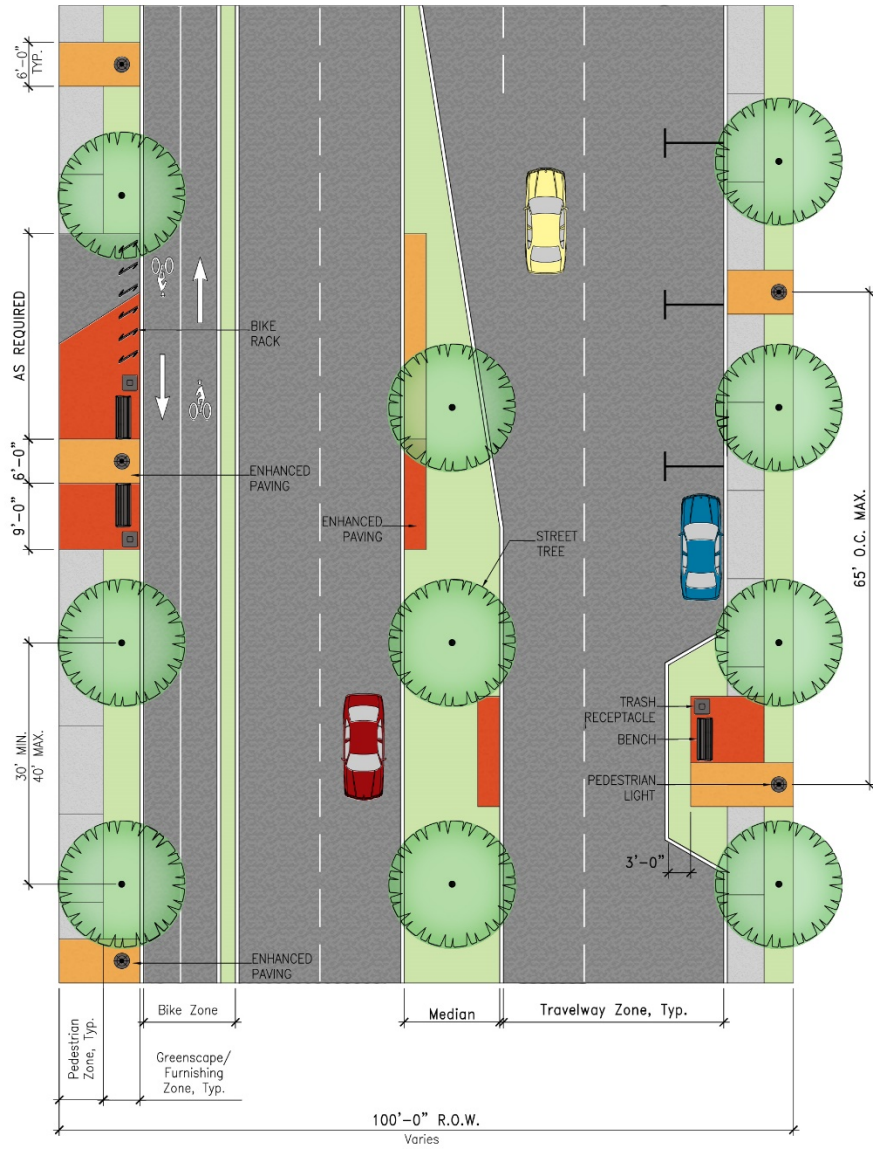
NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

INTERNAL



NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

PARKWAY – GREENVILLE AVENUE



NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

d. Landscape and Street Trees

Street trees shall be provided within the greenscape/furnishing zone.

- i. Street Trees. Street trees shall be selected from the plant list provided in Subsection II.B.3.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) Planted within the required greenscape/furnishing zone as specified on each Street Typography and Streetscape Standards graphic (Streetscape Standards (Prototypical Streetscape Plans) in Subsection II.B.3.c.ii.
 - b) Street trees are those listed below 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. Understory/ornamental trees may be considered when conflicts exist with existing underground or overhead utilities.
 - c) 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.
 - d) 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.3.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 greenscape/furnishing zone shall be installed and maintained as provided in Subsection II.B.3.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.3.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.3.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'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Homestead Elm, *Ulmus* 'Homestead'
 - Locust / Shademaster Locust, *Gleditsia triacanthos*⁶
 - October Glory Maple, *Acer rubrum* 'October Glory'
 - Red Maple, *Acer rubrum*
 - Shantung Maple, *Acer truncatum*
 - Shumard Red Oak, *Quercus shumardii*⁷
 - Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 - 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* (female only)
 - 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*
 - Red Yucca, *Hesperaloe parviflora*
 - Texas Sage, *Leucophyllum frutescans*
 - Indian Hawthorn, *Raphiolepis indica*
 - Native Sumac, *Rhus typhina*
 - Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 - 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*
 - Cross Vine, *bignonia capreolata*
 - Coral Honeysuckle, *Lonicera sempervirens*
 - Purple Honeysuckle, *Lonicera japonica* 'purperia'
 - Virginia Creeper, *Parthenocissus quinquefolia*
 - Lady Banks Rose, *Rosa banksiaw lutea*

⁶ Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

⁷ Should provide a limited root barrier to direct spreading roots downward.

- 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 – *Muehlenbergia lindheimeri*
 - Feather Reed Grass
 - Mexican Feather Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass
 - Or other Grass as approved by City Manager or designee

4. **Architectural Standards**

a. Intent

The Greenville Sub-district is envisioned as a unique, lively and active mixed-use district of varying building designs, sizes and densities, that is both walkable and bikeable, that compliments the success of the planned developments on the west side of North Greenville Avenue. Within the Greenville 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 or sites will allow for new infill development with the potential for larger building mass to ensure maximum development opportunity. New buildings should utilize building elements and details to achieve a pedestrian-oriented public realm. Additionally, exterior façade wall articulation and rhythm and building placement is also important for the identification of businesses, residential buildings, pedestrian scale and Sub-district identity.

b. Building Articulation

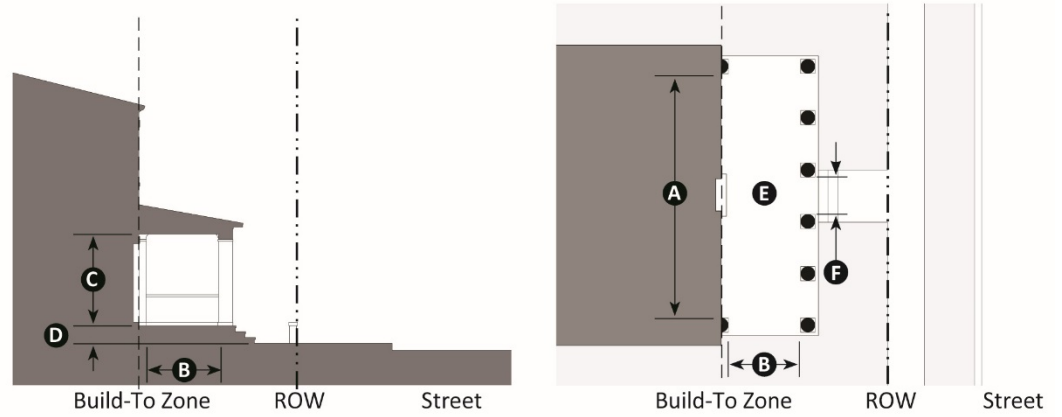
Where the building faces a public street or open space:

- i. Buildings shall demonstrate both horizontal and vertical articulation.
- ii. Building facades longer than fifty feet shall have their continuous facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies and architectural features such as plazas, towers elements, bay windows, balconies, columns or other means every twenty to forty feet.
- iii. Buildings shall not exceed 250 feet in length without an unconnected physical separation of at least fifteen feet in width between another building. A covered pedestrian walkway may be provided in the building separation area that creates a walkable connection to residential and parking areas behind commercial and retail mixed-use frontage buildings.
- iv. 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.

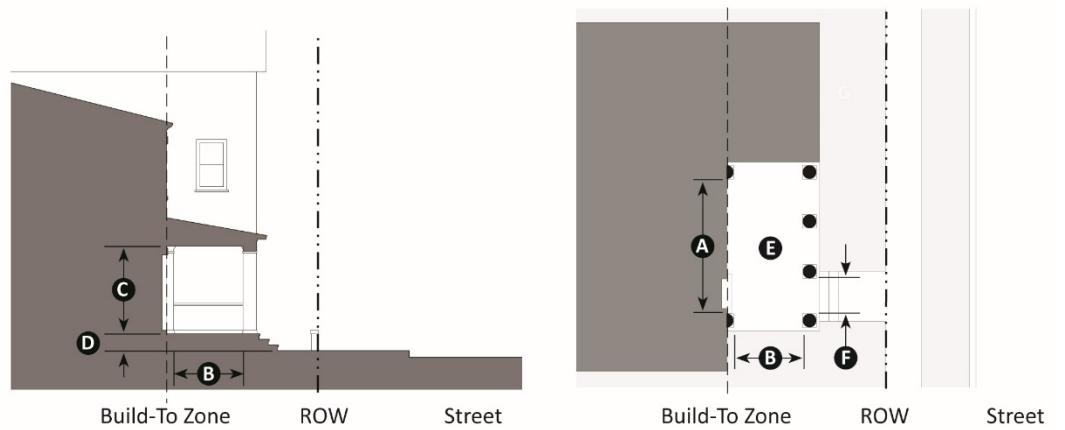
- c. Residential At-Grade Entrances
 - i. All residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Greenville Sub-district Street Typology and Streetscape 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. Structured parking for residential buildings shall be screened as stated in (Parking Structures Subsection II.B.2.f.iv.).
 - 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 Greenville Sub-district Street Typology and Streetscape Standards and shall include a minimum twenty 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 identified primary entry from the minimum required sidewalk per the applicable Greenville 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 along Greenville Avenue – refer to Subsection II.B.2.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 Entrances
 - i. Primary entrances to buildings shall be located on the street(s) along which the building is oriented.
 - ii. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection to address both street frontages.
 - iii. Secondary and service entrances may be located from alleys, trails, open spaces or internal parking areas.
 - iv. Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts.
 - v. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Greenville Sub-district Street Typology and Streetscape Standards in Subsection II.B.3.b. Street Standards, non-residential uses which are at-grade and fronting on a street, shall:
 - a. Have a minimum 60% 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) Finished concrete
 - 5) Ventilated façade systems
 - 6) Metal grating, cladding or panels
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Fiber cement panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) 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 street or public open space 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).
 - d) Buildings should have window head and sill details, which utilize either projecting elements or materials of a contrasting color and texture and highlight the window treatment.
 - e) Where visible to the public, the rear of buildings and/or service areas should be the same material and finish as the rest of the building.
- f. Roofs and Parapets
- It is anticipated that the majority of roof types within the Greenville 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) Rooflines shall be interrupted with varying heights or other architectural elements to break up the building profile.
 - b) If sloping roofs are incorporated, two more sloping planes are encouraged.
 - c) Parapets shall have detailing such as cornices, moldings, or variations in brick coursing.
 - d) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.B.5.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 metal
 - 2) Where windows are provided 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) 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.

- 4) 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.
 - (c) Mirrored glass is prohibited where windows are visible from a public street or open space. A Minor Modification may be requested to allow mirrored glass for uses that demand higher levels of security.
- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or metal
 - 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 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. Exterior Lighting
 - i. Intent.
 - a) Exterior illumination of building walls, landscaping, walkways, public art, and parking areas should be incorporated into the development to provide an opportunity to highlight unique architectural characteristics. Suspended cable lights may be used for animating and down-lighting pedestrian passages, open structures, outdoor dining areas, mews, and other exterior locations. Lighting systems should be provided that enhance the public realm and create a positive and safe pedestrian experience.
 - b) 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, the LED strip shall not be visible from a public street, trail or open space, 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.
- i. Outdoor Seating Areas or Residential Yards

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 the use of patio umbrellas.

 - i. Permanent Outdoor Seating Areas or Residential Yards:
 - a) May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - b) May be placed between the established building line and right-of-way line.
 - c) Shall not encroach into the minimum required sidewalk per the applicable Greenville Sub-district Street Typology and Streetscape Standards (Section II.B.3.)
 - d) 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. A Minor Modification may be requested for review and approval of additional materials or fence heights consistent with the intent of this subsection.
 - e) Shall also be a minimum 50% open or transparent.
 - f) When located in a front yard, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - g) Shall comply with building and fire codes.
 - h) Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance or other dilapidation.
 - i) Shall be subject to site plan review and approval.
 - ii. Temporary or Pop-Up Outdoor Seating Areas
 - a) Outdoor seating areas which are not actively utilized on a frequent basis shall be considered temporary or pop-up in nature. As such, the City may approve a Minor Modification to allow the temporary or pop-up outdoor seating area for the location identified by the applicant.

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
- ii. Shall not be placed within the front yard building setback.
- 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 wood, tubular steel, masonry, or other materials as approved by the City Manager or designee, and/or 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, powered or vinyl coated), barbed-wire, or razor wire.
- v. Shall not exceed eight feet in height.
- 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 perimeter security fencing for uses that demand higher levels of security, a Minor Modification may be requested to allow fencing to be:
 - a) Placed between the established building line and right-of-way line.
 - b) Located within the front yard building setback.
 - c) When located between the established building line and the right-of-way, the following shall apply:
 - 1) Shall be a minimum 50% open or transparent.
 - 2) Shall be constructed of tubular steel or other similar material as approved by the City Manager or designee.

5. 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. Off-street loading docks/areas for non-residential uses fronting a street 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, public open spaces, trails 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 (maximum eight feet tall).
 - iii. If the area behind the principal building is adjacent to Duck Creek, outdoor storage may be moved to the least conspicuous area of a side yard.
 - iv. 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 from the view of the public 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 shall not exceed the maximum building height allowed in the Greenville Sub-district. 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 architecturally compatible in design to the primary buildings on the site using common colors and building materials.
 - ii. Containers including the required masonry screening walls shall not project into or be located within a required front yard. 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. Screening is not required if containers are otherwise screened from view by intervening buildings.
 - v. 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from view by intervening buildings.
 - iii. 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from the public view by intervening buildings or parameter fencing. 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.

6. Residential Zoning District Adjacency

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.

7. Signage

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

C. Station Area

The vision for the Station Area Sub-district is to position the DART Arapaho Center Station as a high density, transit-oriented, mixed-use gateway to the Innovation District by increasing flexibility to maximize development potential around the station. The Sub-district will encourage efficient, compact land use patterns and will be highly walkable and bikeable to connect residents and employers to jobs and amenities and further capitalize on the Sub-district's light rail and bus transit assets. Greenville Avenue will be redesigned to function as a multi-modal signature street with active ground-floor uses fronting the station. High quality building design and construction materials are encouraged that will support existing and new business uses, promote new residential uses, and bring a wider range of service, support and activities to the Sub-district.

1. Regulating Plan

The Station Area Regulating Plan on the following page shall apply to all properties within the Station Area Sub-district.

a. Special Sites

- i. Within this Regulating Plan are "Special Sites" which identify various types of open spaces, activation or amenities for which a special development plan may be appropriate during development/redevelopment. This includes:
 - a) Kansas-City Southern Railroad: This railroad connects the District to the University of Texas at Dallas. If this line were to become inactive, this railroad corridor is envisioned to become a key infrastructure, trail and/or transportation corridor between the District and the University.
 - b) Abandoned Rail Spur: This spur, located south of E. Arapaho Road, is envisioned to serve as a key east-west trail connection with the encouragement of trail-oriented design for adjacent properties.

b. Public Parking Plan

i. Intent

Public parking is important for supporting businesses, residences, DART and other property owners within the Station Area 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.

- ii. The graphic on the following page identifies a recommended area for public parking in the Station Area Sub-district. This location is conceptual only and represents an approximate location. Public parking may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

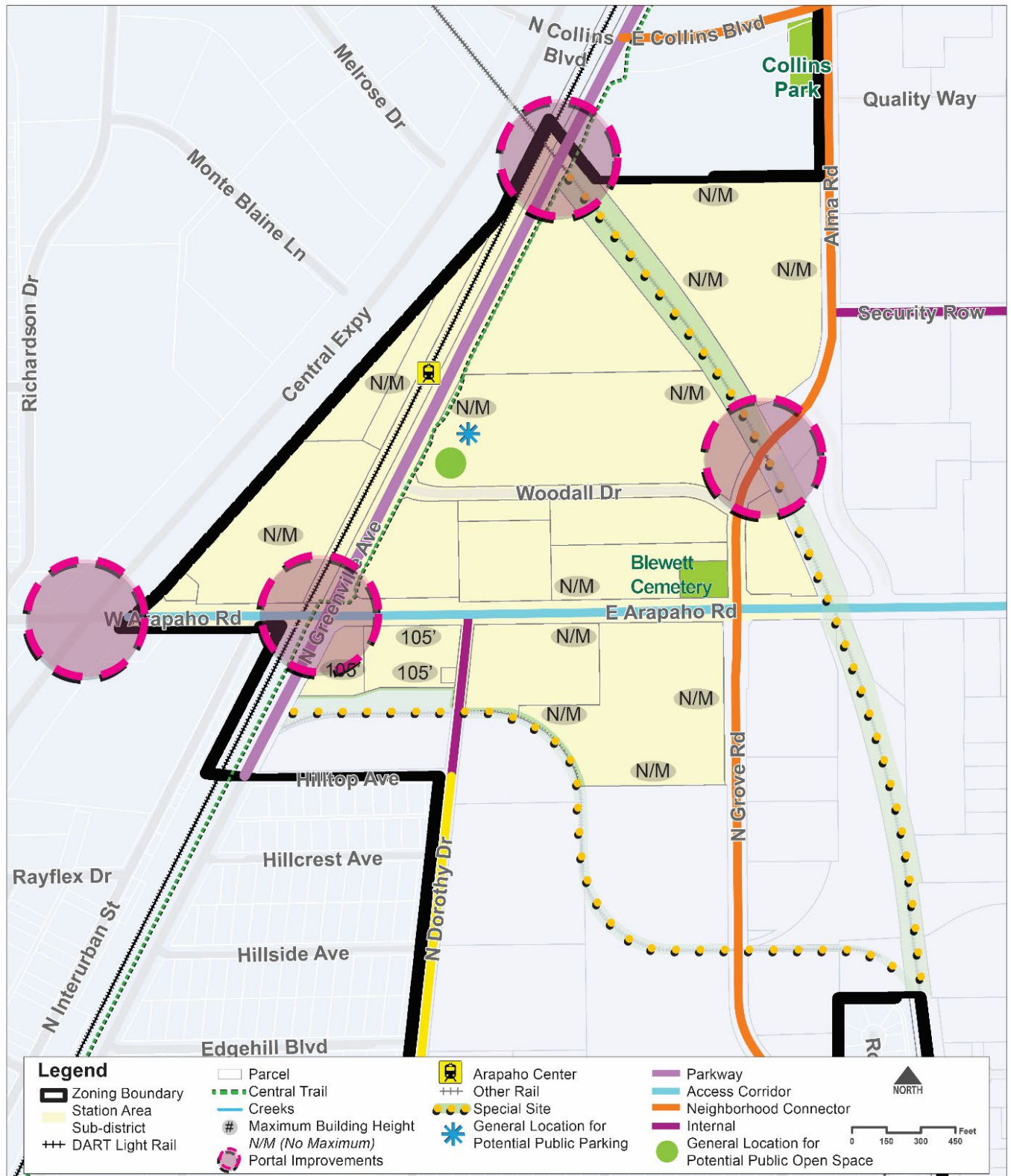
c. Public Open Space Plan

- i. The pedestrian orientation and compact organization of the Station Area Sub-district make the design of public spaces critical. Creating active public spaces where people have the opportunity to organize, such as public outdoor market or festival, or informally gather, such as to pursue leisure or social activity, are both necessary and desirable. Public open spaces can offer special gathering places, focal points or vistas through proper design. The site design, including the arrangement of buildings, streets and open spaces, should enhance and support public spaces.

Where possible, building should be arranged to provide views and access to open spaces. Active uses such as retail, cafes, and restaurants that provide pedestrian traffic should be considered as appropriate uses to line public parks, trails and open spaces.

- ii. Public and private open space shall be provided in accordance with Subsection II.C.2.g., Public and Private Open Space Requirements.
 - iii. The graphic on the following page identifies a recommended area for public open space in the Station Area Sub-district. This location is conceptual only and represents an approximate location. Public open space may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.
- d. Portal Improvements
- Portal Improvements are important features located around the Station Area Sub-district intended to identify key entrances or nodes in this Sub-district. Portal Improvements can take a variety of forms including architectural features, signage, landscaping, or enhancements to existing bridge structures. At the time of development or redevelopment, properties within or adjacent to a Portal Improvement site will be evaluated on a case-by-case basis for potential inclusion of portal/entryway features.

Station Area Sub-district Regulating Plan



2. Building and Envelope Standards

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

a. Use

- i. The following uses are allowed in the Station Area 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.

Station Area Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Use		
Residential		
Adaptive Reuse	P	See Subsection II.C.4.a.ii.a), Adaptive Reuse
Live/Work	P	Minimum Density of forty dwelling units per acre at the DART Station. See Subsection II.C.4.a.ii.b), Live/Work
Multi-Family	P	Minimum Density of forty dwelling units per acre at the DART station. See Subsection II.C.2.a.ii.c), Multi-Family
Townhome	P	Minimum Density of ten dwelling units per acre. See Subsection II.C.2.a.ii.d), Townhome
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	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 use only.
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	

Station Area Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
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	
Collaborative Co-Working Space	P	
Commercial Entertainment, Indoor	S	
Commercial Entertainment, Outdoor	S	
Construction Field Office	P	
Contracting Operation	P	
Cultural/Community Center	P	
Data Center	P	
Distribution Center	P	
Electrical Substation	S	
Event Center	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	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF.
Laundry Pick Up Station	P	
Mailing Service	P	

Station Area Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Manufacturing Facility	P	
Manufacturing Facility, Artisanal	P	
Manufacturing High-Tech	P	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	See Subsection II.C.4.a.ii.e), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Service Station, No Repair (Use shall be permitted south of Arapaho Road only and with a Special Use Permit)	S	Use shall be permitted south of Arapaho Road only.
Nursery or Greenhouse	S	
Nursing or Convalescent Home	S	
Office	P	
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, Major	P	
Print Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Private Recreational Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Radio or Television Station	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities	P	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	

Station Area Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Technical Training School	P	
Temporary open air market	S	Subject to Article VIII, Chapter 12 of Code of Ordinances of the City of Richardson, as amended.
University or College	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse	P	
Wholesale Establishment	P	
Winery/Distillery	P	See Subsection II.C.4.a.ii.e), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

ii. Additional Supplemental Use Requirements

a) Adaptive Reuse

Dwelling units located within adaptive reuse projects shall be a minimum 500 square feet.

b) Live/Work

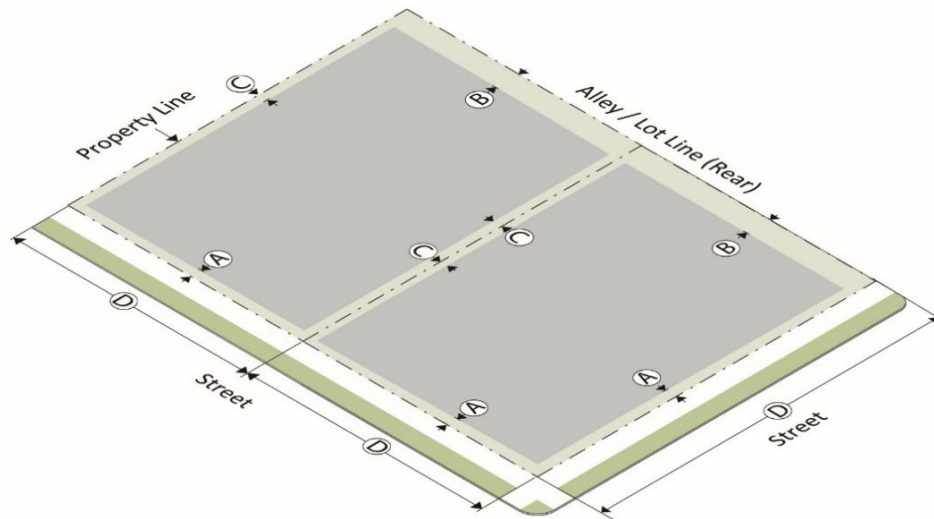
- 1) The business operated within the live/work shared space unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside 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.
- 2) If live/work is proposed along Greenville Avenue, 100% of the gross linear footage of the development’s first floor must consist of commercial/innovation/coworking space to encourage ground-floor activation.
- 3) Live/work developments shall be designed and constructed to be “Innovation Ready” as defined by this ordinance in Section V.
- 4) Live/work developments designed and constructed within a common building (ground-floor commercial or other) shall:
 - a. Maintain a minimum floor to ceiling height of fifteen feet for the ground floor;
 - b. Meet the Building Code for commercial/non-residential spaces; and

- c. Meet all standards listed in Subsection II.C.4.d Non-Residential At-Grade Entrances.
 - 5) Ground floor commercial space within live/work developments may be utilized for residential purposes to prevent vacancies until commercial/innovation uses become market-supported, however, the space shall meet 4) above and shall be designed and constructed to accommodate both commercial and residential uses.
 - c) Multi-Family
Multi-Family shall not be permitted along Greenville Avenue unless the use is part of a live/work development.
 - d) Townhome
Townhomes shall not be permitted along Greenville Avenue unless the use is part of a live/work development.
 - e) 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. 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.
- 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, driveways shall be a maximum thirty 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. A Minor Modification may be requested to this standard for properties with limited street frontage or in instances where existing driveways would preclude access to site.
 - d) Shared driveways shall be provided and encouraged, where feasible, to reduce the number of curb cuts along the street.
 - e) Driveways shall conform to City of Richardson standards for driveway construction.
 - iii. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Station Area Sub-district in Subsection II.C.3, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction. Streets not identified on the Street Typology and Streetscape Standards for the Employment Sub-

district shall comply with Section 21-45. Sidewalks of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.

- 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



Station Area - Building Placement by Street Type								
		<i>Parkway</i>	<i>Access Corridor</i>	<i>Neighborhood Connector</i>	<i>Internal</i>	<i>Urban Mixed Use</i>	<i>Urban Neighborhood</i>	<i>Central Expressway</i>
Ⓐ	Minimum Front Yard Setback	• 10 feet south of Arapaho Only.	• None	• None	• None	• None	• None	• None
	Required Front Build-To Zone ⁸	• Min. 0 ⁹ feet • Max. 10 ¹⁰ feet	• Min. 10 ¹⁰ feet • Max. 25 ¹⁰ feet	• None	• None	• Min. 0 feet • Max. 10 feet	• Min. 0 feet • Max. 10 feet	• None
Ⓑ	Required Rear Building Line Setback ¹¹	• None	• None	• None	• None	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property	• None
Ⓒ	Required Interior Side Building Setback ¹¹	• Max. 15 feet	• None	• None	• None	• Max. 15 feet	• Max. 15 feet	• None
Ⓓ	Building Frontage Buildout	• Min. 80% ¹²	• Min. 80% ¹³	• None	• None	• Min. 85%	• Min. 85%	• None

⁸ 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.

⁹ North of Arapaho Road, only.

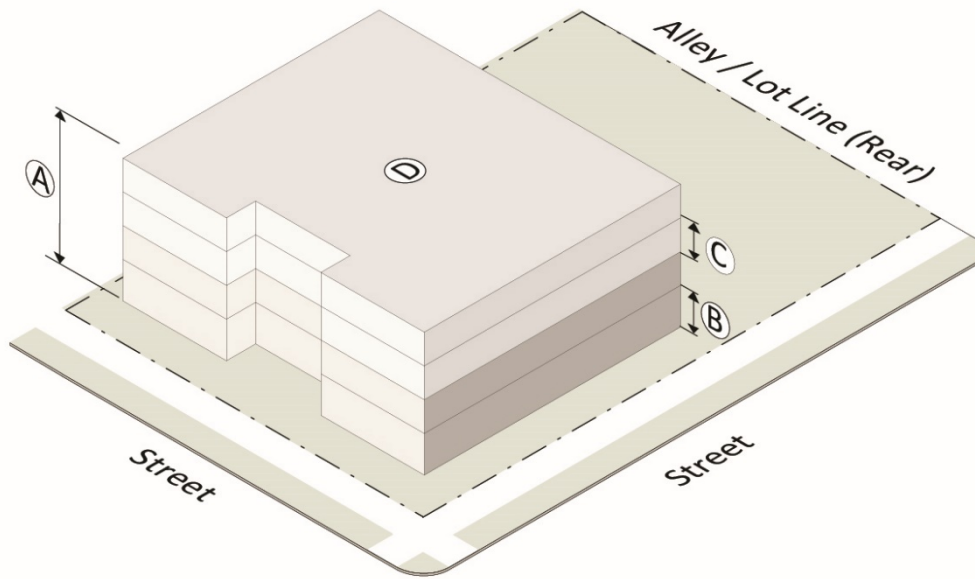
¹⁰ Between Central Expressway and the Railroad Spur/Special Site, north side only. Otherwise, none.

¹¹ Or as permitted by Building Code.

¹² North of Arapaho Road, only. Otherwise, none.

¹³ Between Central Expressway and the Railroad Spur/Special Site, north side only. Otherwise, none.

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
 - ii. 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 at the front building setback closest to the street.
 - iii. Canopies, signs, awnings and balconies may encroach over the sidewalk 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.
- 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 Station Area Sub-district Regulating Plan. The height is identified in feet.
 - 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) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall count towards the overall total building height.
 - d) Mechanical equipment, including screening mechanisms as required in Subsection II.C.5.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
 - e) Live-work developments designed and constructed within a common building (ground-floor commercial or other) shall maintain a minimum floor to ceiling height of fifteen feet for the ground floor. 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
Accessory buildings are prohibited in the Station Area Sub-district.
 - iii. Maximum Ground Floor Size
There are no maximum ground floor size restrictions for the Station Area Sub-district.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	Parkway	105 feet – No max.
	Access Corridor	105 feet – No max.
	Neighborhood Connector	No maximum
	Internal	105 feet – No max.
Ⓑ	Ground Story	Live/Work uses require a minimum 15-foot ground story floor-to-ceiling height. Otherwise, no maximum per story, however shall not exceed the total height identified on the regulating plan
Ⓒ	Subsequent Stories	
Maximum Building Ground Floor		
Ⓓ	Principal Building(s)	No maximum

- 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 for transit-oriented development;
 - b) Limit surface parking while encouraging structured parking to promote efficient land use patterns;
 - c) Provide flexibility in the leasing of allowed uses, reuse of properties and for redevelopment of sites; and
 - d) Encourage shared parking areas to meet the needs of multiple property owners, businesses, residential uses and DART.
 - ii. Shared and On-Street Parking
 - a) Shared parking is preferred. Centralized parking locations throughout the Station Area 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.

Use	Parking Required
Adaptive Reuse	No spaces required
Data Center	1.0 space per 5,000 square feet
Hotel	<ul style="list-style-type: none"> • 0.75 space per guest room for full-service hotel • 0.5 space per guest room for other hotels
Live/Work Unit	<ul style="list-style-type: none"> • No spaces required for dwelling units • Non-Residential parking shall be based on non-residential parking ratios
Industrial, Manufacturing or Warehouse Uses < 5,000 square feet	No spaces required
Industrial, Manufacturing or Warehouse Uses ≥ 5,000 square feet	1.0 space per 1,000 square feet above the first 5,000 square feet
Institutional or Assembly Uses	1.0 space per every 3 persons accommodated
Non-Residential Uses not Listed < 5,000 square feet	No spaces required
Non-Residential Uses not Listed ≥ 5,000 square feet	1.0 space per 500 square feet above first 5,000 square feet
Residential <ul style="list-style-type: none"> • Multi-Family • Townhome 	<ul style="list-style-type: none"> • 0.75 space per one bedroom unit/Studio • 1.0 spaces per two bedroom unit • 1.25 spaces per three or more bedroom unit • 2.0 spaces per dwelling unit
Restaurants	1.0 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) **Off-Street Bicycle Parking.** Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- iv. **Parking Structures**
- a) Parking structures shall not exceed the maximum building height as shown on the Station Area 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.
 - 3) Public art can be used as an effective screening device for the garage.
 - 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 Station Area 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 lots are discouraged in this Sub-district and lots with 50 or more spaces should be designed as future development sites.
 - b) Surface lots are not permitted to front Greenville Avenue, north of Arapaho Road.
 - c) Off-street surface parking is preferred to be located behind or to the side of a building; however, where it is not feasible to locate parking behind the principal building, parking may be provided between the building and the street with the exception of Greenville Avenue, north of Arapaho Road as noted in b) above.

d) Adjacent to Special Sites

With the exception of the Kansas-City Southern Railroad, which is elevated throughout this Sub-district, off-street surface parking is prohibited along any Special Site identified on the Station Area Sub-district Regulating Plan for new development or redevelopment scenarios, or when expanding existing parking. This includes the area between the principal building and the Special Site, extending the full width of the lot between side lot lines. A Minor Modification may be requested for lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.

e) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided in this subsection when new development or complete redevelopment occurs or when existing parking is expanded.

1) Parking Lots Visible from Required Sidewalks

A minimum ten-foot wide landscape area shall be provided between the sidewalk and parking lot. A minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.C.3.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.B.3.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-inch 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.B.3.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, paver 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. Diamond tree wells 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.B.3.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. Private Garage Parking for Residential Uses. Private garage parking for residential uses shall not be placed at street frontages and shall be placed at alleys or internal parking areas.
- vii. 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 and Landscape Buffers
 - i. Application
 - a) Public and private open space requirements shall apply to new development or a complete redevelopment scenario.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Station Area Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or active or passive 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. Flexible multi-use spaces such as public plazas are encouraged to support a variety of placemaking features and activities like festivals, food trucks or performance space. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) Outdoor recreational areas, pathways and trails should be illuminated.
 - e) 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.

- f) On-site open space requirements do not apply to:
 - 1) Adaptive reuse sites.
 - 2) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
- iii. Landscape buffer for properties fronting streets designated as Parkway (south of Arapaho Road only), Access Corridor, Neighborhood Connector or Internal on the regulating plan shall provide a ten-foot wide landscape buffer, if one has not been provided as required in Subsection II.A.2.v.d.1 Parking Lots Visible from Required Sidewalks.
 - a) Within the required landscape buffer, a minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.A.3.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.
 - b) Alternative landscaping that meets the intent of the landscape buffer described above may be permitted for lots one acre or smaller after review and approval by the city under Section IV.E, Minor Modification to Code.
 - c) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.C.2.g.ii, On-Site Open Space Requirements.
 - d) Landscape buffer requirements do not apply to adaptive reuse sites.
- iv. Landscape buffer for properties fronting Central Expressway Frontage Road
- v. Properties with street frontage along Central Expressway frontage shall provide a minimum ten-foot wide landscape buffer on private property to the frontage road right-of-way, if one has not been provided as required in Subsection II.C.2.v.e).1), Parking Lots Visible from Required Sidewalks.
 - a) Within the required landscape buffer, a minimum one 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.3.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.C.2.g.ii, On-Site Open Space Requirements.

3. 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 this residential mixed-use area to promote increased walkability for pedestrians.
- b. Street Standards.
 - i. All streets shall conform to the provisions of the Code. The Street Typology Standards (street cross sections) and Streetscape Standards (prototypical streetscape plans) shall be used in accordance with the Station Area 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 graphics on the following pages.
- ii. The preferred condition identified in the Street Standards is required to accommodate street improvements to existing streets and for design of proposed streets. A Minor Modification may be requested for review and approval of any alternate street design less than the preferred design standards.
 - iii. Existing Streets. The regulating plan depicts existing streets within the Station Area 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, greenscape/furnishing zone including irrigation system, and sidewalk improvements at such time when determined by the City.
 - iv. Proposed Streets – Not Shown on Regulating Plan (Urban Mixed Use or Urban Neighborhood). Should a property owner want to construct a new street on their property and said street is not shown on the Station Area 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 Station Area 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, greenscape/furnishing 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, greenscape/furnishing 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.

vi. Street Typology Standards (Street Cross Sections)

Access Corridor

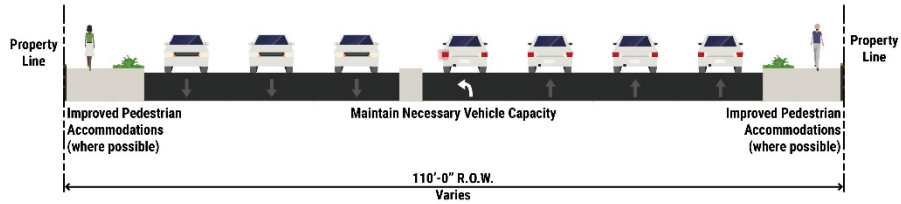
Typical Characteristics

- Vehicle capacity priority
- Limited pedestrian accommodations
- Limited right-of-way on most corridors

Design Options

- Wider sidewalks and pedestrian amenities
- Increased street trees and streetscaping where possible

Arapaho Road



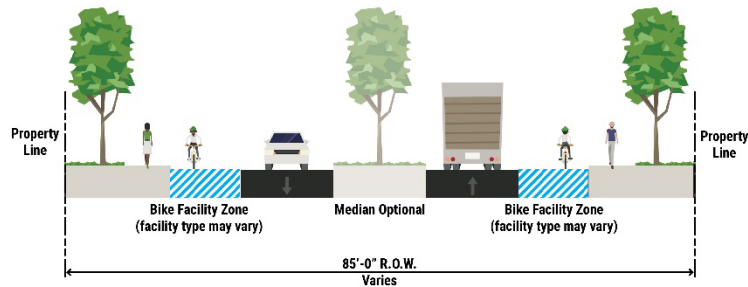
Neighborhood Connector

Typical Characteristics

- Lower vehicle capacity priority
- Balance between cross-district mobility and local access

Design Options

- Increased bicycle and pedestrian separation from traffic
- Street trees where possible; could include landscaped median or midblock center islands
- Curb radii and intersection design to accommodate turning trucks



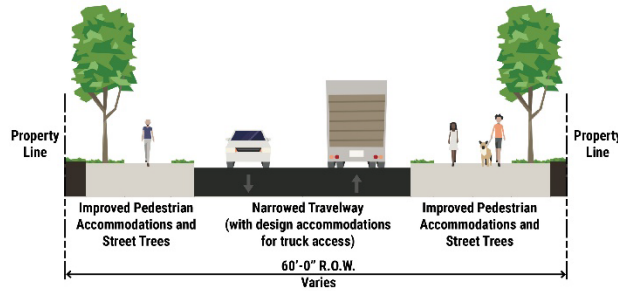
Internal

Typical Characteristics

- Wide travel lanes
- Limited pedestrian accommodations with some gaps

Design Options

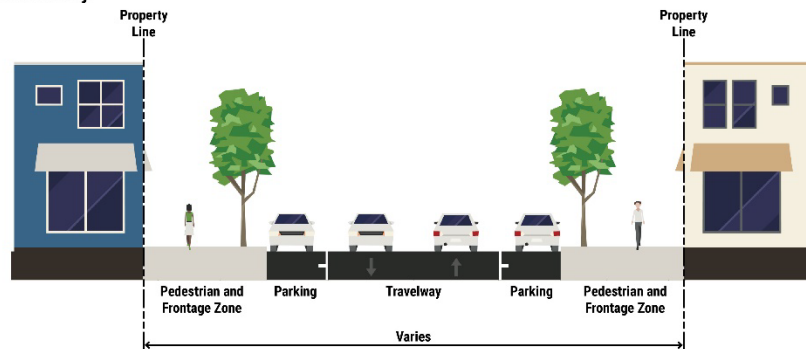
- Wider sidewalks or shared-use paths
- Narrow travelway to increase street trees or other amenities to improve pedestrian comfort



New Streets (Redevelopment Areas)

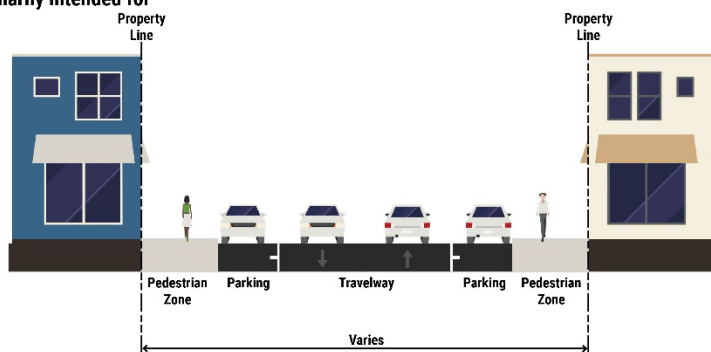
Urban Mixed Use

- Pedestrian-oriented streets with wider parkways and frontage areas for mixed-use activity



Urban Neighborhood

- Pedestrian-oriented streets primarily intended for local access



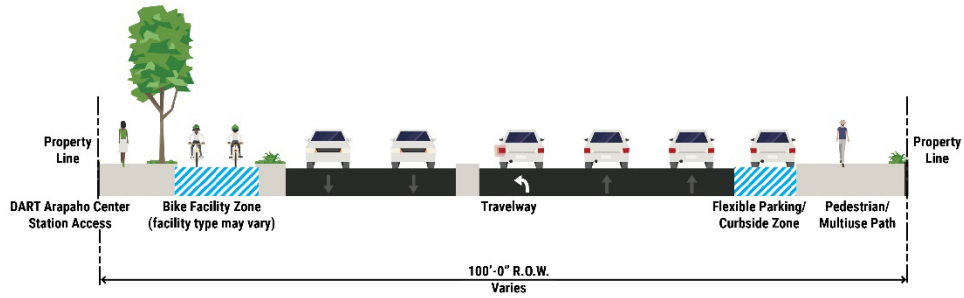
Parkway (Greenville Ave)

Typical Characteristics

- Excess travel lane capacity
- Transit-oriented context opportunities

Design Options

- Repurpose travelway space for bikeway and pedestrian crossing options
- Greater physical separation for bikeway from adjacent travel volume and speed



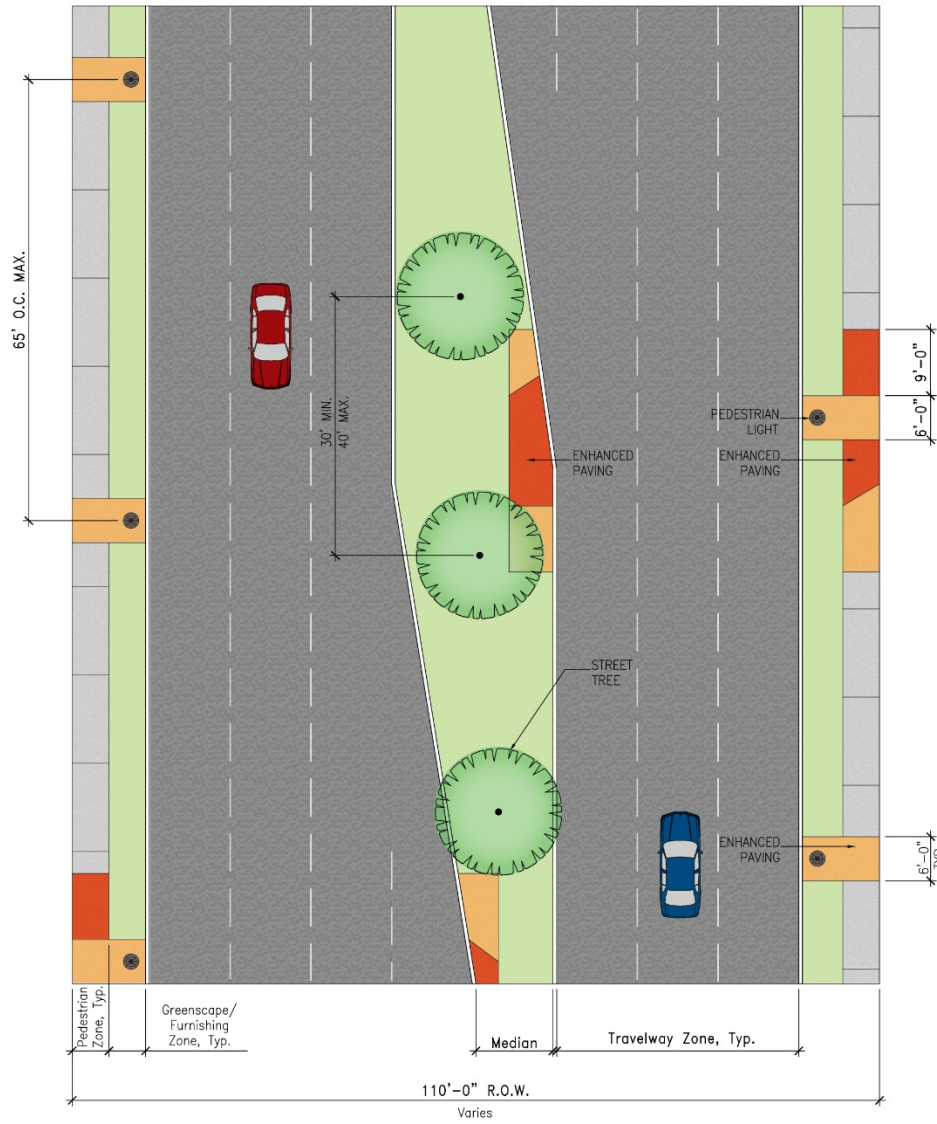
	Frontage		Pedestrian Zone		Greenscape/ Furnishing Zone		Bike Zone ¹		Travelway Zone		Median	
	Pref.	Min.	Pref.	Minimum	Pref.	Min.	Pref.	Minimum	Travel Lanes	Pref.	Minimum	
Access Corridor	2'	0'	8'	5'	5'	0'	10'-12' Shared-use Sidepath	N/A	10'-11' (4-6 lanes)	16'	14'	
Neighborhood Connector	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/ Cycle Track	5'-6' Bike Lane	10'-11' (2-4 lanes)	10'-16'	N/A	
Internal	2'	0'	6'	5'	5'	0'	N/A	N/A	10'-12' (2 lanes) *wider travel lanes may be preferred for heavy truck use	N/A	N/A	
Transitional	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/ Cycle Track	5'-6' Bike Lane	10'-11' (2 lanes)	N/A	N/A	
Parkway (Greenville Ave)	2'	0'	6'-12'	5'	5'	0'	10'-12' Buffered Cycle Track	7'-12' Buffered Bike Lane	10'-11' (4 lanes)	14'-16'	14'	
Urban Mixed Use	2'	0'	8'	5'	6'	4'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	
Urban Neighborhood	2'	0'	8'	5'	5'	0'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	

¹ Bicyclists' comfort levels decrease proportionally with increases in motor vehicle volumes and the speed of adjacent traffic. As a result, both traffic volume and traffic speed are important considerations when choosing an appropriate bikeway type for a given location. Buffered or protected bicycle treatments are preferred on roadways with speeds 30 mph or greater or when traffic volume exceeds 6,000 vehicles per day.

- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be generally located within the greenscape/furnishing zone as provided for in the Station Area Sub-district Street Typology and Streetscape Standards (in Subsection II.C.3., Street Typology and Streetscape Standards), and in accordance with Subsection II.C.3.b., Street Standards. The following streetscape standards illustrate recommended dimensions for spacing of street furnishings, street trees, pedestrian lights and enhanced paving areas. 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.

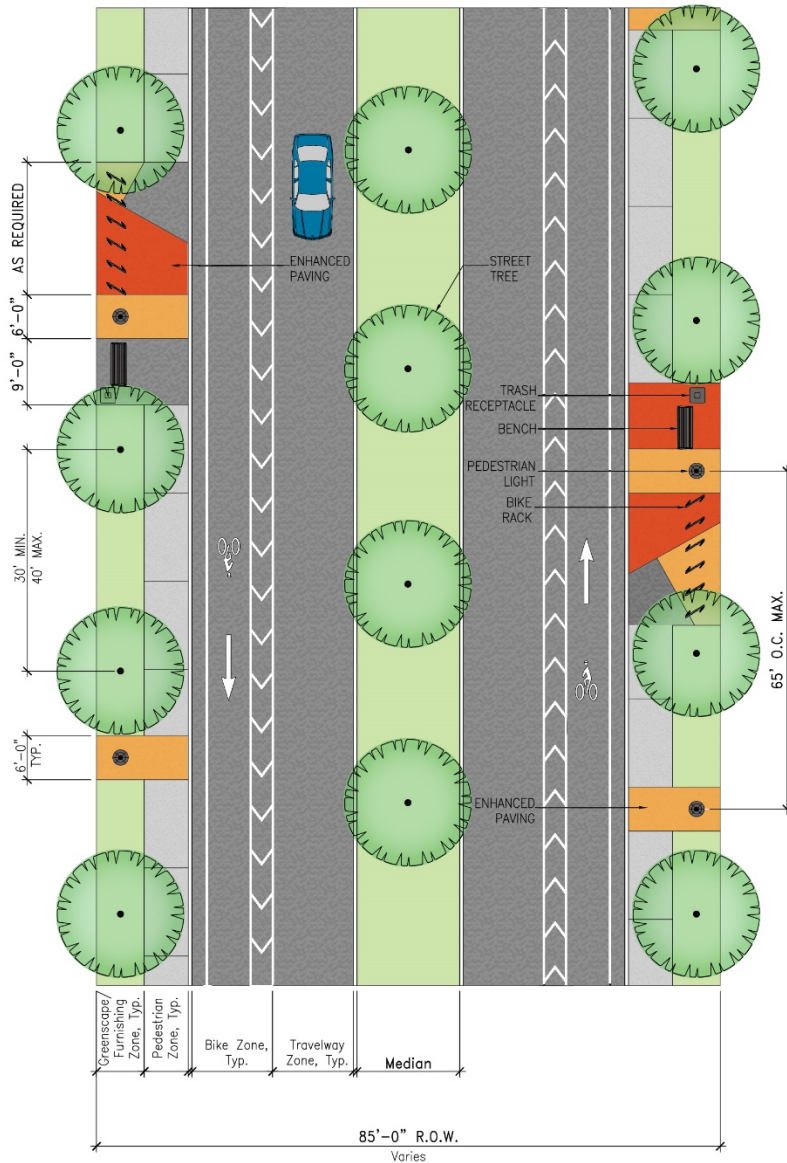
ii. Streetscape Standards (Prototypical Streetscape Plans)

ACCESS CORRIDOR – ARAPAHO ROAD

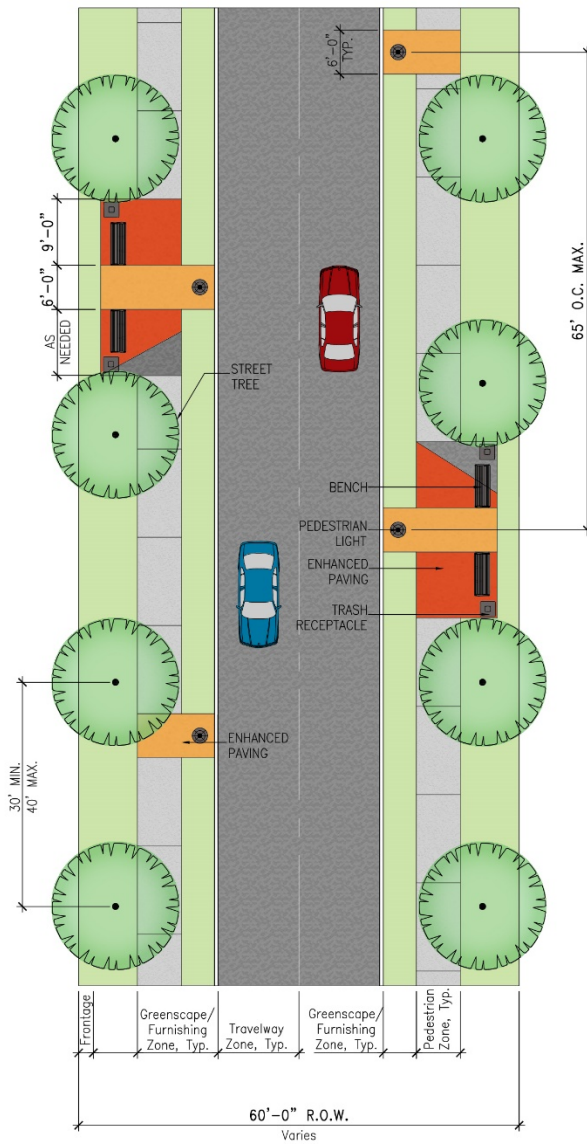


NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

NEIGHBORHOOD CONNECTOR

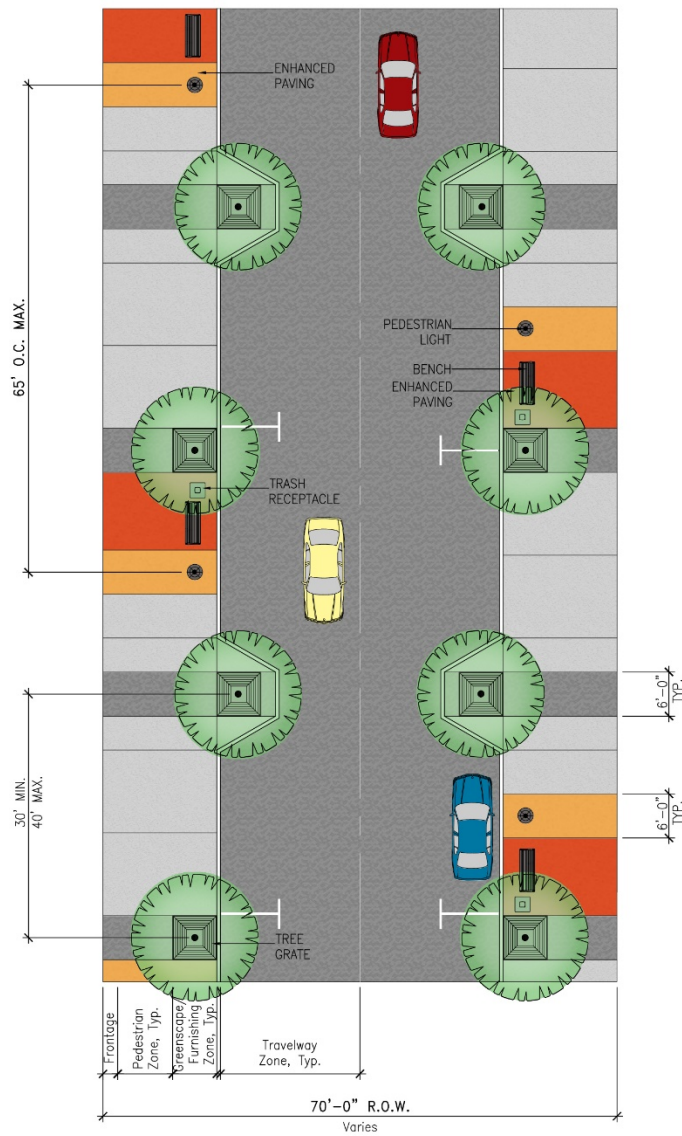


INTERNAL



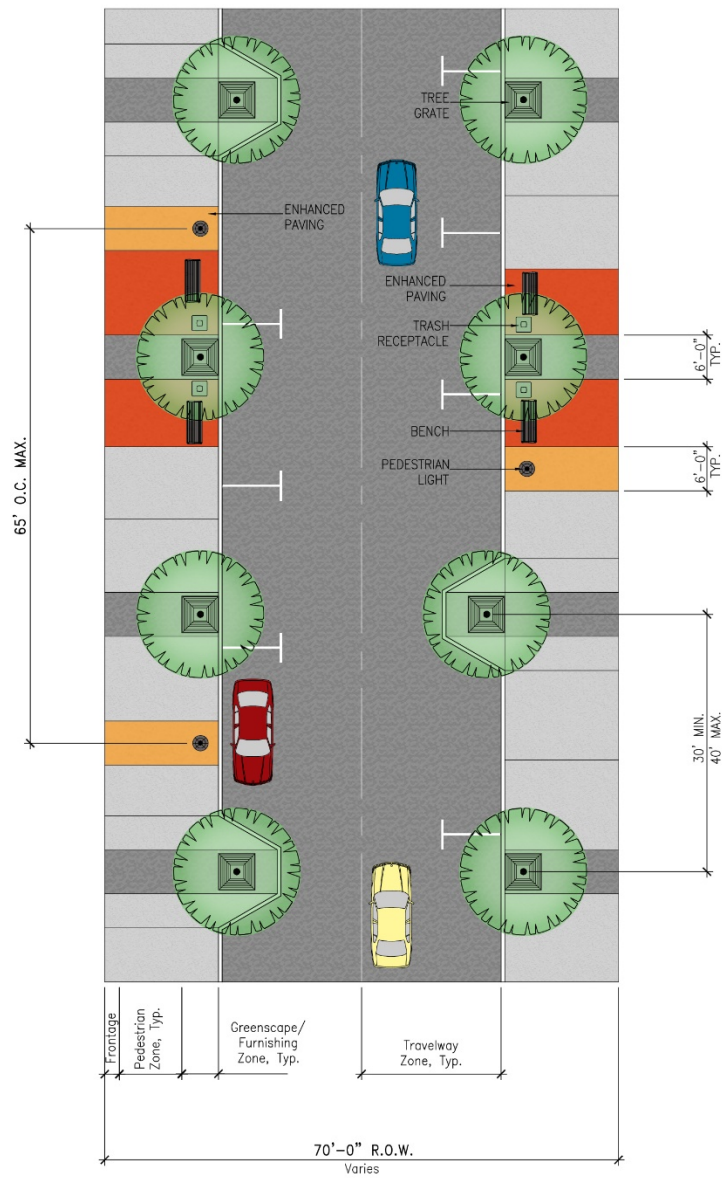
NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

NEW STREETS – URBAN MIXED-USE

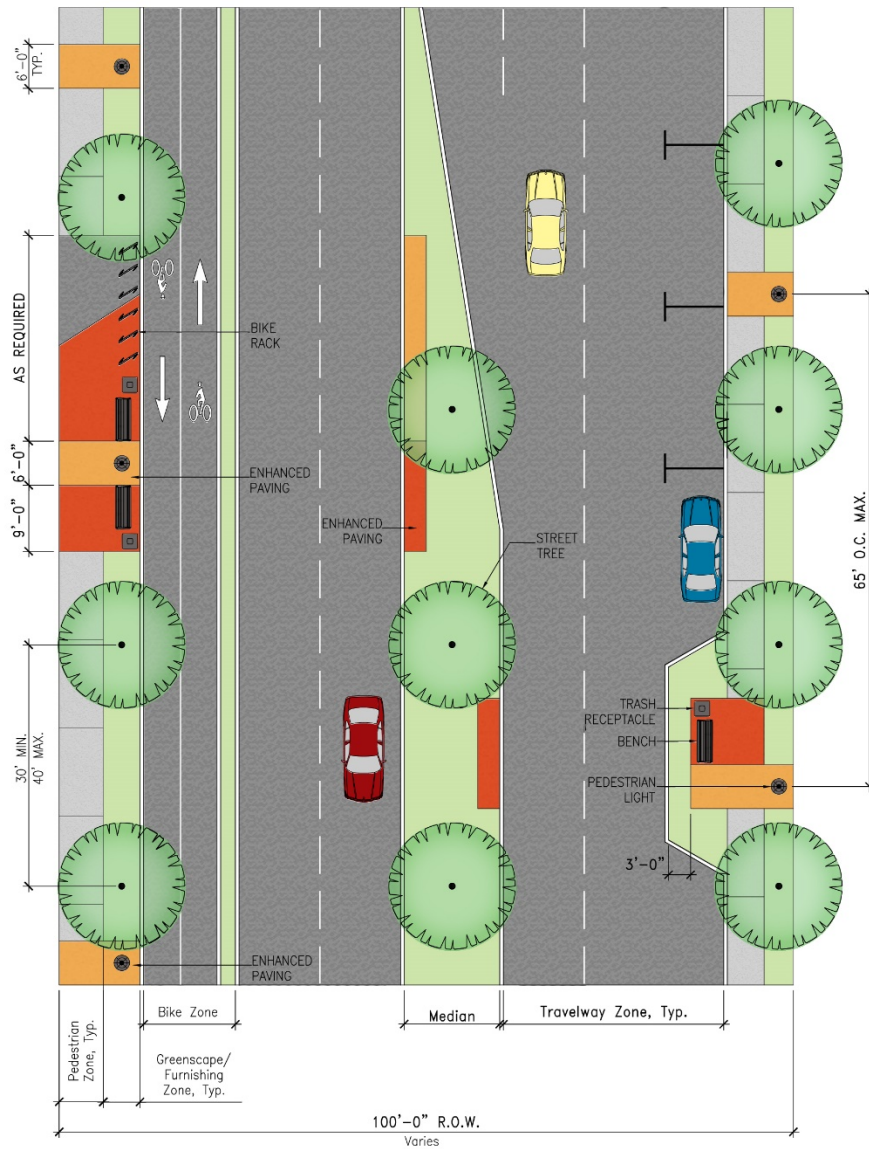


NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

NEW STREETS – URBAN NEIGHBORHOOD



PARKWAY – GREENVILLE AVENUE



NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

d. Landscape and Street Trees

Street trees shall be provided within the greenscape/furnishing zone.

- i. Street Trees. Street trees shall be selected from the plant list provided in Subsection II.C.3.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) Planted within the required greenscape/furnishing zone as specified on each Street Typography and Streetscape Standards graphic (Streetscape Standards (Prototypical Streetscape Plans) in Subsection II.C.3.c.ii.
 - b) Street trees are those listed below 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. Understory/ornamental trees may be considered when conflicts exist with existing underground or overhead utilities.
 - c) 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.
 - d) 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.3.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 greenscape/furnishing 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'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Homestead Elm, *Ulmus* 'Homestead'
 - Locust / Shademaster Locust, *Gleditsia triacanthos*¹⁴
 - October Glory Maple, *Acer rubrum* 'October Glory'
 - Red Maple, *Acer rubrum*
 - Shantung Maple, *Acer truncatum*
 - Shumard Red Oak, *Quercus shumardii*¹⁵
 - Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 - 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* (female only)
 - 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*
 - Red Yucca, *Hesperaloe parviflora*
 - Texas Sage, *Leucophyllum frutescans*
 - Indian Hawthorn, *Raphiolepis indica*
 - Native Sumac, *Rhus typhina*
 - Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 - 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*
 - Cross Vine, *bignonia capreolata*
 - Coral Honeysuckle, *Lonicera sempervirens*
 - Purple Honeysuckle, *Lonciera japonica* 'purperia'
 - Virginia Creeper, *Parthenocissus quinquefolia*
 - Lady Banks Rose, *Rosa banksiaw lutea*

¹⁴ Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

¹⁵ Should provide a limited root barrier to direct spreading roots downward.

- 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 – *Muehlenbergia lindheimeri*
 - Feather Reed Grass
 - Mexican Feather Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass
 - Or other Grass as approved by City Manager or designee

4. Architectural Standards

a. Intent

The Station Area Sub-district is envisioned as a unique, lively and active mixed-use district of varying building designs, sizes and densities, that is both walkable and bikeable and fully supportive of the DART Arapaho Center Station. Within the Station Area Sub-district, building designs should be comprised of simple, clean shapes and forms, and include the integration of modern building materials to provide individual building identity. Redevelopment of existing building structures or sites will allow for new infill development with the potential for larger building mass to ensure maximum development opportunity. New buildings should utilize building elements and details to achieve a pedestrian-oriented public realm. Additionally, exterior façade wall articulation and rhythm and building placement is also important for the identification of businesses, residential buildings, pedestrian scale and Sub-district identity as a key area along Central Expressway and a gateway into the Innovation District.

b. Building Articulation

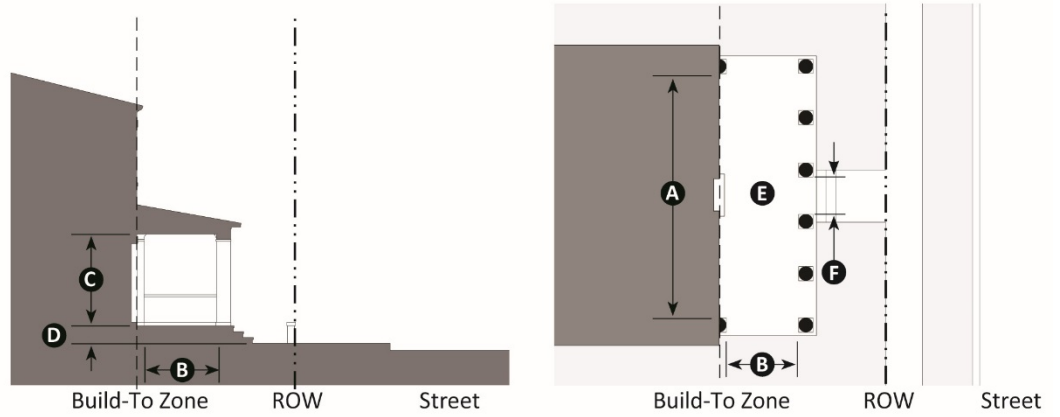
Where the building faces a public street or open space:

- i. Buildings shall demonstrate both horizontal and vertical articulation.
- ii. Building facades longer than fifty feet shall have their continuous facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies and architectural features such as plazas, towers elements, bay windows, balconies, columns or other means every twenty to forty feet.
- iii. Buildings shall not exceed 250 feet in length without an unconnected physical separation of at least fifteen feet in width between another building. A covered pedestrian walkway may be provided in the building separation area that creates a walkable connection to residential and parking areas behind commercial and retail mixed-use frontage buildings.
- iv. 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.
- v. At key intersections, buildings located on corner lots may utilize variations in building massing to emphasize street intersections as points of interest in the district.

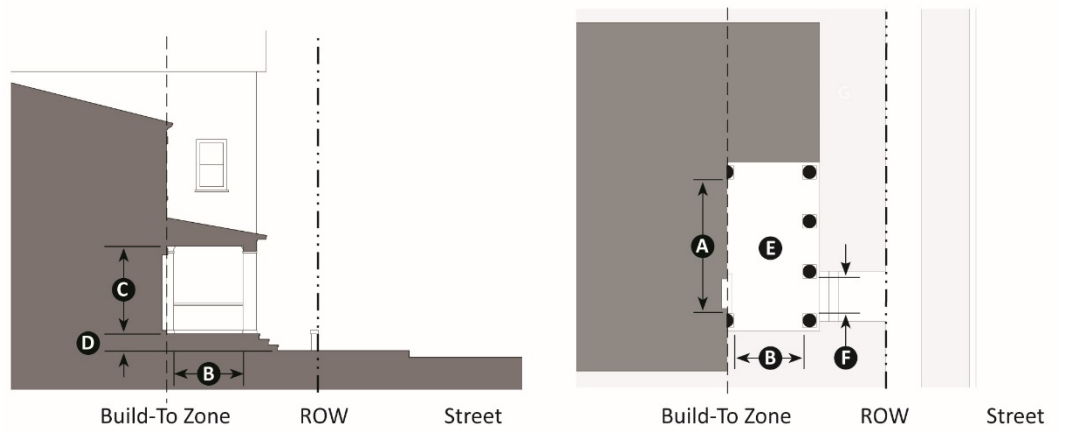
- c. Residential At-Grade Entrances
 - i. All residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Station Area Sub-district Street Typology and Streetscape Standards in Subsection II.C.3. 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. Structured parking for residential buildings shall be screened as stated in (Parking Structures Subsection II.C.2.e.iv.)
 - 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 Station Area Sub-district Street Typology and Streetscape Standards and shall include a minimum twenty 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 identified primary entry from the minimum required sidewalk per the applicable Station Area 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 along Greenville Avenue – refer to Subsection II.C.2.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 Entrances
 - i. Primary entrances to buildings shall be located on the street(s) along which the building is oriented.
 - ii. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection to address both street frontages.
 - iii. Secondary and service entrances may be located from alleys, trails, open spaces or internal parking areas.
 - iv. Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts.
 - v. Where fronting on a street, non-residential retail, office and service uses, which are at-grade shall:
 - a. Have a minimum 60% 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 entrances 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) Finished concrete
 - 5) Ventilated façade systems
 - 6) Metal grating, cladding or panels
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Fiber cement panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) 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 street or public open space 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).

- d) Buildings should have window head and sill details, which utilize either projecting elements or materials of a contrasting color and texture and highlight the window treatment.
- e) Where visible to the public, the rear of buildings and/or service areas should be the same material and finish as the rest of the building.
- f. Roofs and Parapets
 - It is anticipated that the majority of roof types within the Station Area 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) Rooflines shall be interrupted with varying heights or other architectural elements to break up the building profile.
 - b) If sloping roofs are incorporated, two more sloping planes are encouraged.
 - c) Parapets shall have detailing such as cornices, moldings, or variations in brick coursing.
 - d) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.C.5.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 metal.
 - 2) Where windows are provided 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) 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.

- 4) 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.
 - (c) Mirrored glass is prohibited where windows are visible from a public street or open space. A Minor Modification may be requested to allow mirrored glass for uses that demand higher levels of security.
- ii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or metal
 - 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 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. Exterior Lighting
 - i. Intent.
 - a) Exterior illumination of building walls, landscaping, walkways, public art, and parking areas should be incorporated into the development to provide an opportunity to highlight unique architectural characteristics. Suspended cable lights may be used for animating and down-lighting pedestrian passages, open structures, outdoor dining areas, mews, and other exterior locations. Lighting systems should be provided that enhance the public realm and create a positive and safe pedestrian experience.
 - b) 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
 - 2) High-intensity discharge (HID)
 - c) LED strip type lighting may be used; however, the LED strip shall not be visible from a public street, trail or open space, 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.
- i. Outdoor Seating Areas or Residential Yards:
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 the use of patio umbrellas.
- i. Permanent Outdoor Seating Areas:
- a) May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
 - b) May be placed between the established building line and right-of-way line.
 - c) Shall not encroach into the minimum required sidewalk per the applicable Station Area Sub-district Street Typology and Streetscape Standards (Section II.C.3.)
 - d) 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. A Minor Modification may be requested for review and approval of additional materials or fence heights consistent with the intent of this subsection.
 - e) Shall also be a minimum 50% open or transparent.
 - f) When located in a front yard, shall not be partially or fully enclosed for residential uses, except if the seating area is located on a rooftop.
 - g) Shall comply with building and fire codes.
 - h) Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance or other dilapidation.
 - i) Shall be subject to site plan review and approval.
- ii. Temporary or Pop-Up Outdoor Seating Areas
- a) Outdoor seating areas which are not actively utilized on a frequent basis shall be considered temporary or pop-up in nature. As such, the City may approve a Minor Modification to allow the temporary or pop-up outdoor seating area for the location identified by the applicant.

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.
- ii. Shall not be placed within the front yard building setback.
- 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 wood, tubular steel, masonry, or other materials as approved by the City Manager or designee, and/or 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, powered or vinyl coated), barbed-wire, or razor wire.
- v. Shall not exceed eight feet in height.
- 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 perimeter security fencing for uses that demand higher levels of security, a Minor Modification may be requested to allow fencing to be:
 - a) Placed between the established building line and right-of-way line.
 - b) Located within the front yard building setback.
 - c) When located between the established building line and the right-of-way, the following shall apply:
 - 1) Shall be a minimum 50% open or transparent.
 - 2) Shall be constructed of tubular steel or other similar material as approved by the City Manager or designee.

5. 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. Off-street loading docks/areas for non-residential uses fronting a street 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, public open spaces, trails 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 (maximum eight feet tall).
 - iii. If the area behind the principal building is adjacent to a Special Site identified on the Station Area Sub-district Regulating Plan, outdoor storage may be moved to the least conspicuous area of a side yard.
 - iv. 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 from public view 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 shall not exceed the maximum building height allowed in the Station Area Sub-district Regulating Plan. 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 architecturally compatible in design to the primary buildings on the site using common colors and building materials.
 - ii. Containers including the required masonry screening walls shall not project into or be located within a required front yard. 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. Screening is not required if containers are otherwise screened from view by intervening buildings.
 - v. 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from view by intervening buildings.
 - iii. 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from the public view by intervening buildings or parameter fencing. 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.

6. Residential Zoning District Adjacency

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.

7. Signage

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

D. Duck Creek

The vision for the Duck Creek Sub-district is to be a place for innovation, creativity and entrepreneurship in a vibrant, mixed use and trail-oriented district that activates both building frontages on the Duck Creek corridor and N. Plano Road and E. Collins Boulevard. This Sub-district will focus on adaptive reuse of existing buildings and targeted infill development that will maximize development potential for emerging and scaling businesses of all types and sizes. Exterior building materials should promote design creativity envisioned for the Duck Creek Sub-district, constructed of quality materials to minimize maintenance. The Sub-district will encourage vibrancy through placemaking and will be visually unique and green, lively and active in promoting open space, entertainment and dining type uses along the Duck Creek Corridor including the use of landscaping, trails and public art.

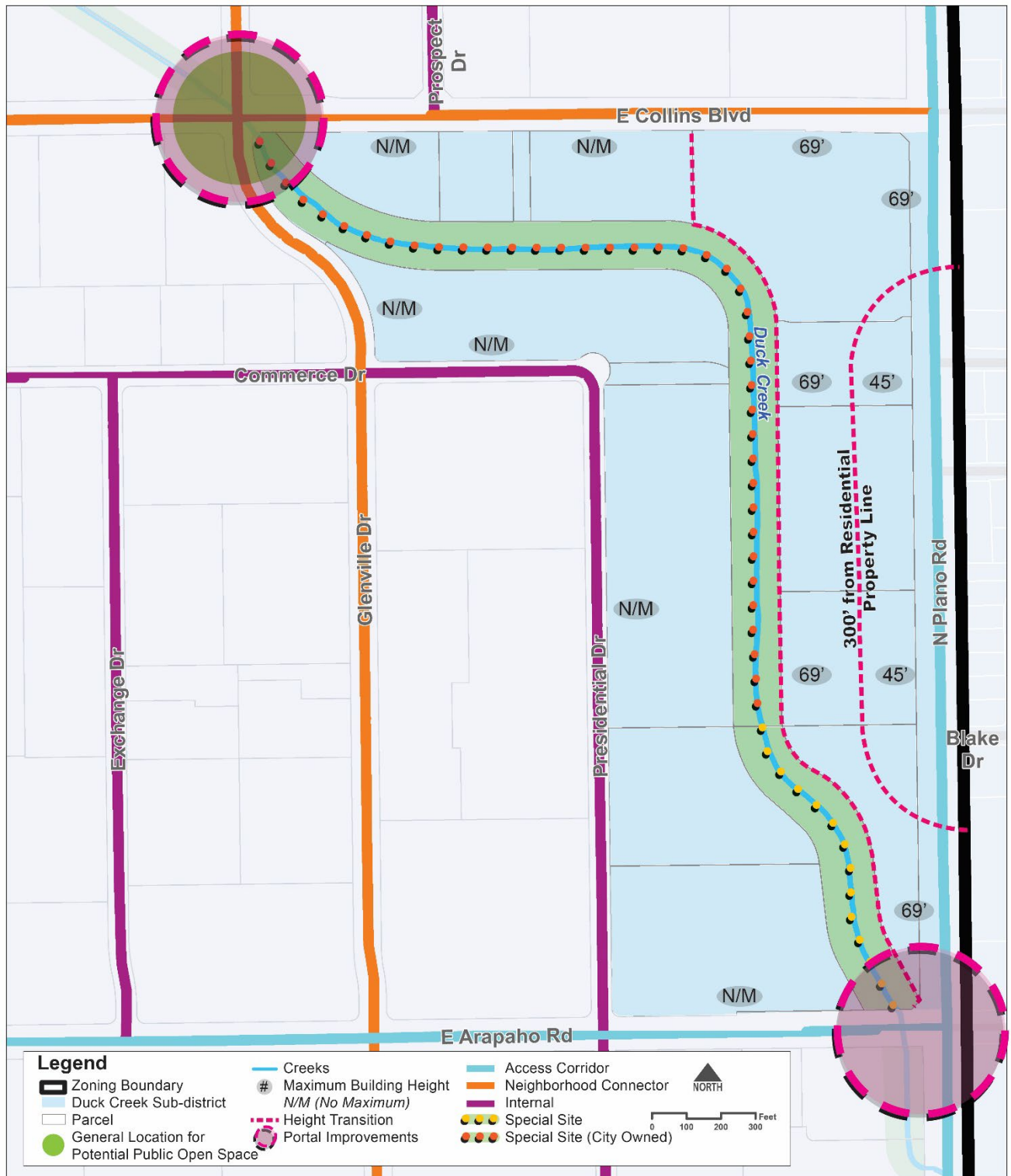
1. Regulating Plan

- a. The Duck Creek Sub-district Regulating Plan on the following page shall apply to all properties within the Duck Creek Sub-district. The “Special Site” shown on this Regulating Plan is further described below under the Public Open Space Plan.
- b. Public Open Space Plan
 - i. Public open spaces are important for the quality of life of residents, property owners and workers in the Duck Creek Sub-district. The intent of public open spaces in the Duck Creek Sub-district is recommended to:
 - a) Provide easily accessible recreation areas and to provide visual breaks in the built environment.
 - b) Create gathering spaces for residents, workers and visitors that are inviting, such as the Duck Creek, to enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
 - c) Promote connectivity within and through the Sub-district by including a greenway that connects to the various neighborhoods, areas, trails, and parks within and to the Innovation District.
 - d) Preserve prominent natural features that are valuable assets.
 - e) Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
 - ii. Public and private open space shall be provided in accordance with Subsection II.D.2.g., Public and Private Open Space Requirements.
 - iii. The graphic on the following page identifies recommended areas for public open spaces in the Duck Creek Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. The targeted areas for public open space are anticipated to be accomplished through a public/private partnership. Incentives may be available to property owners who participate in this public/private partnership.
 - iv. Where properties directly abut the Duck Creek, it is highly encouraged that property owners activate the property between the building and Duck Creek through the establishment of patios and seating areas, restaurants and bars, or connective trails that allow users to appreciate the natural corridor.

c. Portal Improvements

Portal Improvements are important features located around the Duck Creek Sub-district intended to identify key entrances or nodes in this Sub-district. Portal Improvements can take a variety of forms including architectural features, signage, landscaping, or enhancements to existing bridge structures. At the time of development or redevelopment, properties within or adjacent to a Portal Improvement site will be evaluated on a case-by-case basis for potential inclusion of portal/entryway features.

Duck Creek Sub-district Regulating Plan



2. Building and Envelope Standards

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

a. Use

- i. The following uses are allowed in the Duck Creek 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, to allow such use.

Duck Creek Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Use		
Residential		
Adaptive Reuse	P	See Subsection II.D.4.a.ii.a), Adaptive Reuse.
Live/Work	S	See Subsection II.D.4.a.ii.b), Live/Work.
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	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 use only.
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	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
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.

Duck Creek Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Church	P	
Collaborative Co-Working Space	P	
Commercial Entertainment, Indoor	S	
Commercial Entertainment, Outdoor	S	
Construction Field Office	P	
Contracting Operation	P	
Cultural/Community Center	P	
Data Center	P	
Distribution Center	P	
Electrical Substation	S	
Event Center	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	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF
Laundry Pick Up Station	P	
Mailing Service	P	
Manufacturing Facility	P	
Manufacturing Facility, Artisanal	P	
Manufacturing High-Tech	P	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	See Subsection II.D.4.a.ii.c), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Nursing or Convalescent Home	S	
Office	P	
Parking Garage	P	

Duck Creek Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Parking Surface Lot	S	
Parking Surface Lot or Garage - Municipal	P	
Performing Arts Center	S	
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, Major	P	
Print Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Private Recreational Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Radio or Television Station	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities	P	
Restaurant Without Drive-Through or Curb Service	P	Encourage frontage, outdoor dining or patio along Duck Creek available for patrons
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	
Technical Training School	P	
Temporary open air market	S	Subject to Article VIII, Chapter 12 of Code of Ordinances of the City of Richardson, as amended.
University or College	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse	P	
Wholesale Establishment	P	
Winery/Distillery	P	See Subsection II.D.4.a.ii.c), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

- ii. Additional Supplemental Use Requirements
 - a) Adaptive Reuse

Dwelling units located within approved adaptive reuse projects shall be a minimum of 500 square feet. If an adaptive reuse project includes residential uses, the building may be retrofitted to increase the building height. However, the building footprint shall not be expanded without review and approval of a Special Permit as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
 - b) Live/Work

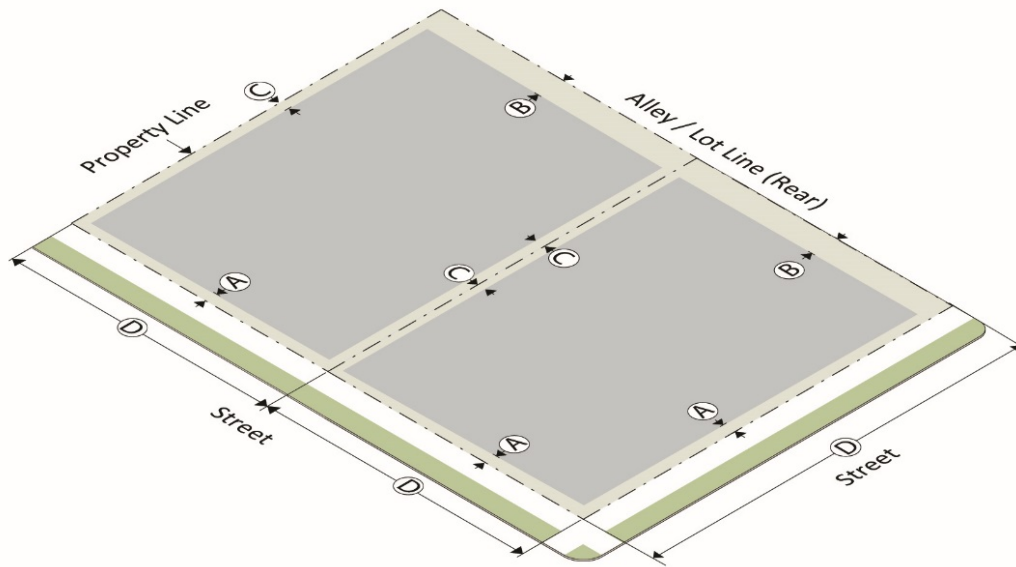
The business operated within the live/work shared space unit, where the residential and non-residential functions take place in an internally connected unit, may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit 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.
 - c) 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. 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, to allow pedestrians to walk through the block to Duck Creek, and/or the opposite side of the block, without having to walk along the block perimeter.
- c. Access
 - i. Driveways
 - a) A driveway is not required.
 - b) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
 - c) Driveways shall be maximum thirty 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. A Minor Modification may be requested to this standard for properties with limited street frontage or in instances where existing driveways would preclude access to site.
 - e) Shared driveways shall be provided and encouraged, where feasible, to reduce the number of curb cuts along the street.
 - f) Driveways shall conform to City of Richardson standards for driveway construction.
 - ii. Sidewalks
 - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standards for the Duck Creek Sub-district in

Subsection II.D.3, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction. Streets not identified on the Street Typology and Streetscape Standards for the Employment Sub-district shall comply with Section 21-45. Sidewalks of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.

- 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

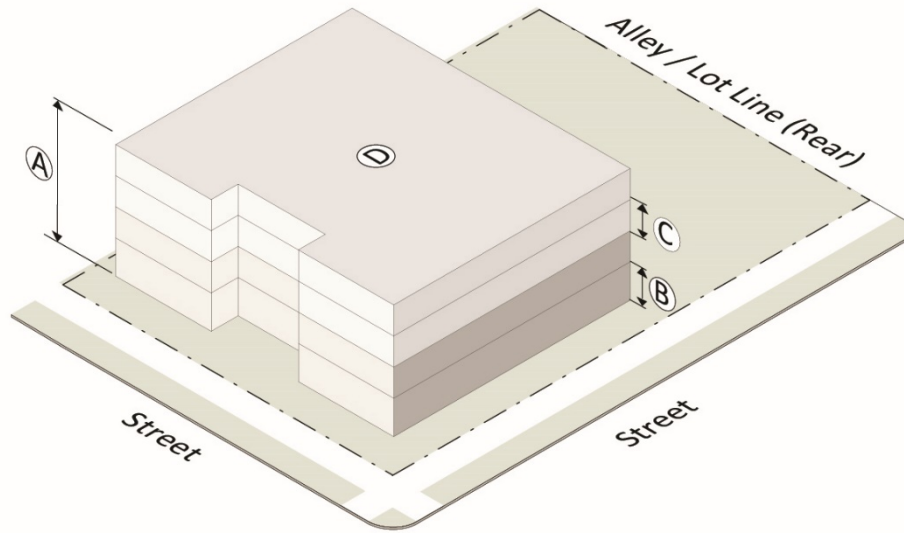


Duck Creek - Building Placement by Street Type		<i>Access Corridor</i>	<i>Neighborhood Connector</i>	<i>Internal</i>
Ⓐ	Minimum Front Yard Setback ¹⁶	<ul style="list-style-type: none"> • 40 feet 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
Ⓑ	Required Rear Building Line Setback ¹⁷	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
Ⓒ	Required Interior Side Building Setback ¹⁷	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
Ⓓ	Building Frontage Buildout	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None

¹⁶ For properties fronting on both North Plano Road and Duck Creek, North Plano Road shall be considered the front yard.

¹⁷ Or as permitted by Building Code

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
 - ii. 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 at the front building setback closest to the street.
 - iii. Canopies, signs, awnings and balconies may encroach over the sidewalk 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.
- 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 Duck Creek Sub-district Regulating Plan. The height is identified in feet.
 - 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) Roof top seating areas shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall count towards the overall total building height.
 - d) Mechanical equipment, including screening mechanisms as required in Subsection II.D.5.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
 - e) 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
Accessory buildings are prohibited in the Duck Creek Sub-district.
 - iii. Maximum Ground Floor Size
There are no maximum ground floor size restrictions for the Duck Creek Sub-district.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	Access Corridor	45 feet – 69 feet (Per Regulating Plan)
	Neighborhood Connector	69 feet – No max.
	Internal	No max.
(B)	Ground Story	No maximum per story, however shall not exceed the total height identified on the regulating plan
(C)	Subsequent Stories	
Maximum Building Ground Floor		
(D)	Principal Building(s)	No maximum

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 environment for trail-oriented development;
- b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of sites; and
- c) Encourage shared parking areas to meet the needs of multiple property owners and businesses.

ii. Shared and On-Street Parking

- a) Shared parking is preferred. Centralized parking locations throughout the Duck Creek 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.

Use	Parking Required
Adaptive Reuse	No spaces required
Data Center	1.0 space per 5,000 square feet
Hotel	<ul style="list-style-type: none"> • 0.75 space per guest room for full-service hotel • 0.5 space per guest room for other hotels
Live/Work Unit	<ul style="list-style-type: none"> • 1.0 space per dwelling unit • Non-Residential parking shall be based on non-residential parking ratios
Industrial, Manufacturing or Warehouse Uses < 5,000 square feet	No spaces required
Industrial, Manufacturing or Warehouse Uses ≥ 5,000 square feet	1.0 space per 1,000 square feet above the first 5,000 square feet
Institutional or Assembly Uses	1.0 space per every 3 persons accommodated
Non-Residential Uses not Listed < 5,000 square feet	No spaces required
Non-Residential Uses not Listed ≥ 5,000 square feet	1.0 space per 500 square feet above first 5,000 square feet
Restaurants	1.0 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) Off-Street Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- iv. Parking Structures
- a) Parking structures shall not exceed the maximum building height as shown on the Duck Creek 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 to the sides of buildings to minimize their visibility from adjacent streets and Duck Creek.
 - c) Where a parking garage must be located adjacent to a street or along Duck Creek:
 - 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.
 - 3) Public art can be used as an effective screening device for the garage.
 - 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 Duck Creek 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) Off-street surface parking is preferred to be located to the side of a building; however, where it is not feasible to locate parking to the side of the principal building, parking may be provided between the building and the street.
 - b) Adjacent to Special Sites
Off-street surface parking is prohibited along the Duck Creek Special Site identified on the Duck Creek Sub-district Regulating Plan for new development or redevelopment scenarios, or when expanding existing parking. This includes the area between the principal building and Duck Creek, extending the full width of the lot between side lot lines.

c) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided in this subsection when new development or complete redevelopment occurs or when existing parking is expanded.

1) Parking Lots Visible from Required Sidewalks

A minimum ten-foot wide landscape area shall be provided between the sidewalk and parking lot. A minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.D.3.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.D.3.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-inch 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.3.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. Diamond tree wells 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.3.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 and Landscape Buffers
 - i. Application
 - a) Public and private open space requirements and landscape buffers shall apply to new development or a complete redevelopment scenario.
 - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons and employees within the Duck Creek Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or active or passive 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/or from Duck Creek and accessible to the general public. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
 - d) Direct connectivity to the Duck Creek trail corridor is anticipated to be accomplished through a public/private partnership.
 - e) 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.
 - f) On-site open space requirements do not apply to:
 - 1) Adaptive reuse sites.
 - 2) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.

- iii. Landscape buffer for properties fronting streets designated as Access Corridor, Neighborhood Connector or Internal on the Duck Creek Sub-district Regulating Plan shall provide a ten-foot wide landscape buffer, if one has not been provided as required in Subsection II.D.2.v.c.1 Parking Lots Visible from Required Sidewalks.
 - a) Within the required landscape buffer, a minimum one three-inch caliper shade tree at planting, selected from the plant list in Subsection II.D.3.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.
 - b) Alternative landscaping that meets the intent of the landscape buffer described above may be permitted for lots one acre or smaller after review and approval by the city under Section IV.E, Minor Modification to Code
 - c) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.D.2.g.ii, On-Site Open Space Requirements.
 - d) Landscape buffer requirements do not apply to adaptive reuse sites.

3. 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 take 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 Standards (street cross sections) and Streetscape Standards (prototypical streetscape plans) shall be used in accordance with the Duck Creek 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 graphics on the following pages.
 - ii. The preferred condition identified in the Street Standards is required to accommodate street improvements to existing streets and for design of proposed streets. A Minor Modification may be requested for review and approval of any alternate street design less than the preferred design standards.
 - iii. Existing Streets. The regulating plan depicts existing streets within the Duck Creek 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, greenscape/furnishing zone including irrigation system, and sidewalk improvements at such time when determined by the City.

- 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 Duck Creek 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 Duck Creek 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, greenscape/furnishing 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, greenscape/furnishing 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.

vi. Street Typology Standards (Street Cross Sections)

Access Corridor

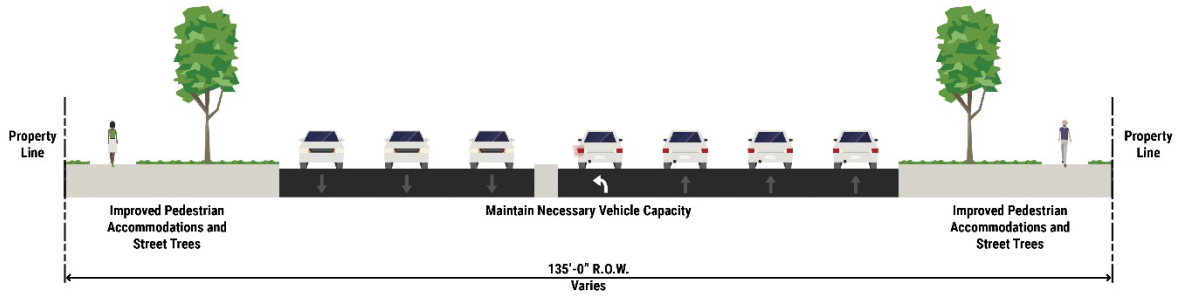
Typical Characteristics

- Vehicle capacity priority
- Limited pedestrian accommodations
- Limited right-of-way on most corridors

Design Options

- Wider sidewalks and pedestrian amenities
- Increased street trees and streetscaping where possible

Plano Road



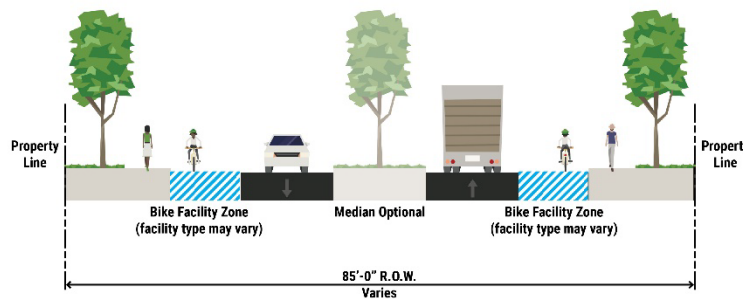
Neighborhood Connector

Typical Characteristics

- Lower vehicle capacity priority
- Balance between cross-district mobility and local access

Design Options

- Increased bicycle and pedestrian separation from traffic
- Street trees where possible; could include landscaped median or midblock center islands
- Curb radii and intersection design to accommodate turning trucks



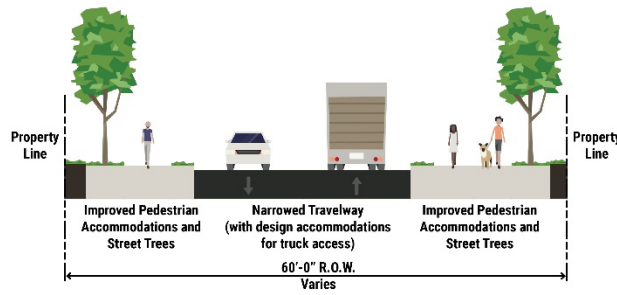
Internal

Typical Characteristics

- Wide travel lanes
- Limited pedestrian accommodations with some gaps

Design Options

- Wider sidewalks or shared-use paths
- Narrow travelway to increase street trees or other amenities to improve pedestrian comfort



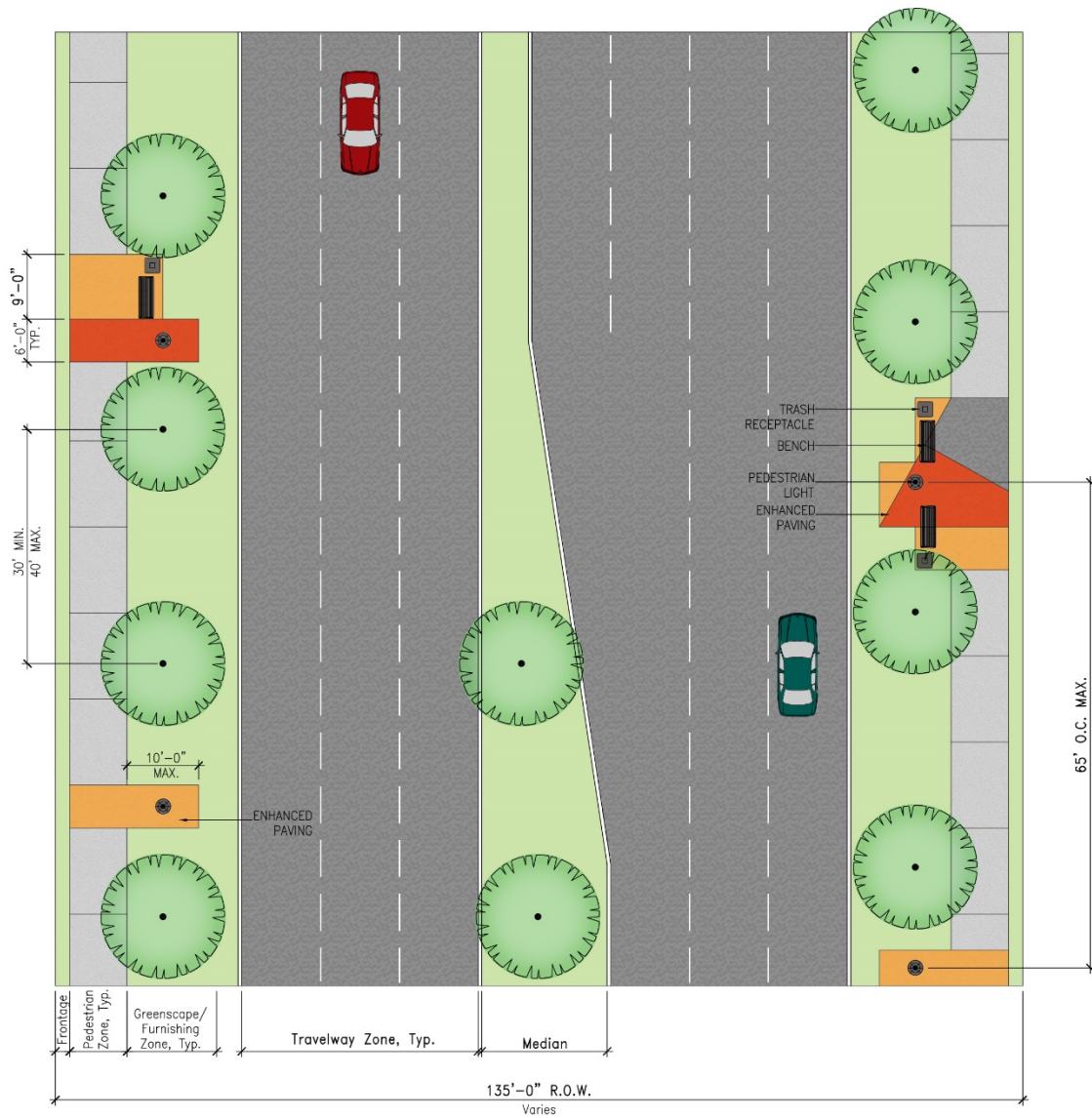
	Frontage		Pedestrian Zone		Greenscape/ Furnishing Zone		Bike Zone ¹		Travelway Zone		Median	
	Pref.	Min.	Preferred	Minimum	Pref.	Min.	Preferred	Minimum	Travel Lanes	Preferred	Minimum	
Access Corridor	2'	0'	8'	5'	5'	0'	10'-12' Shared-use Sidewalk	N/A	10'-11' (4-6 lanes)	16'	14'	
Neighborhood Connector	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/ Cycle Track	5'-6' Bike Lane	10'-11' (2-4 lanes)	10'-16'	N/A	
Internal	2'	0'	6'	5'	5'	0'	N/A	N/A	10'-12' (2 lanes) *wider travel lanes may be preferred for heavy truck use	N/A	N/A	
Transitional	2'	0'	6'	5'	5'	0'	7'-12' Buffered Bike Lane/ Cycle Track	5'-6' Bike Lane	10'-11' (2 lanes)	N/A	N/A	
Parkway (Greenville Ave)	2'	0'	6'-12'	5'	5'	0'	10'-12' Buffered Cycle Track	7'-12' Buffered Bike Lane	10'-11' (4 lanes)	14'-16'	14'	
Urban Mixed Use	2'	0'	8'	5'	6'	4'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	
Urban Neighborhood	2'	0'	8'	5'	5'	0'	N/A	N/A	10'-11' (2 lanes)	N/A	N/A	

¹ Bicyclists' comfort levels decrease proportionally with increases in motor vehicle volumes and the speed of adjacent traffic. As a result, both traffic volume and traffic speed are important considerations when choosing an appropriate bikeway type for a given location. Buffered or protected bicycle treatments are preferred on roadways with speeds 30 mph or greater or when traffic volume exceeds 6,000 vehicles per day.

- c. Street furnishings
 - i. Placement
 - a) Street furnishings shall be generally located within the greenscape/furnishing zone as provided for in the Duck Creek Sub-district Street Typology and Streetscape Standards (in Subsection II.D.3., Street Typology and Streetscape Standards), and in accordance with Subsection II.D.3.b., Street Standards. The following streetscape standards illustrate recommended dimensions for spacing of street furnishings, street trees, pedestrian lights and enhanced paving areas. 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.

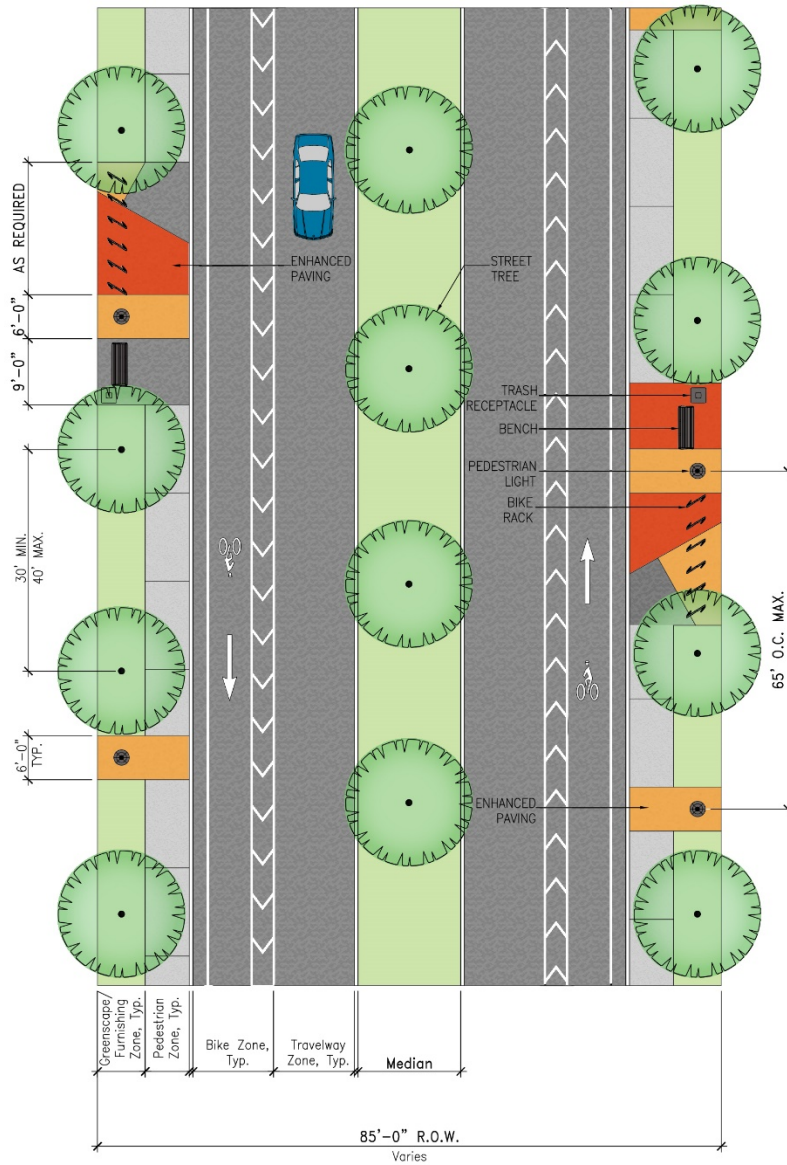
ii. Streetscape Standards (Prototypical Streetscape Plans)

ACCESS CORRIDOR – PLANO ROAD



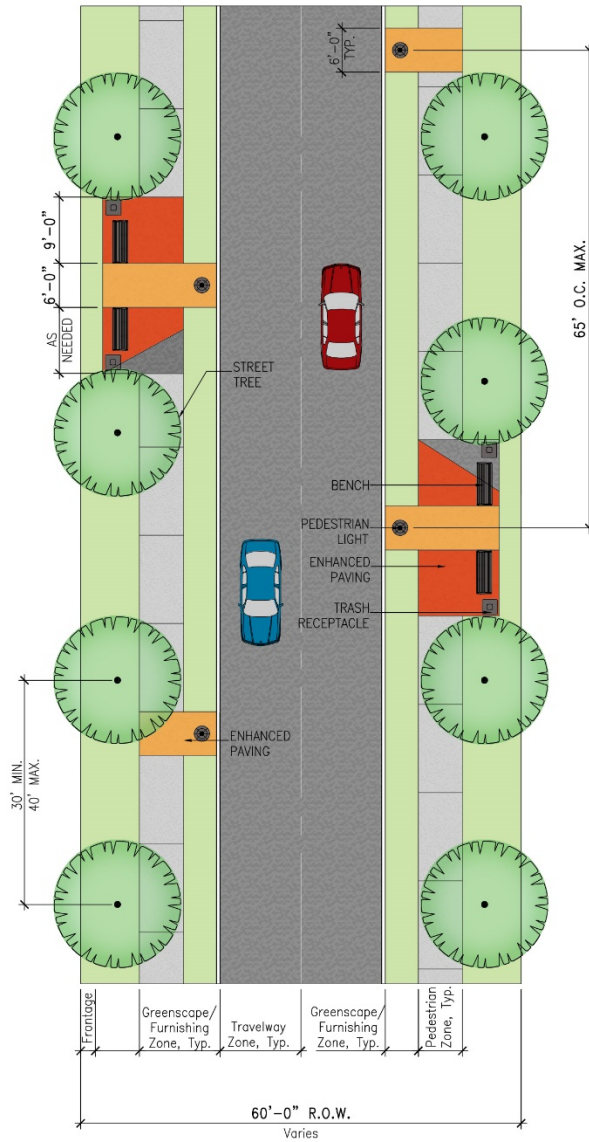
NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

NEIGHBORHOOD CONNECTOR



NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

INTERNAL



NOTE: POTENTIAL EXISTING R.O.W. CONSTRAINTS INCLUDING UNDERGROUND AND OVERHEAD UTILITIES.

d. Landscape and Street Trees

Street trees shall be provided within the greenscape/furnishing zone.

- i. Street Trees. Street trees shall be selected from the plant list provided in Subsection II.D.3.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) Planted within the required greenscape/furnishing zone as specified on each Street Typography and Streetscape Standards graphic (Streetscape Standards (Prototypical Streetscape Plans) in Subsection II.D.3.c.ii.
 - b) Street trees are those listed below 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. Understory/ornamental trees may be considered when conflicts exist with existing underground or overhead utilities.
 - c) 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.
 - d) 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.3.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 greenscape/furnishing zone shall be installed and maintained as provided in Subsection II.D.3.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.3.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.3.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'
 - Autumn Blaze Maple, *Acer freemanii*
 - Cathedral Live Oak, *Quercus virginiana*
 - Cedar Elm, *Ulmus crassifolia*
 - Homestead Elm, *Ulmus* 'Homestead'
 - Locust / Shademaster Locust, *Gleditsia triacanthos*¹⁸
 - October Glory Maple, *Acer rubrum* 'October Glory'
 - Red Maple, *Acer rubrum*
 - Shantung Maple, *Acer truncatum*
 - Shumard Red Oak, *Quercus shumardii*¹⁹
 - Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
 - 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* (female only)
 - 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*
 - Red Yucca, *Hesperaloe parviflora*
 - Texas Sage, *Leucophyllum frutescans*
 - Indian Hawthorn, *Raphiolepis indica*
 - Native Sumac, *Rhus typhina*
 - Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
 - 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*
 - Cross Vine, *bignonia capreolata*
 - Coral Honeysuckle, *Lonicera sempervirens*
 - Purple Honeysuckle, *Lonciera japonica* 'purperia'
 - Virginia Creeper, *Parthenocissus quinquefolia*
 - Lady Banks Rose, *Rosa banksiaw lutea*

¹⁸ Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

¹⁹ Should provide a limited root barrier to direct spreading roots downward.

- 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 – *Muehlenbergia lindheimeri*
 - Feather Reed Grass
 - Mexican Feather Grass
 - Miscanthus
 - Indian Grass
 - Purple Autumn Grass
 - Or other Grass as approved by City Manager or designee

4. **Architectural Standards**

- a. Intent

The Duck Creek Sub-district is envisioned as a unique, lively, green and active district of varying building designs, sizes and densities, that is both walkable and bikeable. Within the Duck Creek Sub-district, building designs should be comprised of simple, clean shapes and forms, and include the integration of unique or modern building materials to provide individual building identity. Redevelopment of existing building structures or sites will allow for new infill development with the potential for larger building mass to ensure maximum development opportunity. Additionally, exterior façade wall articulation and rhythm and building placement is also important for the identification of businesses, pedestrian scale and Sub-district identity as a key area along the Duck Creek.
- b. Building Articulation
 - i. Where the building faces a public street or open space, including Duck Creek, buildings shall demonstrate both horizontal and vertical articulation. This may be expressed by a change in building plane, stepping portions of facades in and out, using architectural features such as columns, or changing types or colors of materials in combination with other acceptable design techniques.
 - ii. 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. At-Grade Entrances
 - i. Primary entrances to buildings shall be located on the street(s) along which the building is oriented. Buildings along Internal Street Types may have primary entrances along Duck Creek.
 - ii. At intersections, corner buildings may have the primary entrances oriented at an angle to the intersection to address both street frontages.
 - iii. Secondary and service entrances may be located from trails, open spaces including Duck Creek, or internal parking areas.

- iv. Except where parking or vehicle drive aisles are provided between the building and the minimum required sidewalk per the Duck Creek Sub-District Street Typology and Streetscape Standards in Subsection II.D.3., non-industrial uses which are at-grade shall:
 - a. Have a minimum 50% 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.
 - v. Where fronting on Duck Creek, non-industrial uses shall have a minimum 50% ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the at-grade finish floor elevation and extended twelve and one-half feet above the at-grade finish floor elevation.
- d. 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) Finished concrete
 - 5) Ventilated façade systems
 - 6) Metal grating, cladding or panels
 - b) Secondary Materials ($\leq 25\%$)
 - 1) Stucco
 - 2) Fiber cement panels
 - c) Accent Materials ($\leq 5\%$)
 - 1) Pre-cast stone
 - 2) Other as permitted by the building code and subject to City Manager or designee approval
 - ii. Alternative Materials

Shipping containers, which are retrofitted for occupancy as a permitted use, may be permitted after review and approval by the city under Section IV.E, Minor Modification to Code. This review shall include, but not be limited to health, safety, proper siting and potential impact on surrounding properties. If this alternative is approved, the materials requirements in subsection a) – c) above shall not apply.
 - iii. 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 street or public open space, including the Duck Creek 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).

- d) Where visible to the public, the rear of buildings and/or service areas should be the same material and finish as the rest of the building.
- e. Roofs and Parapets

It is anticipated that the majority of roof types within the Duck Creek 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.D.5.d, Roof-mounted Equipment.
- f. 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.

 - i. Windows
 - a) Materials
 - 1) Anodized aluminum, vinyl or metal
 - 2) 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.
 - 3) 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.
 - (c) Mirrored glass is prohibited where windows are visible from a public street or open space. A Minor Modification may be requested to allow mirrored glass for uses that demand higher levels of security.
 - iii. Doors
 - a) Materials
 - 1) Wood, clad wood, anodized aluminum, glass and/or metal
 - b) Techniques and Configurations
 - 1) Service, security or garage doors shall not be placed at street frontages or along Duck Creek; however, these entries may be placed at alleys or internal parking areas.
 - iv. 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.
- g. Exterior Lighting
 - i. Intent.
 - a) Exterior illumination of building walls, landscaping, walkways, public art, and parking areas should be incorporated into the development to provide an opportunity to highlight unique architectural characteristics. Suspended cable lights may be used for animating and down-lighting pedestrian passages, open structures, outdoor dining areas, and other exterior locations. Lighting systems should be provided that enhance the public realm and create a positive and safe pedestrian experience.
 - b) 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, the LED strip shall not be visible from a public street, trail or open space, 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.

h. 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 the use of patio umbrellas.

i. Permanent Outdoor Seating Areas:

- a) May be allowed as an accessory structure and shall be architecturally consistent with the primary building it is serving.
- b) May be placed between the established building line and right-of-way line.
- c) Shall not encroach into the minimum required sidewalk per the applicable Duck Creek Sub-district Street Typology and Streetscape Standards (Section II.D.3.)
- d) 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. A Minor Modification may be requested for review and approval of additional materials or fence heights consistent with the intent of this subsection.
- e) Shall also be a minimum 50% open or transparent.
- f) Shall comply with building and fire codes.
- g) Shall be maintained in good condition free from damage including but not limited to tears, cuts, rips, holes, stains, cloudiness appearance or other dilapidation.
- h) Shall be subject to site plan review and approval.

ii. Temporary or Pop-Up Outdoor Seating Areas

- a) Outdoor seating areas which are not actively utilized on a frequent basis shall be considered temporary or pop-up in nature. As such, the City may approve a Minor Modification to allow the temporary or pop-up outdoor seating area for the location identified by the applicant.

i. 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.
- ii. Shall not be placed within the front yard building setback.
- 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 wood, tubular steel, masonry, or other materials as approved by the City Manager or designee, and/or 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 coated or vinyl coated), barbed-wire, or razor wire.
- v. Shall not exceed eight feet in height.
- 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 perimeter security fencing for uses that demand higher levels of security, a Minor Modification may be requested to allow fencing to be:
 - a) Placed between the established building line and right-of-way line.
 - b) Located within the front yard building setback.

- c) When located between the established building line and the right-of-way, the following shall apply:
 - 1) Shall be a minimum 50% open or transparent.
 - 2) Shall be constructed of tubular steel or other similar material as approved by the City Manager or designee.

5. Mechanical, Service Areas and Utilities

- a. Intent.

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. Off-street loading docks/areas are prohibited from fronting a public street or open space, including Duck Creek. Existing loading docks/areas fronting Duck Creek are non-conforming building elements and shall not be expanded.
- c. Outdoor Storage
 - i. Outside storage is prohibited within the Duck Creek Sub-district.
- d. Roof-mounted Equipment
 - i. All roof-mounted equipment, including fans, vents, and air conditioning units and cooling towers, shall be screened from the view of the public 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 shall not exceed the maximum building height allowed in the Duck Creek Sub-district Regulating Plan. 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 architecturally compatible in design to the primary buildings on the site using common colors and building materials.
 - ii. Containers including the required masonry screening walls shall not project into or be located within a required front yard. Containers are discouraged from being located in a rear yard to avoid conflict with the Duck Creek amenity.

- 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. Screening is not required if containers are otherwise screened from view by intervening buildings.
 - v. 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 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from view by intervening buildings.
 - iii. 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 public streets, public open space and trails. Screening is not required if equipment is otherwise screened from the public view by intervening buildings or parameter fencing.
- 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.

6. Residential Zoning District Adjacency

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.

7. Signage

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

III. Signage

A. Intent

Signs are important to the success of most commercial activities, identifying the business to pedestrians, bicyclists and occupants of passing vehicles. The intent of this section is to help enliven the overall District 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. The intent is to also allow flexibility to encourage unique paint schemes, branding and wayfinding signs and murals on buildings that bring color and visual interest to the overall District.

Signs shall be straightforward, professional in appearance, and clear as to the ability to convey its information and shall be designed in a way to help brand and market the district. 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 along streets designated as Parkway, Urban Mixed-Use and Urban Neighborhood in terms of scale and legibility 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 be internally or externally lit with a full-spectrum source, in conformance with other applicable codes, 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. Live-Work 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. A Minor Modification may be requested to exceed the maximum sign area for exterior facades that do not face a public street, public open space, or public trail.
- b) Signs may be placed on each exterior façade, subject to the requirements 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.
- e) Multi-story office wall signs shall not be required to be placed above a tenant's lease space.

- iii. 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 and Live-Work buildings that include multi-family residential uses, refer to Subsection III.B.2.b. Mixed Use, Live-Work 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.

d. Other Residential Uses

In addition to any required address number signs, only a nameplate is permitted.

C. Master Sign Plan

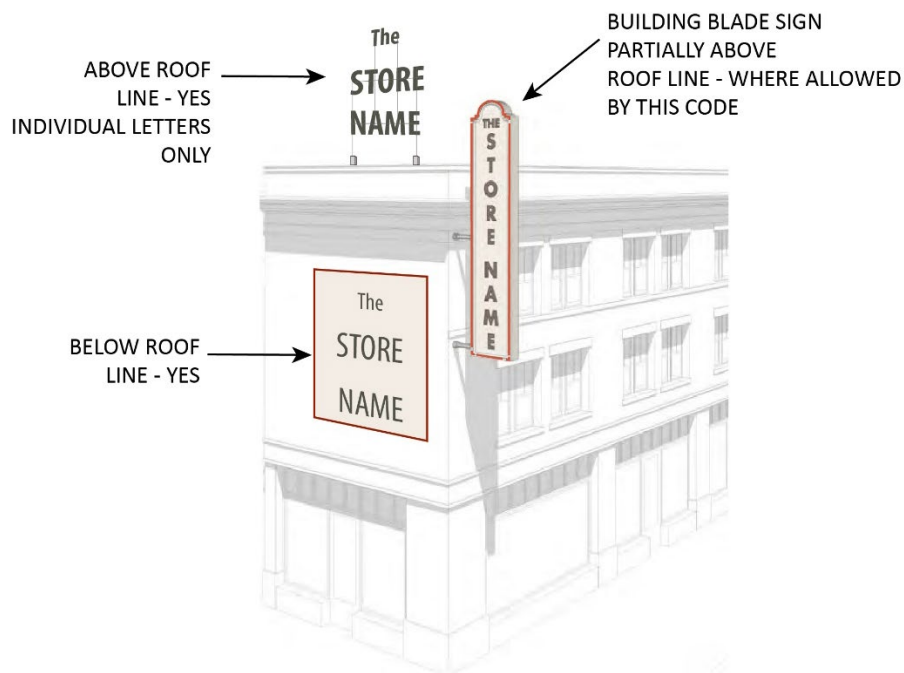
For sites larger than seven acres, an applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City Manager or designee and are subject to approval by the City Plan Commission. In evaluating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

The following signs shall not be allowed:

1. Off-premise signs, except that District Identity Signs may be located off premises subject to approval of a Minor Modification;
2. Flashing, animated or running light signs;
3. Pole signs, except where allowed along Central Expressway frontage road as provided in the Code;
4. Hot air balloon shaped and other inflatables; and
5. Roof signs where the sign face is not at least 50% transparent.



E. Permitted Signs

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

Address Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	P	P	No
Standards	Address signs meeting the requirements outlined below shall not require a sign permit prior to installation: a. Address signs shall be in conformance with the regulations in the Code of Ordinances.			
A-Frame/Sandwich Board Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work 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 obstruct the public sidewalk and shall be located within twenty feet of the primary entrance to the business. c. Signs shall be used during business hours only and shall not be left outside the building overnight.			
Awning/Canopy Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	P	P	Yes
Standards	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. No sign 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	P	P	No
Standards	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. Building directory signs may be illuminated. d. The sign shall project a maximum of four inches from the wall to which it is attached. e. A building directory sign shall not extend above the parapet, eave or building façade. f. Maximum size shall be ten square feet.			
Building Identification Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	P	P	Yes
Standards	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. Signs may be mounted or painted on a wall. Mounted 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	P	Yes
Standards	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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	-	P	Yes
Standards	a. Signs shall be limited to maximum four feet in height and eight square feet in area. b. Submission to the City Manager or designee 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	-	Yes
Standards	<p>a. District identity signs shall display the name and/or symbol for a district or neighborhood.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
Electronic Messaging (Digital) Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	P	Yes
Standards	<p>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.</p> <p>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.</p> <p>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.</p>			
Flag, Corporate and Logo				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	P	P	No
Standards	<p>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.</p> <p>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.</p>			

Marquee Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	P	Yes
Standards	<ul style="list-style-type: none"> 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	P	P	No
Standards	<ul style="list-style-type: none"> 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	-	P	Yes
Standards	<ul style="list-style-type: none"> a. Monument signs shall be limited to one per lot street frontage. b. Single use monument signs shall be limited to an area of forty square feet per sign face. c. Multiple-use monument signs shall be limited to an area of eighty square feet per sign face. d. 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. e. Monument signs may be located within the required Build-To Zone or minimum yard required. f. No monument sign shall obstruct the vision of traffic on public streets or be constructed that interferes 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. g. 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. h. 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. i. Monument signs may only be constructed of materials that are noncombustible or slow-burning in the case of plastic inserts and faces. Signs shall be supported by noncombustible material only and finished in a presentable manner. j. Landscaping is required around the base of the sign in an area equal to four square feet for each square foot of sign and base area. k. 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	P	No
Standards	a. Murals shall be reviewed and approved by the City Manager or designee for compliance with the definition of a mural. b. Business names and logos incorporated into the mural shall occupy no more than twenty percent of the mural. A Minor Modification may be requested to allow the business name and logo to exceed the twenty percent maximum size if the mural does not face a public street. c. 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	P	P	No
Standards	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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	P	P	No
Standards	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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	-	P	Yes
Standards	a. Projecting signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except: <ol 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	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	-	P	Yes
Standards	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e. Freestanding temporary signs are limited to a maximum of four per site.</p>			
Real Estate Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	P	P	No
Standards	<p>a. 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 once the building(s) on the site achieve(s) a seventy-five percent occupancy rate.</p>			
Roof Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	P	Yes
Standards	<p>a. Maximum of one roof sign shall be allowed per building.</p> <p>b. The sign shall not exceed ten feet in height and shall be a minimum of fifty percent transparent.</p> <p>c. The sign face shall be calculated at the amount of 0.75 square feet per foot of building frontage. However, the maximum area of the sign shall not exceed one-hundred fifty square feet and shall be single sided only.</p> <p>d. The sign may contain individual letters and/or a logo that is externally or internally lit or made of neon. No sign cabinets shall be permitted.</p> <p>e. The sign shall fully meet all applicable building and electrical codes.</p> <p>f. Roof signs shall be designed and constructed to withstand a wind pressure of not less than thirty-pounds per square foot of area.</p>			

Temporary Construction Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	P	P	No
Standards	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. 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.			
Wall Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	P	-	P	Yes
Standards	a. Wall 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, 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. 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. 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).			
Wayfinding Building Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	P	Yes
Standards	a. Wayfinding signs may display on-premise messages that identify the location of building entrances, exits and shipping/loading docks. b. Wayfinding signs may be mounted or painted on a wall. There shall be no limit to the amount or size of wayfinding building signs on a building. c. Wayfinding building signs shall not include the name or logo of the business(s). d. Wayfinding signs with pictures or graphics shall be considered Murals.			

Wayfinding Site Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work and Non-Residential	Permit Required
	-	-	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 should have the word “information” or similar, or an information symbol above the message. 			
Window Sign				
Use Type Permitted	Multi-Family	Other Residential	Live-Work 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. c. Additional lighting provisions shall comply with Chapter 18. Sign Regulations of the City’s Code of Ordinances, as amended or its successors. 			

IV. Administration

This Section sets forth the provisions for reviewing and approving development applications within the Collins/Arapaho TOD & Innovation District 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 Collins/Arapaho TOD & Innovation 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 Collins/Arapaho TOD & Innovation 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 A 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. With some exception (Subsection IV.H.2., Exceptions), non-conforming uses, structures, signs and site elements are hereby declared to be incompatible with the Sub-district in which they are located.

2. Exceptions

a. Drive-In and Drive-Through Facilities

No new drive-in or drive-through facilities shall be permitted unless expressly permitted under this Code. However, the following shall apply to existing drive-in and drive-through facilities as of the effective date of this Code:

- i. They shall not be considered non-conforming.
- ii. They may be modernized or updated.
- iii. They may continue to be used, regardless if the use changes to another use. Approval of a queuing plan is required by the City Manager or designee if the drive-through will be actively used for a new use.
- iv. If the drive-in/drive through facility is not actively used by the new use occupying the property, it shall be permitted to remain, but shall be properly maintained.

3. 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.

4. 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. Non-conforming structures may be expanded or enlarged if the expansion or improvement brings the structure closer to compliance, even if the expansion or improvement does not bring the structure into full compliance.
 - ii. 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.
 - iii. 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.
 - iv. A non-conforming structure or portion thereof may be demolished and once demolished shall not thereafter be reconstructed unless that reconstruction brings the structure closer to compliance.
 - v. 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.

5. 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.5.a. – H.5.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.

6. 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.

7. 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.4.b.iii., Non-Conforming Structure, for the demolition of an existing structure or portion thereof;
- b. Subsection IV.H.4.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.6., Expansion of a Non-Conforming Structure, for the expansion of a non-conforming structure.

8. 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. Adaptive Reuse of Existing Drive-In and Drive-Through Banks and Financial Institutions Legal and Valid

1. All banks and financial institutions with drive-in and drive-through facilities existing at the time of adoption of the Code (MONTH, DAY, YEAR) which are located in the Collins/Arapaho TOD & Innovation District as provided in the table in this section, 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.
2. These uses 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.
3. At such time when the bank or financial institution use ceases, the individual property shall continue to 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 as long as the new use utilizes the drive-in or drive-through facility in conformance with Subsection IV.H.2., Exceptions.
4. If the drive-thru facility is demolished, in whole or in part for any reason, it shall not be rebuilt or reconstructed.

5. Properties with existing drive-thru facilities at the time of adoption of this Code include:

Address	Legal Description	Recordation Information
780 E. Campbell Road	Central Block Block A, Lot 1A	Vol. 83167/1258
850 E. Campbell Road	Central Park Rep Block B, Lot 8	Int. 200600043025
910 E. Campbell Road	J L Williams Replat Block C, Lot 2	Int. 201700176636
707 E. Arapaho Road	Corporate Square 3 rd Inst Block 9, Lot 1A	Int. 200503573550
1775 N. Plano Road	Spring Creek Business Park Rep Block 4, Lot 1	Int. 201700238120
601 N. Plano Road	Arapaho Business Park Block 3, Lot 6	Vol. 86140/1254

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

Adaptive Reuse – The development of a new use for an existing building or for a building originally designed for a different or specific purpose. Adaptive reuse may include non-residential uses only, residential uses only, or a combination of residential and non-residential.

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 and/or parking structure 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

Collaborative Co-Working Space – A building or facility that provides a business service provision model involving individuals working independently or collaboratively in shared office space. Such space may include offices, huddle, meeting and conference rooms, kitchenette spaces, bike lockers, shared community workshop and laboratory space (makerspace) and on-site equipment such as 3D printers, copiers, laser cutters and receptionist.

Community Garden – A site used for growing plants for food, fiber, herbs and flowers and shared and maintained by community residents.

Commercial Entertainment, Indoors – A facility for any indoor profit-making activity which is providing participatory and/or spectator activities, such as, but not limited to, motion picture theaters, bowling alleys, video game rooms, e-sports, billiard halls, indoor skating rinks, bingo parlors, rock climbing walls, indoor playgrounds, trampoline parks, bounce house facilities, escape rooms and similar entertainment activities.

Commercial Entertainment, Outdoors – An outdoor area or facility, open to the public, which provides entertainment or amusement primarily by and for a fee or admission charge. Typical uses include sports fields, batting cages, miniature golf, and go-karts.

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

Data Center – A building or facility primarily dedicated to housing computer systems and associated components generally including redundant or backup power supplies, redundant data communication connections, environmental controls, and security devices and also including office areas for support staff.

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.

Dwelling Unit – A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters including facilities for food preparation, sleeping, and sanitation.

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.

Electrical Substation – A facility for transforming electricity to individual users.

Established building line – The line at which a building is located parallel to the right-of-way line.

Event Center – A building with one or more rooms or spaces used to host temporary professional or social events which can be rented by the public for a fee. Event Centers may be the primary or secondary use of a building.

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 – Definitions

Green Roof – A layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly sloped roof.

H – Definitions

No Definitions

I – Definitions

Innovation Ready – A building or facility that has the necessary infrastructure in place to house established or entrepreneurial high tech, research and development, bio tech or material science, data center or other technologically-innovative uses. Infrastructure may include, but not be limited to: high-speed wireless, fiber-optic connectivity, electronic security control and modular spaces with flexible HVAC appropriate for technology equipment.

J – 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 – A building or portion of a building integrating both a dwelling unit and a non-residential use in a shared space or within a common building.

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.

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.

Principal Use – Means the primary or dominant use of a lot, building or structure.

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. Public open space shall not include publicly accessible open space on private property.

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 may contain logos or names of the business occupying the building, but may 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 building – Any sign that displays an on-premise message that identifies the location of building entrances, exits and shipping or loading docks.

Sign, wayfinding site – 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 detached – A structure containing four or fewer dwelling units, not attached to any other structure, entirely surrounded by open space on the same lot. *See also Townhome.*

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.

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

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. Specific to this Form Based Code only, the definition of townhome shall not include a traditional duplex, triplex or quadplex as may be defined by the City of Richardson Comprehensive Zoning Ordinance.

U – Definitions

University or College – An institution, public or private, established for educational purposes offering courses for study beyond the secondary education level.

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.

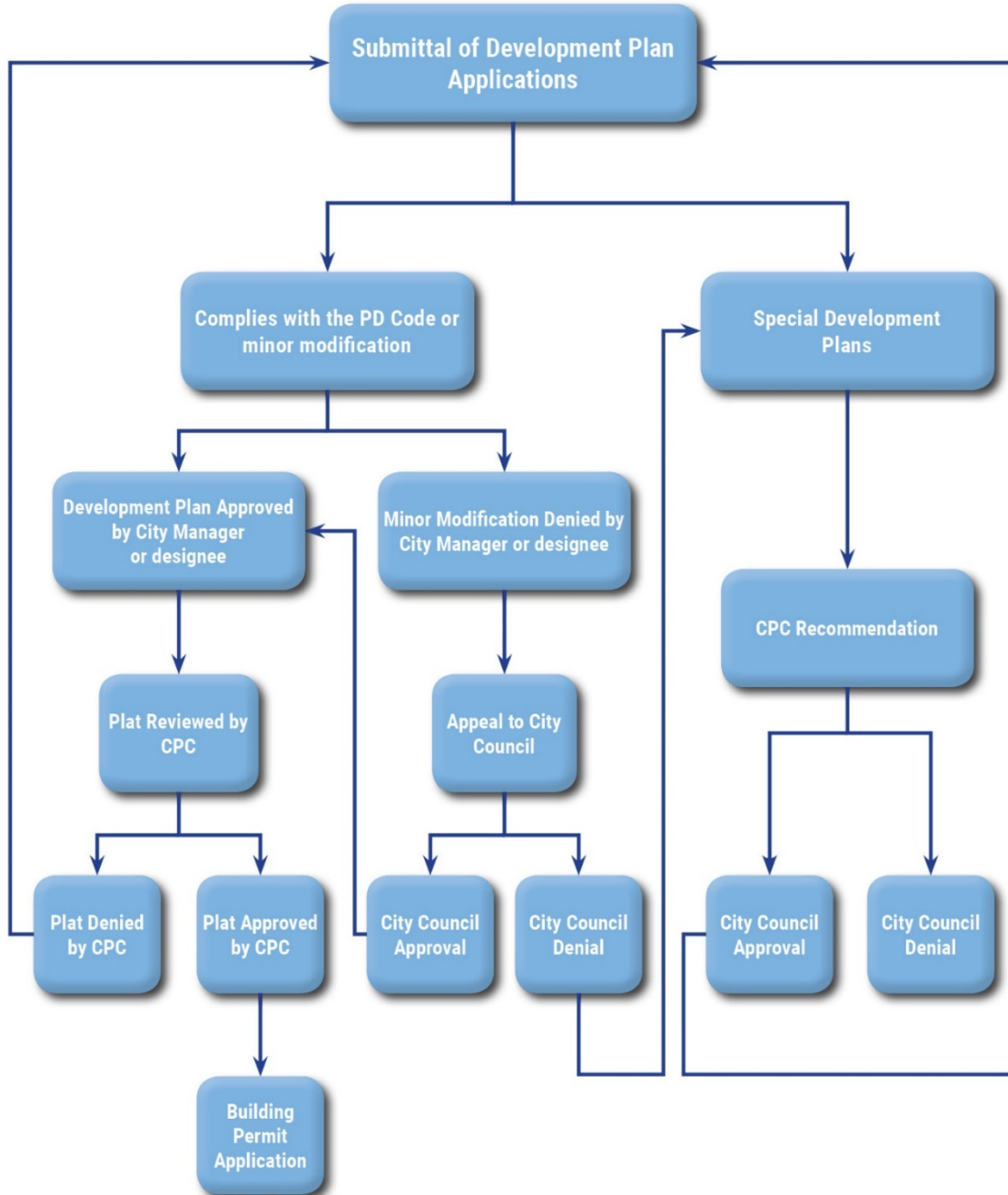
Y – Definitions

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 – Review Process



From: Paul Voelker <Paul.Voelker@cor.gov>
Sent: Saturday, September 7, 2019 2:27 PM
To: Judy Aschner <judyaschner@gmail.com>
Cc: Steve Mitchell <Steve.Mitchell@cor.gov>; Ken Hutchenrider <ken.hutchenrider@cor.gov>; Kyle Kepner <kyle.kepner@cor.gov>; Mark Solomon <Mark.Solomon@cor.gov>; Bob Dubey <Bob.Dubey@cor.gov>; Janet DePuy <Janet.DePuy@cor.gov>; Don Magner <Don.Magner@cor.gov>; Michael Spicer <Michael.Spicer@cor.gov>
Subject: Re: Proposed Telecom Corridor Rezoning

Ms Aschner,
Thank you for your input on what I believe is the pending zoning efforts for the Collins/Arapaho Innovation District. Your thoughts and concerns are important to this process and will be put into the public record.

Regards,
Paul Voelker
Mayor Richardson Texas

On Sep 7, 2019, at 1:48 PM, Judy Aschner <judyaschner@gmail.com> wrote:

Overall, this project sounds like a great idea. This area appears to have a lot of vacancy and it's definitely a drag on our dynamic city.

However, the proposal's potential addition of apartment units is a problem. I am aware that not everyone is on board with this component, but I think the planning group wants and has apartments on the table. In addition to the huge quantity of apartments built in the last few years, I am sure you are aware of the enormous apartment complex just east of Richardson facing PGBT and another large complex close to completion on North Garland Road. I don't know what the total number of rental units available within a five mile radius from the new Innovation District is, but this area must be beyond residential rental saturation.

Does the city have a contingency plan for when some of these complexes are only half rented in a few years and the quality of both the complex and tenants decreases? My neighbors and family living on the east side are becoming concerned about future blight creeping into our neighborhoods.

Thank you for your time and efforts on behalf of our city.

Regards,

Judy Aschner
1709 Piper Court
Richardson, TX 75081

Garden as if life depends on it. ~ Doug Tallamy



Sent: Tuesday, October 15, 2019 12:38 PM

From: Elizabeth McNair

Subject: Re: Renovation plans in Telecom Corridor

This comment is in regard to renovation plans and rezoning of the Telecom Corridor area. I used to work in the Telecom Corridor and understand the vacancy that is there now and the need to do something in that area to help our city remain the dynamic city that it is. However, if Richardson wants to be a desirable Tier 1 suburb in the future as the metroplex grows, the decisions made now need to have that in mind. Rental apartment units do not age gracefully.

In addition to the huge quantity of apartments built in the last few years, I am sure you are aware of the enormous apartment complex just east of Richardson facing PGBT and another large complex coming close to completion on North Garland Road as well as the apartments on the corner of Custer and PGBT. Given all of the apartments that we have built and are being built, I am not sure what the total number of rental units are that are available, however I am concerned that we must be close to residential rental saturation.

We need to make sure that we have a contingency plan for when some of these complexes are only half rented over the next few years and the quality of the complex and the tenants decline.

Thank you for your time and efforts on behalf of our city.

Regards,

Elizabeth McNair
387 Bedford Dr
Richardson, TX 75080



Notice of Public Hearing

City Plan Commission

An application has been filed by the City of Richardson for a:

PLANNED DEVELOPMENT

File No. ZF 19-25
Applicant City of Richardson
Location: (See map on reverse side)
Request: ZF 19-25 PD Planned Development – Collins Arapaho TOD & Innovation District: Consider and act on a request to change the zoning on approximately 1,144 acres generally bounded by Campbell Road to the north; Apollo Road, the Richardson Terrace North Addition, Hilltop Avenue, Arapaho Road and Collins Boulevard to the south; Plano Road to the east; and Dorothy Drive, Greenville Avenue, Central Expressway, Alma Road, Collins Boulevard and Greenville Avenue to the west from R-1500-M Residential, LR-M(1) Local Retail, LR-M(2) Local Retail, C-M Commercial, I-M(1) industrial, I-FP(2) Industrial, IP-M(1) Industrial Park and PD Planned Development Districts to PD Planned Development to allow greater flexibility with regard to types of uses, development standards and parking standards.
Property Owner: Multiple Owners Staff: Doug McDonald

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, OCTOBER 22, 2019
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 5 minutes will be allocated to each person in favor of the request for purposes of addressing the City Plan Commission. A maximum of 5 minutes will also be allocated to each person in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 5-minute period.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

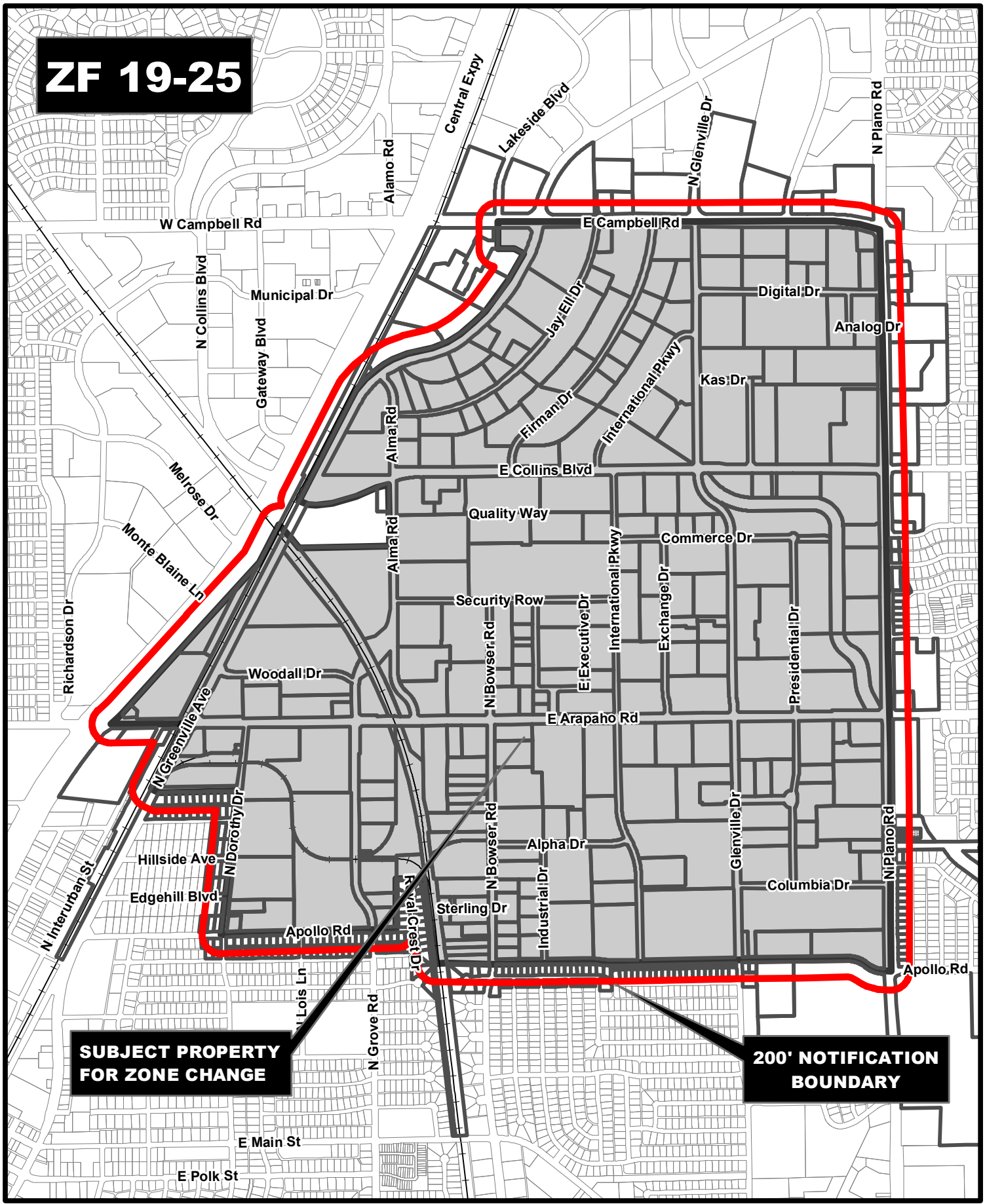
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 19-25.

Date Posted and Mailed: October 11, 2019

ZF 19-25



ZF 19-25 Notification Map Collins/Arapaho TOD & Innovation District

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



FSP COLLINS CROSSING LTD
C/O FRANKLIN ST PPTIES CO
401 EDGEWATER PL STE 200
WAKEFIELD, MA 01880

CAREMARKPCS
ATTN CORPORATE REAL ESTATE
1 CVS DR
NORTH SMITHFIELD, RI 02895

HONEYWELL INC
101 COLUMBIA RD
PO BOX 1057
MORRISTOWN, NJ 07962

HONEYWELL OPTOELECTRONICS
101 COLUMBIA RD
PO BOX 1057
MORRISTOWN, NJ 07962

RT TEXAS NORTH DOROTHY LP
90 PARK AVE 32ND FLOOR
NEW YORK, NY 10016

JMDH REAL ESTATE OF
RICHARDSON LLC
132ND ST 15-24
COLLEGE POINT, NY 11356

EXETER 1125 E COLLINS LP
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428

EXETER 1155 E COLLINS LP
ATTN WEBER TIMOTHY J
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428

EXETER 1155 KAS LP
ATTN WEBER TIMOTHY J
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428

EXETER 1201 KAS LP
ATTN TIMOTHY J WEBER
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428

EXETER 1701 N PLANO LP
STE 600 ATTN: TIMOTHY J WE
101 WEST ELM ST
CONSHOHOCKEN, PA 19428

RICHARDSON TX15 LLC
%THE GLADSTONE COMPANIES
1251 WESTBRANCH DR STE 100
MCLEAN, VA 22102

CLARK LEWIS F &
LYNETTE SEITER
615 DORSET DR
CARY, NC 27511

TIME WARNER CABLE TEXAS LLC
% REAL ESTATE DEPT
7820 CRESCENT EXECUTIVE DEP
CHARLOTTE, NC 28217

BRE TX PROPERTIES LP
% PROPERTY TAX 9711
PO BOX 49550
CHARLOTTE, NC 28277

SOUTHERN STAR CONCRETE IN
STE 300
3015 WINDWARD PLZ STE 300
ALPHARETTA, GA 30005

MOUNTAINPRIZE INC
P O BOX 2437
SMYRNA, GA 30081

MOUNTAINPRIZE INC
200 GALLERIA PKWY SE STE 900
ATLANTA, GA 30339

REALTY INCOME TAXES
% MARVIN F POER & COMPANY
PO BOX 52427
ATLANTA, GA 30355

WU KEHAN
412 BROADWAY STE A
COLUMBUS, GA 31901

FERNANDEZ PPTIES INC
8747 NAVARRE PKWY UNIT 402
NAVARRE, FL 32566

COMPASS BANK
15 S 20TH ST
BIRMINGHAM, AL 35233

1150 EAST ARAPAHO LLC
PO BOX 91206
MOBILE, AL 36691

POST APARTMENT HOMES LP
% MAA SCHINDLER
6815 POPLAR AVE STE 500
GERMAN TOWN, TN 38138

POST EASTSIDE LTD PS
% MAA SCHINDLER
6815 POPLAR AVE STE 500
GERMAN TOWN, TN 38138

WENDYS PROPERTIES LLC
% THE WENDYS COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

OPPORTUNITY BANCSHARES
INC
PO BOX 394
BETTENDORF, IA 52722

RPAI RICHARDSON EASTSIDE LL
C/O RETAIL PPTIES OF AM INC
2021 SPRING RD STE200
OAK BROOK, IL 60523

ICON OWNER POOL 1 PROPERTIE
2 NORTH RIVERSIDE PLAZA STE
CHICAGO, IL 60606

GPT GLENVILLE DRIVE OWNER L
130 S JEFFERSON ST STE 300
CHICAGO, IL 60661

RT TEXAS INDUSTRIAL LP
130 S JEFFERSON ST STE 300
CHICAGO, IL 60661

SBC ASSET MANAGEMENT INC
PROPERTY TAX MANAGMENT
909 CHESTNUT ST RM 36M01
SAINT LOUIS, MO 63101

SOUTHWESTERN BELL
SBC COMM INC PPTY TAX DEPT
ONE SBC CENTER RM 36-M-01
SAINT LOUIS, MO 63101

CAMPBELL FORUM PARTNERS
LTD
15280 ADDISON RD STE 301
ADDISON, TX 75001

MCI WORLDCOM NETWK SVCS
% PPTY TAX DEPT- C2-3-548
P O BOX 2749
ADDISON, TX 75001

ESPINOZA JESUS & MARCELLA
1745 STINSON RD
ALLEN, TX 75002

TUZER DANCENTER
675 N WINNINGKOFF RD
ALLEN, TX 75002

WICKHAM FAMILY LIVING TRUST
1401 CAPITAL DR
CARROLLTON, TX 75006

2EZ LLC
1234 MONICA DR
ALLEN, TX 75013

SHINERAYTX LLC
1606 SOLARO CT
ALLEN, TX 75013

DWK CAPITAL GROUP LTD
1433 PEBBLE CREEK DR
COPELL, TX 75019

GOTSDINER ALEXANDER &
INNA GOLDSHMID
8104 AMBIANCE WAY
PLANO, TX 75024

ARAPAHO SQUARE LTD
7005 CHASE OAKS BLVD STE 20
PLANO, TX 75025

ARGUELLO KALA ANN ETAL
729 JANUARY DR
PLANO, TX 75025

HAMEED DAVID
8001 DAVIDSON DR
PLANO, TX 75025

314 HILLTOP LLC
P O BOX 250931
PLANO, TX 75025

KAHAWAII CLARK &
POBLANO BRIANA
1801 MCCORD WAY #943
FRISCO, TX 75033

JTLD ENTERPRISES LLC SERIES
1706 TORREY PINES LN
FRISCO, TX 75034

308 HILLTOP LLC
3188 HAMPSHIRE CT
FRISCO, TX 75034

316 HILLTOP LLC
3188 HAMPSHIRE CT
FRISCO, TX 75034

318 HILLTOP LLC
3188 HAMPSHIRE CT
FRISCO, TX 75034

LAIR GOSS 306 HILLTOP LLC
3188 HAMPSHIRE CT
FRISCO, TX 75034

LEW VINCENT K
15108 BROOKS LN
FRISCO, TX 75035

A&M REAL ESTATE LLC S N
7665 ARCHES LN
FRISCO, TX 75035

BASILONE JOHN M & ANN
627 E WALNUT CIR
GARLAND, TX 75040

DOLLINSMIHALOPOULOS GROUP I
2623 WOODS LN
GARLAND, TX 75044

LSW 899 LLC
2920 SOUTHERN CROSS
GARLAND, TX 75044

DAM DIPSON
4601 FIREWHEEL DR
GARLAND, TX 75044

TAM JEANNIE
4610 FIREWHEEL DR
GARLAND, TX 75044

TAM JEANNIE TRAN
4610 FIREWHEEL DR
GARLAND, TX 75044

TRAN JOHNPAUL & TAMMIE
3426 MEADOWSIDE DR
SACHSE, TX 75048

ZAMORA DELORES
5808 LAKELAND CT
SACHSE, TX 75048

800 N CENTRAL LP
% BHA REAL ESTATE HOLDINGS
8333 ROYAL RIDGE PKWY # 100
IRVING, TX 75063

ARAGREEN PROPERTIES LC
% BHA REAL ESTATE HOLDINGS
8333 ROYAL RIDGE PKWY # 100
IRVING, TX 75063

MCO MGMT LLC
7082 COUNTY ROAD 166
MCKINNEY, TX 75071

PROCTOR FAMILY LTD PS
2927 MOSS CREEK CT
MERIT, TX 75072

BLAKE JOHN K
2549 INDIAN HILLS DR
PLANO, TX 75075

HASAN SYED KAMRAN
4101 PECAN BAYOU CT
PROSPER, TX 75078

WEE WILLIE STORAGE LLC
1 CUMBERLAND PLACE
RICHARDSON, TX 75080

EARTHSTONE HOLDINGS LLC
101 S COIT RD #36105
RICHARDSON, TX 75080

BERRY DAVID A & JULIA
1134 WILDERNESS TRAIL
RICHARDSON, TX 75080

JOHNSON CRYSTAL D
117 N COTTONWOOD DR
RICHARDSON, TX 75080

DRENTLAW ERIK M
1407 HUNTINGTON DR
RICHARDSON, TX 75080

COULON MAXINE M
406 SHADYWOOD LN
RICHARDSON, TX 75080

RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD SUITE 101
RICHARDSON, TX 75080

G&H INVESTMENTS LP
STE 100
1001 COMMERCE DR STE 100
RICHARDSON, TX 75081

LEEMAH PROPERTY INC
1001 E ARAPAHO RD
RICHARDSON, TX 75081

HOSEK CHRISTOPHER EDWIN &
JACQUELINE ANN
1001 MIDWAY DR
RICHARDSON, TX 75081

MUNIZ JAVIER
1005 MIDWAY DR
RICHARDSON, TX 75081

SWITZER RICHARD F REVOCABLE
1007 MIDWAY DR
RICHARDSON, TX 75081

DISCOVER & GROW PROPERTIES
1075 EXECUTIVE DR E
RICHARDSON, TX 75081

YU SOUTH & ASSOCIATES PLLC
1100 EXECUTIVE DR W
RICHARDSON, TX 75081

HCAH LLC
1100 N BOWSER RD
RICHARDSON, TX 75081

ROS VILLAGE LLC
1101 COMMERCE DR
RICHARDSON, TX 75081

MORELAND BETTY
1103 MIDWAY DR
RICHARDSON, TX 75081

WEEKS CONSTANCE TEMPLE
1105 MIDWAY DR
RICHARDSON, TX 75081

LEWIS JOHNNY L & BOBBIE
1109 MIDWAY DR
RICHARDSON, TX 75081

INTERNATIONAL BUDDHIST
PROGRESS SOCIETY DALLAS
1111 INTERNATIONAL PKWY
RICHARDSON, TX 75081

CHAI CHNG LEEN &
YAN HONG TAN
1111 MIDWAY DR
RICHARDSON, TX 75081

GOFORTH DANIEL ELI &
SAMANTHA JO
1113 MIDWAY DR
RICHARDSON, TX 75081

GILMORE GENNIE
1115 MIDWAY DR
RICHARDSON, TX 75081

BREWER DWIGHT & SHARON
1117 MIDWAY DR
RICHARDSON, TX 75081

TRAN BAO VAN & NGA THI &
TRAN DAT QUOC
1119 MIDWAY DR
RICHARDSON, TX 75081

WISE WHITBY T
1121 MIDWAY DR
RICHARDSON, TX 75081

TRANCHITELLA MARLA D &
THOMAS WILLIAM
1123 MIDWAY DR
RICHARDSON, TX 75081

SANCHEZ OSCAR GOMEZ
1125 MIDWAY DR
RICHARDSON, TX 75081

GARCIA GARY
1127 MIDWAY DR
RICHARDSON, TX 75081

GOTTLIEB ESME P &
LAWRENCE
1129 MIDWAY DR
RICHARDSON, TX 75081

GEORGE SOPHIE
1131 MIDWAY DR
RICHARDSON, TX 75081

MCDONALD DAVID DOUGLAS
1133 MIDWAY DR
RICHARDSON, TX 75081

DAUTOVIC VESNA &
MIRSAD
1135 MIDWAY DR
RICHARDSON, TX 75081

AGHA AMIR & NIGHAT
1139 MIDWAY DR
RICHARDSON, TX 75081

PHAN NGOC TRAM VU &
NAM VAN
1143 MIDWAY DR
RICHARDSON, TX 75081

MERRITT BRIAN L
1145 MIDWAY DR
RICHARDSON, TX 75081

BACHANTIN JOHN & ADRIANNE
1147 MIDWAY DR
RICHARDSON, TX 75081

BOCHANTIN ADRIANNE
1147 MIDWAY DR
RICHARDSON, TX 75081

SHEIKH MOHOMEDALI N
1151 MIDWAY DR
RICHARDSON, TX 75081

1200 E COLLINS LLC
SUITE 102
1200 E COLLINS BLVD STE 102
RICHARDSON, TX 75081

C&P TMS GROUP LP PS
1200 EXECUTIVE DR E STE 168
RICHARDSON, TX 75081

SUNTRONIC INC
1200 N BOWSER RD
RICHARDSON, TX 75081

BENNING POWER ELECTRONICS I
1200 PRESIDENTIAL DR #100
RICHARDSON, TX 75081

JUNIOR ACHIEVEMENT OF DLS
1201 EXECUTIVE DR W
RICHARDSON, TX 75081

DECA ONE LTD
1201 N BOWSER RD
RICHARDSON, TX 75081

PATTERSON POLLOCK PPTIES LL
STE101
1215 EXECUTIVE DR W
RICHARDSON, TX 75081

BENNING POWER ELECTRONICS I
1220 PRESIDENTIAL DR #100
RICHARDSON, TX 75081

INTELLIGENT EPITAXY
TECHNOLOGY INC
1250 E COLLINS BLVD
RICHARDSON, TX 75081

SENTREX ASSOCIATES LTD
1251 DIGITAL DR
RICHARDSON, TX 75081

RUIZREYES LESBIA MARITZA
1301 STARSHADOW DR
RICHARDSON, TX 75081

MANNAT PROPERTIES LLC
1303 N GLENVILLE DR
RICHARDSON, TX 75081

FOROUDI PARICHEHR &
SIROUS NARIMAN H ABADI
1303 STARSHADOW DR
RICHARDSON, TX 75081

GOLDSTEIN MARTIN A &
MAENG Y
1305 STARSHADOW DR
RICHARDSON, TX 75081

NGUYEN MICHAEL & KATRINA
1307 STARSHADOW DR
RICHARDSON, TX 75081

GUEVARA ENTERPRISES LLC
1309 STARSHADOW DR
RICHARDSON, TX 75081

KHAN ABU & FARIDA
1313 STARSHADOW DR
RICHARDSON, TX 75081

GHL INVESTMENT LP
STE 116
1350 E ARAPAHO RD STE 116
RICHARDSON, TX 75081

SWANN HERMAN L
1400 N PLANO RD
RICHARDSON, TX 75081

HONG LE THI TUYET
1400 SOMERSET PL
RICHARDSON, TX 75081

OWENS JAMES M
1401 CREEKSIDE DR
RICHARDSON, TX 75081

BUI HUNG &
NGUYET ANN THI LU
1401 MEADOW GLEN ST
RICHARDSON, TX 75081

VELASCO VISITACION A
1402 MEADOW GLEN ST
RICHARDSON, TX 75081

BLATNEY MICHAEL ADAM &
VRANA ALYSON MICHELLE
1402 SOMERSET PL
RICHARDSON, TX 75081

ROMERO ANTONIO JR
1403 CREEKSIDE DR
RICHARDSON, TX 75081

SMEETON ANDREW & MARINA
1415 MEADOW GLEN ST
RICHARDSON, TX 75081

INTERNATIONAL MISSIONS INC
1500 INTERNATIONAL PKWY
RICHARDSON, TX 75081

TECHNOLOGY PPTIES I LP
1571 N GLENVIEW DR STE 150
RICHARDSON, TX 75081

TECHNOLOGY PPTIES IV LLC
1571 N GLENVIEW DR STE 150
RICHARDSON, TX 75081

TECHNOLOGY PROPERTIES II
1571 N GLENVIEW DR STE 150
RICHARDSON, TX 75081

RICHARDSON TECHNOLOGY
PROPERTIES
1571 N GLENVIEW DR STE 150
RICHARDSON, TX 75081

CORE INVESTMENTS I LLP
1600 JAY ELL DR
RICHARDSON, TX 75081

MOSES LAFAYETTE R
SUITE 200
1710 FIRMAN DR STE 200
RICHARDSON, TX 75081

PA REAL ESTATE HOLDINGS LLC
1725 JAY ELL DR
RICHARDSON, TX 75081

ANALOG DIGITAL JV ET AL
% MCNEFF COMMERCIAL REAL ES
1727 ANALOG DR
RICHARDSON, TX 75081

CORNERSTONE FAMILY CHURCH
OF RICHARDSON
1748 FIRMAN DR
RICHARDSON, TX 75081

MICROWAVE TRANSMISSION SYST
1751 JAY ELL DR
RICHARDSON, TX 75081

COCHRAN MICHAEL J ET AL
% COCHRAN CONSULTING INC
1758 FIRMAN DR
RICHARDSON, TX 75081

TOWN NORTH PRESBYTERIAN RCH
CHURCH
1776 N PLANO RD
RICHARDSON, TX 75081

STEPHENS INVESTMENTS LLC
1801 N GLENVILLE DR
RICHARDSON, TX 75081

NICOSO INVESTMENTS LLC
1810 N GREENVILLE AVE
RICHARDSON, TX 75081

DL JET HOLDINGS LLC
1819 JAY ELL DR STE 1350
RICHARDSON, TX 75081

DELTA V INSTRUMENTS INC
1870 FIRMAN DR
RICHARDSON, TX 75081

1900 1920 JAY ELL DR OWNER
1900 JAY ELL DR
RICHARDSON, TX 75081

200 E ARAPAHO LLC
200 E ARAPAHO RD
RICHARDSON, TX 75081

ALNAEEMI MOHAMMED F
2006 HILL HAVEN CIR
RICHARDSON, TX 75081

LONG MACK
305 HILLCREST AVE
RICHARDSON, TX 75081

MARTINEZ MARCO ANTONIO &
CECILIA C
305 ISLAND DR
RICHARDSON, TX 75081

PACLIK MCKNIGHT JOHN E
307 HILLCREST AVE
RICHARDSON, TX 75081

JWAIR MAHER SR &
JASIM SAADIYAH M
308 N BOWSER RD
RICHARDSON, TX 75081

WEATHERS JAMES RICHARD
310 ASTON DR
RICHARDSON, TX 75081

JOHNSON ROBERT K
LIFE ESTATE
311 HILLCREST AVE
RICHARDSON, TX 75081

SWEAT DENTON G
313 HILLCREST AVE
RICHARDSON, TX 75081

BOX GAYLEN W
313 OCEAN DR
RICHARDSON, TX 75081

PITTS JORDAN A & LAURA E
313 WAKE DR
RICHARDSON, TX 75081

FREEMAN HELEN R
315 HILLCREST AVE
RICHARDSON, TX 75081

SCHEPPS CYNTHIA
319 HILLCREST AVE
RICHARDSON, TX 75081

ORITOLA FALILAT ADEBISI
319 MIDWAY CIR
RICHARDSON, TX 75081

FINNEY DEBORAH REV LIV TR
321 HILLCREST AVE
RICHARDSON, TX 75081

HO LAM VAN &
MARIE VILMA ANAYA
321 MIDWAY CIR
RICHARDSON, TX 75081

LEE YIH MIIN
323 HILLSIDE AVE
RICHARDSON, TX 75081

NORSEWORTHY GARY HAROLD &
SANDY
323 MIDWAY CIR
RICHARDSON, TX 75081

BORGKVIST GARY
324 HILLCREST AVE
RICHARDSON, TX 75081

OLSSON LARS
325 MIDWAY CIR
RICHARDSON, TX 75081

MALCOLM DOUGLAS STUART
327 HILLSIDE AVE
RICHARDSON, TX 75081

MEDRANO JOSE C AGUILAR
327 MIDWAY CIR
RICHARDSON, TX 75081

HARRIS JAMES E
328 EDGEHILL BLVD
RICHARDSON, TX 75081

ANDERSON LIANE L
329 EDGEHILL BLVD
RICHARDSON, TX 75081

SNYDER LINDA METZ
332 EDGEHILL BLVD
RICHARDSON, TX 75081

KALANTARZADEH MATTHEW
335 APOLLO RD
RICHARDSON, TX 75081

CAMERON LEASING INC
404 N BOWSER RD
RICHARDSON, TX 75081

JOHNSTON MORRIS V &
SAMMIE W
405 FIRESIDE DR
RICHARDSON, TX 75081

CASH MARY NELL
407 FIRESIDE DR
RICHARDSON, TX 75081

STEPHENS BRANDON G
409 FIRESIDE DR
RICHARDSON, TX 75081

JUSTICE & JUSTICE
410 N GROVE RD
RICHARDSON, TX 75081

ESH BOBBY F & CYNTHIA L
411 FIRESIDE DR
RICHARDSON, TX 75081

SMR GROUP LLC
411 INDUSTRIAL DR STE 109
RICHARDSON, TX 75081

PITCOCK BOB R &
PITCOCK BARBARA J
415 N BOWSER RD
RICHARDSON, TX 75081

HANSFORD CHARLES
420 N DOROTHY DR
RICHARDSON, TX 75081

ORTH REALTY LLC
420 N GROVE
RICHARDSON, TX 75081

ORTH FAMILY PARTNERSHIP
LTD
420 N GROVE RD
RICHARDSON, TX 75081

HARMAN DONALD E
421 INDUSTRIAL DR
RICHARDSON, TX 75081

ALVARADO RAMON
434 APOLLO RD
RICHARDSON, TX 75081

POUSSON JEROME M & ERNA
POUSSON FAM LIV TR
500 APOLLO RD
RICHARDSON, TX 75081

PRIDE JANET L
501 FIRESIDE DR
RICHARDSON, TX 75081

CWBC PROPERTY LLC DBA
CHANG & CHEN PROPERTY
501 INDUSTRIAL DR STE 101
RICHARDSON, TX 75081

LESTER KIMBERLY R &
WILLIAM C BOOKER
503 FIRESIDE DR
RICHARDSON, TX 75081

MORROW VINCENT G
505 FIRESIDE DR
RICHARDSON, TX 75081

HIBBARD BETTY J REV TR EST
505 ROYAL CREST DR
RICHARDSON, TX 75081

LASITER DARREN
506 APOLLO RD
RICHARDSON, TX 75081

PARK CHONG O & DAE H
507 FIRESIDE DR
RICHARDSON, TX 75081

HERON MICHELLE A
507 ROYAL CREST DR
RICHARDSON, TX 75081

FRISCO ENTERPRISES INC
ATTN: MR RICHARD SAMADI
508 N BOWSER RD
RICHARDSON, TX 75081

WHANG KWAN S & JONG S
509 FIRESIDE DR
RICHARDSON, TX 75081

POOLE JOSHUA L & HANNAH L
509 ROYAL CREST DRIVE
RICHARDSON, TX 75081

SPANIER HERBERT & MARY
511 FIRESIDE DR
RICHARDSON, TX 75081

YANG CHIN LUNG & CHIU HSIA
512 APOLLO RD
RICHARDSON, TX 75081

YANG CHIN LUNG & CHIU HSIA
512 APOLLO RD
RICHARDSON, TX 75081

LUU HOA BI
513 FIRESIDE DR
RICHARDSON, TX 75081

CUNEO ELSA LOAYZ
513 ROYAL CREST DR
RICHARDSON, TX 75081

DALLAS BUDDHIST ASSN
515 APOLLO RD
RICHARDSON, TX 75081

DALLAS BUDDHIST ASSN INC
515 APOLLO RD
RICHARDSON, TX 75081

KHAN AZFAR & ZEERAK
515 FIRESIDE DR
RICHARDSON, TX 75081

BENNETT JULIE
515 ROYAL CREST DR
RICHARDSON, TX 75081

YOUNG BRANDON & ANGELA
518 APOLLO RD
RICHARDSON, TX 75081

GONZALEZ OSCAR A
520 APOLLO RD
RICHARDSON, TX 75081

CHAMPAGNE EUGENE R &
BECKY
521 ROYAL CREST DR
RICHARDSON, TX 75081

TRUGLO PROPERTIES LLC
ATTN: TONY LOROCCO
525 INTERNATIONAL PARKWAY
RICHARDSON, TX 75081

QUADRINI SUSAN M &
JEFFREY H RODDY
525 ROYAL CREST DR
RICHARDSON, TX 75081

RANGEL JUAN J & CONCEPCION
526 APOLLO RD
RICHARDSON, TX 75081

WEBSTER MEGAN L
529 ROYAL CREST DR
RICHARDSON, TX 75081

DODSON KELLIE A
531 ROYAL CREST DR
RICHARDSON, TX 75081

DONG JONATHAN & MINDY
532 APOLLO RD
RICHARDSON, TX 75081

BRONSON CYNTHIA
533 ROYAL CREST DR
RICHARDSON, TX 75081

LARA VICTOR A
534 APOLLO RD
RICHARDSON, TX 75081

MCCALLA CHARLES A
535 ROYAL CREST DR
RICHARDSON, TX 75081

JOHNSTON CHARLES ROBERT
537 ROYAL CREST DR
RICHARDSON, TX 75081

PSALMS VIETNAMESE ALLIANCE
538 APOLLO RD
RICHARDSON, TX 75081

BREWSTER BARBARA
539 ROYAL CREST DR
RICHARDSON, TX 75081

TEFFERA AYAT HUSSEIN
541 ROYAL CREST DR
RICHARDSON, TX 75081

M REYNOLDS PPTIES LTD
% MERION B REYNOLDS
605 N BOWSER RD
RICHARDSON, TX 75081

LEMUS JOSE MARIA R & GABRIE
AREVALO EFRAIN GARCIA
616 RORARY DR
RICHARDSON, TX 75081

RICHARD G H &
BEAU SELDEN
616 ROYAL CREST DR
RICHARDSON, TX 75081

UGALDE CAYETANO B & RACHEL
617 RORARY DR
RICHARDSON, TX 75081

NGUYEN BENEDICT T
620 ROYAL CREST DR
RICHARDSON, TX 75081

QFAS LLC
626 N INTERURBAN ST
RICHARDSON, TX 75081

BROWN JERRY W &
SHEILA D BROWN
642 N INTERURBAN ST
RICHARDSON, TX 75081

L&S PLUMBING PARTNERSHIP LT
%GOENSE BOUNDS & PARTNERS L
707 E ARAPAHO RD STE 210
RICHARDSON, TX 75081

L&S PLUMBING PS LTD
% GOENSE BOUNDS & PTNR
707 E ARAPAHO RD STE 210
RICHARDSON, TX 75081

RTCG PROPERTIES LLC
710 PRESIDENTIAL DR
RICHARDSON, TX 75081

ROE KEVIN & TRACY
720 ROYAL CREST DR
RICHARDSON, TX 75081

WELDESEMAYAT DANIEL
722 ROYAL CREST DR
RICHARDSON, TX 75081

AZAM SYED MUJTABA ALI
723 ROYAL CREST DR
RICHARDSON, TX 75081

TEXANS CREDIT UNION
777 E CAMPBELL RD
RICHARDSON, TX 75081

INTERNATIONAL CHEM CRETE CO
800 SECURITY ROW # 1
RICHARDSON, TX 75081

CARROLL MARY E LIFE EST
801 MIDWAY DR
RICHARDSON, TX 75081

ENGLISH FAMILY LIMITED PART
810 N GROVE RD
RICHARDSON, TX 75081

ENGLISH FAMILY LTD PS
810 N GROVE RD
RICHARDSON, TX 75081

METALLURGICAL ENGINEERING
SERVICES INC
845 E ARAPAHO RD
RICHARDSON, TX 75081

855 EAST COLLINS BLVD LLC
855 E COLLINS BLVD
RICHARDSON, TX 75081

DIAZ FERNANDO F
905 MIDWAY DR
RICHARDSON, TX 75081

COLLINS TECHNOLOGY PARK PAR
908 QUALITY WAY
RICHARDSON, TX 75081

COLLINS TECHNOLOGY PARK PTN
% DIGITAL REALTY BILLBOX
908 QUALITY WAY
RICHARDSON, TX 75081

SHERWOOD DALLAS COMPANY
921 N BOWSER RD
RICHARDSON, TX 75081

YWP HOLDINGS LLC
959 E COLLINS BLVD STE 101
RICHARDSON, TX 75081

970 SECURITY ROW LLC
970 SECURITY ROW STE 100
RICHARDSON, TX 75081

CAMPBELL JAMES WADE
1661 CAMPBELL RD
RICHARDSON, TX 75082

MIRAKI NEDA
1903 RIDGECREEK
RICHARDSON, TX 75082

AZAD AKM & HEEWON S
5309 SAINT CROIX CT
RICHARDSON, TX 75082

SHERWOOD PIM
5517 ENFIELD
RICHARDSON, TX 75082

RICHARDSON CITY OF
PO BOX 830309
RICHARDSON, TX 75083

WOODALL JAMES KIRK
% VENT A HOOD
PO BOX 830426
RICHARDSON, TX 75083

FRAZIN LORRAINE
PO BOX 835684
RICHARDSON, TX 75083

FRAZIN LORRIE TRUSTEE
PO BOX 835684
RICHARDSON, TX 75083

RICE JOHN M & LORETTA B
PO BOX 850593
RICHARDSON, TX 75085

HAZZANI II LLC
PO BOX 853057
RICHARDSON, TX 75085

RICHARDSON TRIDENT CO
PO BOX 853900
RICHARDSON, TX 75085

GARCIA MANUELA
3606 BLAIN DR
ROWLETT, TX 75088

W AND W PROPERTIES INC
A TEXAS CORPORATION
9806 WATERVIEW PKWY
ROWLETT, TX 75089

RESIDENCES ON DUCK
CREEK TRAIL LTD
1400 PRESTON RD STE 400
PLANO, TX 75093

JACOBS WILMA F
2312 DECATOR DR
PLANO, TX 75093

KELLY LIVING TRUST
6713 COLUMBINE WAY
PLANO, TX 75093

VIVID REALTOR
112 STARLITE ST
MURPHY, TX 75094

ATHEY PEGGY S
418 VILLAGE DR STE 2000
MURPHY, TX 75094

LEGACYTEXAS BANK
PO BOX 941327
MURPHY, TX 75094

HUCKABY GALE W & ANTOINETTE
1323 PRIMROSE DR
WYLIE, TX 75098

DUMAIS STEVEN M REV LIV TRU
1456 LAKEVIEW DR
WYLIE, TX 75098

LIEU ANNA JIN & CHI BINH LU
407 KELLY CT
DUNCANVILLE, TX 75137

ZHANG SALLY MELISSA &
LIEU LINDA & SUANG ZHANG
926 CAMBRIDGE DR
DUNCANVILLE, TX 75137

BAKER DIRICHARDSON LLC
401 HIGHWAY 80 EAST
MESQUITE, TX 75150

YBARRA ZOILA
4175 MANOR VIEW LN
MESQUITE, TX 75150

JAHCO 930 E CAMPBELL RD L
1717 MAIN ST STE 2600
DALLAS, TX 75201

SEJ ASSET MANAGEMENT & INVE
%7 ELEVEN INC ONE ARTS PLAZ
1722 ROUTH ST STE 1000
DALLAS, TX 75201

GREENWAY ARAPAHO
A TEXAS LIMITED PS
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201

ARAPAHO & PLANO JV
STE 500
3102 MAPLE AVE STE 500
DALLAS, TX 75201

TWIN RIVERS ASSISTED LIVING
2626 HOWELL ST STE 850
DALLAS, TX 75204

ATLAS 35 75 INDUSTRIAL LP
2821 DANIEL AVE
DALLAS, TX 75205

DSP PARTNERS LTD
5850 E LOVERS LN STE 100
DALLAS, TX 75206

EF PROPERTIES ONE LP
5910 N CENTRAL EXPY STE 159
DALLAS, TX 75206

TRIANGLE 75 LTD
STE 1300
8350 NORTH CENTRAL EXPY
DALLAS, TX 75206

JLK LTD
180 OAK LAWN AVE
DALLAS, TX 75207

AJM NICHOLSON ENTERPRISES
INC
725 W COLORADO BLVD
DALLAS, TX 75208

WSD ENTERPRISES
4707 ELSBY AVE
DALLAS, TX 75209

GOODWILL INDUSTRIES OF DALL
3020 N WESTMORELAND
DALLAS, TX 75212

CARMEL CAR WASH RICHARDSON
6140 MOCKINGBIRD LN
DALLAS, TX 75214

STAF NORTH DALLAS REALTY I
PO BOX 170446
DALLAS, TX 75217

PCI 1501 N PLANO LLC
2911 TURTLE CREEK BLVD STE
DALLAS, TX 75219

GATES ANDREA ALVAREZ
3617 ROUTH ST APT C
DALLAS, TX 75219

KENNINGTON CAMPBELL 2 LTD
PO BOX 192269
DALLAS, TX 75219

KENNINGTON CAMPBELL LLC
PO BOX 192269
DALLAS, TX 75219

MA JOHN ZHONGWEN
2601 PERTH ST
DALLAS, TX 75220

SKL INVESTMENT
COMPANY LTD
3820 BRYN MAWR DR
DALLAS, TX 75225

EAST COLLINS L P
% FRANK REAL ESTATE LB 40
8100 LOMO ALTO DR STE 235
DALLAS, TX 75225

GREENBRIAR HOLDINGS
DALLAS LTD STE 730
8214 WESTCHESTER DR STE 730
DALLAS, TX 75225

GREENBRIAR HOLDINGS DALLAS
8214 WESTCHESTER DR STE 730
DALLAS, TX 75225

COLLINS SQUARE OFFICE LLC
8222 DOUGLAS STE 900
DALLAS, TX 75225

O B L CORP
PO BOX 12751
DALLAS, TX 75225

HOUILLION FAMILY LTD PS
PO BOX 25269
DALLAS, TX 75225

QUENTIN RENLY ASSOCIATES LL
7044 ROYAL LN
DALLAS, TX 75230

TELECOM COMMERCE III LTD
SUITE 130
2711 LYNDON B JOHNSON FWY
DALLAS, TX 75234

AMERICAN MERCER PROPERTIES
3030 LBJ FWY STE 1600
DALLAS, TX 75234

TURBO RESTAURANT
MANAGEMENT LLC
3318 FOREST LN STE 200
DALLAS, TX 75234

SOSTECKE REAL EST CO LTD
6718 OAKBROOK BOULEVARD
DALLAS, TX 75235

HERNANDEZ DARRELL L
9674 ROCKPOINT CT
DALLAS, TX 75238

BAKSHI IFFAT & KHUSHBAKHT
10123 CHISHOLM TRAIL
DALLAS, TX 75243

BAZAN MAUEL LIFE ESTATE &
LETICIA
13434 HEDGEAPPLE DR
DALLAS, TX 75243

TESS PARTNERS LTD
9023 CLAYCO DR
DALLAS, TX 75243

KURTH EDWIN N
9202 LOMA VISTA DR
DALLAS, TX 75243

ONYX BUSINESS CENTER LLC
9330 LBJ FWY STE 900
DALLAS, TX 75243

RALDON HOUSING CORP
STE 525
13740 MIDWAY RD STE 525
DALLAS, TX 75244

TXI OPERATIONS LP
1341 W MOCKINGBIRD LN
DALLAS, TX 75247

TIMBERRIDGE FAMILY LP
ATTN: RHONDA WHITE
8101 JOHN CARPENTER FWY
DALLAS, TX 75247

MCR ARAPAHO PLACE LTD
MCR COUNTERPOINT CENTER LTD
16610 DALLAS PKWY STE 2300
DALLAS, TX 75248

BOWSER RD LLC
17415 CLUB HILL CT
DALLAS, TX 75248

YANG YUEH SAM & LAURA YANG
6335 PINEVIEW RD
DALLAS, TX 75248

PRATT RANDALL K
7522 CAMPBELL #113
DALLAS, TX 75248

BROWNING ERNEST A &
CYNTHIA S
7620 QUEENS FERRY LN
DALLAS, TX 75248

JP CORPORATE PLACE LP
% SOONER NATL PPTY MGMT LP
12770 COIT RD STE 1050
DALLAS, TX 75251

DLS TEACHERS CREDIT UNION
% CONTROLLER
8131 LBJ FWY STE 600
DALLAS, TX 75251

AF 1002 N CENTRAL LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252

AF ARAPAHO STATION LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252

AFS EASTSIDE ATRIUM LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252

AGF SPRINGCREEK COIT II TD
18111 PRESTON RD STE 1000
DALLAS, TX 75252

SAF COLLINS TECHNOLOGY PARK
18111 PRESTON RD STE 1000
DALLAS, TX 75252

GBP ARAPAHO LP
18383 PRESTON RD STE 107
DALLAS, TX 75252

ACME GROUP INC
6713 LEVELLAND RD
DALLAS, TX 75252

ENSERCH CORP
% ATMOS ENERGY / PPTY TAX
PO BOX 650205
DALLAS, TX 75265

DALLAS AREA RAPID TRANSIT
PO BOX 660163
DALLAS, TX 75266

RAYTHEON E SYSTEMS INC
ATTN: TAX DEPT M/S336
PO BOX 660248
DALLAS, TX 75266

U S POSTAL SERVICE
PO BOX 667180
DALLAS, TX 75266

ONCOR ELECTRIC DELIVERY COM
% STATE & LOCAL TAX DEPT
PO BOX 139100
DALLAS, TX 75313

INTERNATIONAL SUPPLY
REALTY COMPANY
PO BOX 542015
DALLAS, TX 75354

PARK NORTH SVC CENTER LTD
PO BOX 543221
DALLAS, TX 75354

1720 GREENVILLE LTD
PO BOX 794005
DALLAS, TX 75379

COMMERCE EXECUTIVE JV
PO BOX 794005
DALLAS, TX 75379

GROVE BUSINESS PARK J V
PO BOX 794005
DALLAS, TX 75379

PARKVIEW JOINT VENTURE
PO BOX 794005
DALLAS, TX 75379

RMB PK NORTH BUSINESS
PO BOX 794005
DALLAS, TX 75379

RMB RENAISSANCE TECH LTD
PO BOX 794005
DALLAS, TX 75379

RMB SPRING CREEK LTD
PO BOX 794005
DALLAS, TX 75379

TECHCONCEPTS LTD
PO BOX 794005
DALLAS, TX 75379

WHITEHALLBOWSER TECH LTD
PO BOX 794005
DALLAS, TX 75379

TEXAS AM BANK RICHARDSON
PO BOX 810490
DALLAS, TX 75381

RICHARDSON TECH VILLAGE I L
411 E CLINTON AVE
ATHENS, TX 75751

WILKERSON GLORIA JEAN
PO BOX 662
VAN, TX 75790

TEXAS HEALTH RESOURCES
SYSTEM
612 E LAMAR BLVD FL 6
ARLINGTON, TX 76011

ARAPAHO ACE LTD LBLTY CO
CRIS, INC./WHIGHAM CO INC
PO BOX 77832
FORT WORTH, TX 76177

GROUP 1 REALTY INC
800 GESSNER STE 500
HOUSTON, TX 77024

HARTMAN INCOME PROPERTIES
XVIII LTD
2909 HILLCROFT ST
HOUSTON, TX 77057

HARTMAN RICHARDSON TECH
CENTER LLC
2909 HILLCROFT SUITE 420
HOUSTON, TX 77057

CRAWFORD LOUISE HOLCOMB
20406 LAVERTON DR
KATY, TX 77450

CRICQ RICHARDSON TRUST
N DALLAS LP
1620 S FRIENDSWOOD DR # 183
FRIENDSWOOD, TX 77546

BIG DIAMOND INC
ATTN REAL ESTATE DEPT
PO BOX 690110
SAN ANTONIO, TX 78269

1300 CAMPBELL LP
STE510
1301 W 25TH ST STE 510
AUSTIN, TX 78705

RICHARDSON ALMA II LLC
ATTN JAMES DOBBIE
4401 N MESA ST
EL PASO, TX 79902

PILGRIMS PRIDE CORP
1770 PROMENTORY CIRCLE
GREELEY, CO 80634

STEIN JEAN L & KENNETH
41 CAMINO BOTANICA
SANTA FE, NM 87507

RAMBLER RD 800 1
% KENNETH STEIN
41 CAMINO BOTANICCA
SANTA FE, NM 87507

ICP 2 EMS LLC
ATTN: REUBEN BERMAN
11911 SAN VICENTE BLVD # 26
LOS ANGELES, CA 90049

ICP 3 EMS LLC
ATTN: REUBEN BERMAN
11911 SAN VICENTE BLVD # 26
LOS ANGELES, CA 90049

DI ASSETCO LLC
STE 500
400 N. EL SEGUNDO BLVD
EL SEGUNDO, CA 90245

SRC CAMPBELL GLEN OWNER L
898 N PACIFIC COAST HWY STE 50
EL SEGUNDO, CA 90245

TX CIRCLE 182 LLC
STE B
930 MANHATTAN BEACH STE B
MANHATTON, CA 90266

COLFIN COBALT I II OWNER LL
%COLFIN INDUSTRIAL HOLDINGS
2450 BROADWAY STE 600
SANTA MONICA, CA 90404

RHA JOSEPH
22054 MEYLER ST
TORRANCE, CA 90502

MI CASA HOLDING LTD
1330 OAK VIEW AVE
SAN MARINO, CA 91108

PS BUSINESS PARKS LP
% PPTY OPERATIONS CONTROLLE
701 WESTERN AVE
GLENDALE, CA 91201

ARLINGTON ACQUISITION CO
% DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221

PS TEXAS HOLDINGS LTD
% DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221

STORAGE TRUST PPTIES LP
DEPT PT TX 28121
PO BOX 25025
GLENDALE, CA 91221

DONG HANH
13927 MONTE VERDE DR
CHINO HILLS, CA 91709

ARAPAHO OFFICE PARTNES LP
2254 MOORE ST STE 102
SAN DIEGO, CA 92110

PINNACLE NORTH DALLAS LLC
DBA PINNACLE ND HOTEL LLC
8369 VICKERS ST STE 101
SAN DIEGO, CA 92111

SVN NOBBS FT DALLAS &
% HARKINSON INV CORP
18881 VON KARMAN AVE STE 80
IRVINE, CA 92612

FLTACQUIPORTCAMPUS LLC
2082 MICHELSON DR 4TH FLR
IRVINE, CA 92612

RIETSCH KURT W
17066 MARINABAY DR
HUNTINGTON BEACH, CA 92649

VANIAN MARY TRUSTEE
MARY VANIAN SURVIVORS TR
2060 VISTA CAJON
NEWPORT BEACH, CA 92660

IC INDUSTRIAL SIDECO LLC
66 FRANKLIN ST # 200
OAKLAND, CA 94607

31009 SAN ANTONIO REALTY LP
77 SEACAPE DR
SAUSALITO, CA 94965

DALLAS BUDDHIST ASSOCIATION
11082 BEL AIRE CT
CUPERTINO, CA 95014

RSC VISALIA FAMILY RANCH LL
450 WEST SANTA CLARA ST
SAN JOSE, CA 95113

QORVO TEXAS LLC
ATTN: TREASURY DEPT
7628 THORNDIKE RD
GREENSBORO, NC 274099421

LINDAN REAL ESTATE LP
105 N TRENTON ST
RUSTON, LA 712704321

DW PROPERTIES LP
931 SADDLEBROOK DR
ALLEN, TX 750027687

PEETO PEETO INC
13 EDGEFIELD LN
ALLEN, TX 750027756

JOHNSON JEROME M III& NICOL
2705 QUAIL RIDGE DR
CARROLLTON, TX 750064737

JURECKI STEFAN W & HANNA
3609 AQUA SPRINGS DR
PLANO, TX 750256914

REQUENEZ MINERVA
3841 MOSSWOOD DR
GARLAND, TX 750425356

LUONG KEN MY
683 E MUIRFIELD RD
GARLAND, TX 750445033

MULL JERRY C DBA
A MINI SELF STORAGE
1204 SPRUCE CT
PLANO, TX 750757347

LINN DAVID RANDALL
1131 EDITH CIR
RICHARDSON, TX 750802926

PROCTOR FAMILY LP
1725 JAY ELL DR
RICHARDSON, TX 750811835

ARAPAHO LAKESIDE LTD
1727 ANALOG DR
RICHARDSON, TX 750811944

COLLINS TECHNOLOGY PARK PAR
908 QUALITY WAY
RICHARDSON, TX 750812277

MULTI QUEST HOLDINGS INC
1111 COMMERCE DR
RICHARDSON, TX 750812308

C & P TMS GROUP LP P S
1201 INTERNATIONAL PKWY STE 1
RICHARDSON, TX 750812363

GARWELL LTD PARTNERSHIP
1198 N PLANO RD
RICHARDSON, TX 750812421

WILLIAMS JOYCE
1311 STARSHADOW DR
RICHARDSON, TX 750812549

NICHOLSON JOHN E
328 HILLSIDE AVE
RICHARDSON, TX 750812715

RW SCOTT LLC
907 N BOWSER RD
RICHARDSON, TX 750812823

FUERTE FIDEL
508 APOLLO RD
RICHARDSON, TX 750813404

ELIAS TAMALA JANE &
MARIO P ELIAS
514 APOLLO RD
RICHARDSON, TX 750813404

BRAMBLETT MEREDITH
519 ROYAL CREST DR
RICHARDSON, TX 750813420

DU JUAN &
WANG TAO
524 APOLLO RD
RICHARDSON, TX 750813427

TRAN NGUYEN
528 APOLLO RD
RICHARDSON, TX 750813427

BURKHALTER RACHEL
527 ROYAL CREST DR
RICHARDSON, TX 750813433

SWANSON WALTER CLAYTON &
LINDA K
317 MIDWAY CIR
RICHARDSON, TX 750813628

AGUILAR JOSE &
SILVIA GONZALEZ JAIMES DE
327 MIDWAY CIR
RICHARDSON, TX 750813628

WELLS JERRI D
901 MIDWAY DR
RICHARDSON, TX 750813630

GONZALES NORMA S
1107 MIDWAY DR
RICHARDSON, TX 750813634

SOSEBEE JACK RAY TRUST
112 OCEAN DR
RICHARDSON, TX 750813735

KHAN OMER
437 ROYAL CREST DR
RICHARDSON, TX 750816038

XIAO MING
PO BOX 850683
RICHARDSON, TX 750850683

BELSLEY OFFICE PARK
PO BOX 851025
RICHARDSON, TX 750851025

HAZZANI LLC
PO BOX 853057
RICHARDSON, TX 750853057

GMV MANAGEMENT INC
% KEY POINT MANAGEMENT IN
PO BOX 860512
PLANO, TX 750860512

LAURENCE MARY C KUEHLER & W
508 SAINT MARY ST
ROCKWALL, TX 750874010

RESIDENCES ON DUCK
CREEK TRAIL LTD
1400 PRESTON RD STE 400
PLANO, TX 750935189

AFS 1122 ALMA LTD
2808 FAIRMOUNT ST STE 100
DALLAS, TX 752017622

401 NORTH GROVE LP
11415 HILLCREST RD
DALLAS, TX 752303103

EZ STAR INC
10550 WALNUT ST
DALLAS, TX 752435346

1681 FIRMAN LTD
% JEFF HARKINSON PRES
4455 L B J FWY STE 812
DALLAS, TX 752445931

CAMPBELL GREENVILLE PS LTD
PO BOX 795743
DALLAS, TX 753795743

GREENVUE APARTMENTS LTD
1020 NE LOOP 410 STE 700
SAN ANTONIO, TX 782091220

DIGITAL PR DOROTHY LLC
PO BOX 82612
GOLETA, CA 931182612

SUGAR WAY TX LLC
2233 VINEYARD ST STE B
WAILUKU, HI 967931690

21 01 31 PARTNERS SPE2 LLC
128 S ROAD
STANFORDVILLE, NY 125816128

DOI STEVEN & DEBRA M
2315 FRIARS LN
LOS ALTOS, CA 940247430

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 641219335

TELECABLE OF RICHARDSON
TAX DEPT
PO BOX 7467
CHARLOTTE, NC 282417467

GLOVER EDWARD IV &
BONNIE GLOVER
1805 SAWMILL DR
ALLEN, TX 750028577

FRAZEE DAVID R &
BARBARA D FRAZEE
4962 SHORELINE DR
FRISCO, TX 750344058

RICHARDSON ISD
SUPERINTENDENT OF SCHOOLS
400 S GREENVILLE AVE
RICHARDSON, TEXAS 750814107

RICHARDSON ISD
MAINTENANCE & OPERATIONS
ATTN: MICHAEL LONGANECKER
400 S GREENVILLE AVE
RICHARDSON, TEXAS 750814107

ZF 19-25 Notice Mailing Labels