

# BISON TRACT PUD

## DEVELOPMENT PLAN

EXHIBIT “B”

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JANUARY 24, 2012

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## **Section 1.0**

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### **Ordinance**

The Development Plan is Exhibit B to the Bison Tract Planned Unit Development (PUD) Number 91 adopted by the City of Round Rock on \_\_\_\_\_, 2012.



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## Section 2.0

### Development Plan Overview

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The intent of the Development Plan is to create a clear and predictable design and development standards.

The Development Plan is organized into four principle sections, The Regulating Plan, The Frontage Types, The Street Types and Other Standards.

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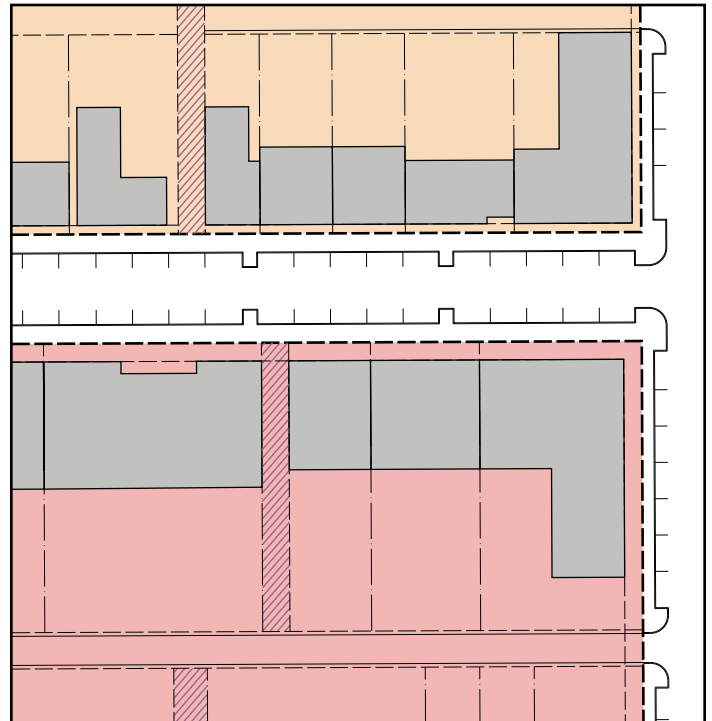
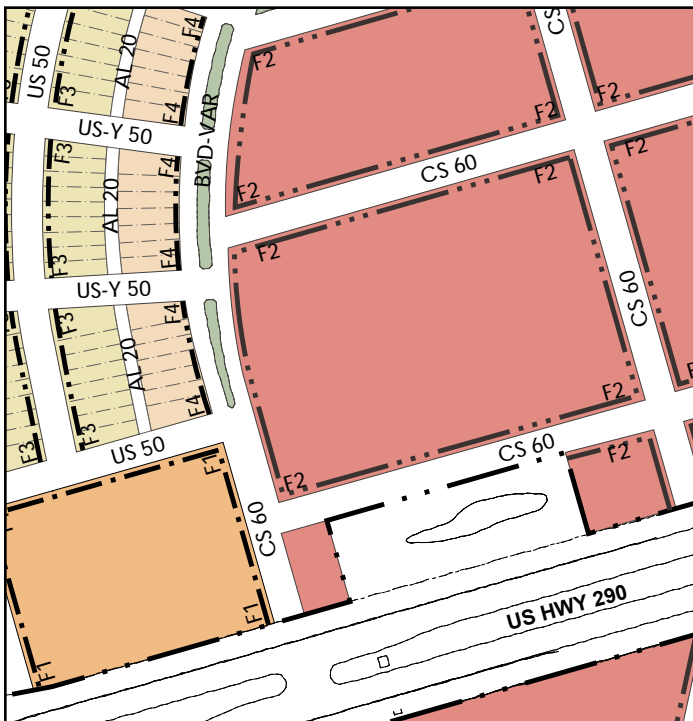
#### THE REGULATING PLAN

The Regulating Plan lays out the street grid, Frontage types, Street Types, Open Space, connections to existing and planned streets, and primary street frontages. Land uses are regulated in detail by Frontage Type. Refer to section 4.0.

The Regulating Plan also designates a Primary Street frontage, designating the required placement of buildings on a block.

#### THE FRONTAGE TYPES

The Frontage types take the place of typical zoning categories. Each Frontage type defines the required placement of buildings (build-to-line), the minimum and maximum height, parking standards, architectural standards, and allowable uses for the property.



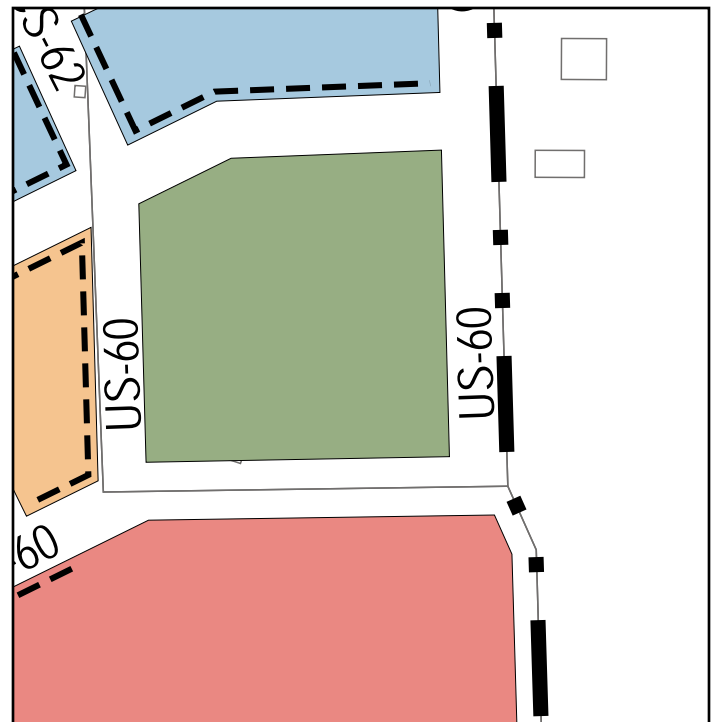
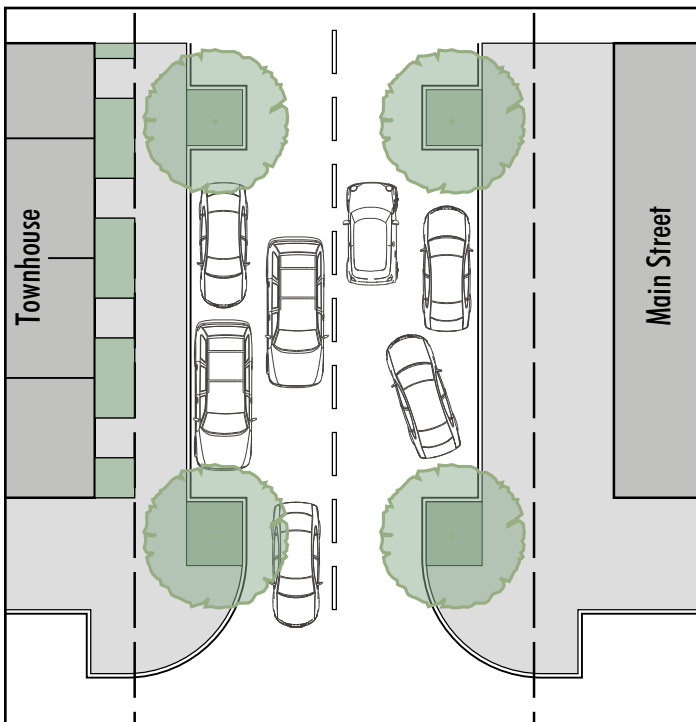
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## THE STREET TYPES

The Street Types set out according to the Regulating Plan, the physical parameters of each street including right-of-way and pavement width, design speed, parking, placement of street trees, etc.

## OTHER STANDARDS

Other Standards including Open Space, Landscape, Drainage and Signage are also included.



## Section 3.0

### Definitions

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For the purposes of this Development Code, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section. For terms not included in this section refer to the definitions in Section 465 of the City of Round Rock Code of Ordinances.

**Appurtenances:**

Spires, belfries, cupolas, water tanks, ventilators, chimneys or other building elements usually required to be placed above the roof level and not intended for human occupancy.

**Arcade:**

A Frontage Type generally accepted for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

**Block:**

The aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by thoroughfares.

**Build-to-Line (or “Setback”):**

The line within a property defining the maximum distance between a building and the adjacent street right of way line.

**Civic Space:**

An outdoor area dedicated for public use.

**Commercial:**

The term collectively defining workplace, Office, Retail, Service, Sales, Display and Lodging Functions.

**Design Speed:**

The velocity at which vehicles travel on a street or thoroughfare without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.

**Director:**

The Director of Planning and Development Services for the City of Round Rock.

**District:**

An area of land developed with similar, distinguishing characteristics or uses.

**Driveway:**

A vehicular lane within a lot.

**Effective Turning Radius:**

The measurement of the inside turning radius taking parked cars into account.

**Encroachment:**

Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

**Enfront:**

To place an element along a frontage line, as in “porches enfront the street”

**Facade:**

The exterior wall of a building that is set along a Primary frontage line.

**Live-Work:**

A mixed use building type consisting of a mix of Commercial and Residential functions. The Commercial function may be anywhere in the unit, but is typically located on the ground floor with Residential functions occupying the upper floors.

**Lodging/Hotel:**

A building or group of buildings used for transient lodging open to the general public, and that may provide additional services such as restaurants, meeting rooms, entertainment and recreational facilities. Such accommodations may offer suites, which include kitchen facilities, sitting rooms, and bedrooms.

**Lot Line:**

The boundary that legally and geometrically demarcates a Lot.

**Lot Width:**

The length of the principal frontage line of a lot.

**Mixed Use:**

The combination of functions within the same building through superimposition or adjacency, or multiple buildings within the same area by adjacency.

**Off-Street Parking:**

Vehicular parking outside the street right-of-way that have adequate drives, aisles, and turning and maneuvering areas for access and usability.

**On-Street Parking:**

Vehicular parking contained on the street pavement (public and private streets) located outside the primary travel way, which spaces shall be designated and located parallel or at an angle to the street center line.

**Open Space:**

A parcel or parcels of land or an area of water, or a combination of land and water, which may include floodplain and wetland areas, intended for the use of residents of the development area and, where designated, the community at large.

**Park:**

A Civic Space type that is a natural or landscaped area available for recreation.

**Plaza:**

A Civic Space type designed for private or public use and commercial activities in an urban setting, generally paved and spatially defined by building Frontages.

**Primary Frontage Line:**

Those lot lines that coincide with a public frontage and are occupied by building facades.

**Primary Street Frontage:**

A line shown on the Regulating Plan that indicates which streets are to be enfronted with building facades (Primary Streets).

**Principal Building:**

The main building on a Lot, usually located at the Primary Frontage Line.

**Public Frontage:**

The area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight.

**Regulating Plan:**

A Zoning Map or set of maps that regulates and controls the land uses, Street Types, Open Space, and primary frontages. Refer to Section 4.0 for the approved Regulating Plan.

**Residential:**

Premises available for long-term human habitation.

**Shared Parking Factor:**

An accounting for parking spaces that are available to more than one function.

**Story:**

A habitable level within a building, excluding an attic or raised basement.

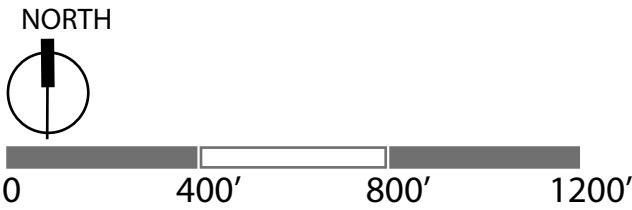


Section 4.0

The Regulating Plan

Legend

F1	Main Street	<div></div>	Section 5.1	Pg 14
F2	Business Park	<div></div>	Section 5.2	Pg 18
F3	Live/Work	<div></div>	Section 5.3	Pg 22
F4	Townhouse	<div></div>	Section 5.4	Pg 26
F5	Arterial Frontage	<div></div>	Section 5.5	Pg 28
OS	Open Space	<div></div>		Pg 41
CS-62	Commercial		Section 6.1	Pg 31
COL-62	Collector		Section 6.7	Pg 32
US-60	Urban Street		Section 6.3	Pg 33
US-50	Urban Street		Section 6.4	Pg 34
US1-50	Urban One-Way		Section 6.5	Pg 35
AL-20	Alley		Section 6.6	Pg 36
COL-68	Collector		Section 6.7	Pg 37
CA-20	Commercial Alley		Section 6.8	Pg 38
	Primary Street frontage	<div></div>	(All Frontage Types)	





## Section 5.0

### Summary of Frontage Types

Complete detailed requirements of Frontage Types can be found in Sections 5.1 through 5.5.

FRONTAGES	F1 (See Section F1) Main Street	F2 (See Section F2) Business Park	F3 (See Section F3) Live/Work
PERMITTED USES	Retail Sales and Service (30,000 SF max per tenant) Office/Research and Development Lodging/Hotel Multi-Family Residential Single Family Attached Residential	Retail Sales and Service (30,000 SF max per tenant) Office/ Research and Development Storage & Warehouse Manufacturing Lodging/Hotel	Limited Retail (<3,000 SF) Limited Office (<3,000 SF) Lodging/Hotel Multi-Family Residential Single Family Attached Residential
PERMITTED WITH CONDITIONS	Manufacturing (15,000 SF max per tenant)	Surface Parking Lot	None
PROHIBITED USES	Vehicle Sales Auto Service & Repair Auto Parts Sale Gas Stations Auto Body Painting and Repair Drive-Through Commercial Storage & Warehouse Single Family Detached Residential Sexually-Oriented Businesses	Vehicle Sales Auto Service & Repair Auto Parts Sale Gas Stations Auto Body Painting and Repair Drive-Through Commercial Single Family Detached Residential Sexually-Oriented Business	Same as F1 - Main Street
LOT WIDTH	30' min. 240' max (30' increments)	30' min. Maximum limited by block size (30' increments)	20' min. 90' max (10' increments)
LOT DEPTH	No Minimum Maximum limited by block size	No Minimum Maximum limited by block size	No Minimum Maximum limited by block size
BUILDING HEIGHT	2 stories or 25' minimum 15 stories maximum	2 stories or 25' minimum 5 stories maximum	2 stories minimum 5 stories maximum
SIDE SETBACK	None	None	None
BUILD-TO LINE	10' from property line (on designated primary frontage)	15' from property line (on designated primary frontage)	5' from property line (on designated primary frontage)
REAR SETBACK	None	None	None
PARKING RATIOS			
Retail	4 spaces per 1000 GSF	N/A	4 spaces per 1000 GSF
Office	3 spaces per 1000 GSF	3 spaces per 1000 GSF	3 spaces per 1000 GSF
Lodging/Hotel	1 space per Room	1 space per Room	1 space per Room
Residential	1.5 spaces per Unit	N/A	1.5 spaces per Unit
Manufacturing	1.0 spaces per 600 GSF	1.0 spaces per 600 GSF	N/A
Warehouse/Storage	N/A	1.0 spaces per 1,000 GSF	N/A



<b>FRONTAGES</b>	<b>F4 (See Section F4) Townhouse</b>	<b>F5 (See Section F5) Arterial Frontage</b>
<b>PERMITTED USES</b>	Single Family Attached Residential Limited Lodging/Hotel	Retail Sales and Service (30,000 SF max per tenant) Office Lodging/Hotel Multi-Family Residential Single Family Attached Residential Research and Development Drive Through Retail
<b>PERMITTED WITH CONDITIONS</b>	None	Manufacturing (15,000 SF max per tenant)
<b>PROHIBITED USES</b>	Same as F1 - Main Street Plus: Retail Office Manufacturing	Vehicle Sales Auto Service & Repair Auto Parts Sale Gas Stations Auto Body Painting & Repair Storage & Warehouse Single Family Detached Residential Sexually-Oriented Business
<b>LOT WIDTH</b>	20' min. 30' max (5' increments)	30' min. 240' max (30' increments)
<b>LOT DEPTH</b>	80' min. 150' max.	No Minimum Maximum limited by block size
<b>BUILDING HEIGHT</b>	2 stories minimum 3 stories maximum	No Minimum 5 stories maximum
<b>SIDE SETBACK</b>	None	None
<b>BUILD-TO LINE</b>	10' from property line (on designated primary frontage)	10' from property line (on designated primary frontage)
<b>REAR SETBACK</b>	5' from Alley	None
<b>PARKING RATIOS</b>		
<b>Retail</b>	N/A	4 spaces per 1000 GSF
<b>Office</b>	N/A	3 spaces per 1000 GSF
<b>Hotel</b>	1 space per Room	1 space per Room
<b>Residential</b>	2 spaces per Primary Unit	1.5 spaces per Unit
<b>Manufacturing</b>	N/A	Negotiated by Use
<b>Warehouse/Storage</b>	N/A	N/A

## Section 5.1

### Frontage Type F1 : Main Street

Refer to figure 5.1.a

#### 5.1.1 DEVELOPMENT REGULATIONS

##### 5.1.1.1 BUILDING PLACEMENT

A) Build-to Line:

A 10' setback from the front property line (along the Primary Frontage

- 1) Primary building facade shall be constructed along a minimum of 80% of the total length of the Build-to-Line.

B) Rear and side setbacks:

Not required

C) Encroachment:

Arcades and corner towers with occupied or unoccupied space may encroach beyond the Build-to Line to the Property Line. No corner tower shall have more than 300 SF enclosed on the ground floor encroaching beyond the Build-to line.

D) Pedestrian Passageways:

A pedestrian passageway shall be provided at the ground level providing access to the rear parking area from the Right-of-Way.

- 1) At final plat, a minimum of one 15' wide pedestrian passageway shall be platted as an easement mid-block, continuous through the depth of the block. No structures shall be built on the easement, but a structure may be built above.

E) Covered sidewalks:

Covered sidewalks shall be constructed along a minimum of 100% of ground floor retail and office frontages. Covered sidewalks may be provided as shop front, galleries or arcades (see Covered Sidewalk types 5.1.4).

- 1) Covered sidewalks and associated structures may encroach beyond the build-to-line up to the property line. Occupied space may be constructed above the covered sidewalk and may also encroach beyond the build-to-line up to the property line.
- 2) Building facades with a covered sidewalk may be constructed a maximum of 3' behind the build-to-line.
- 3) Arcades shall be constructed to provide a minimum of 8' clear walkway between vertical supports and building facade.

F) 1st Floor Elevation:

The finish floor elevation of all first floor uses shall be at grade with street sidewalks. All other uses shall be made accessible to disabled persons as required by Americans With Disabilities Act and Texas Accessibility Standards.

G) Minimum and Maximum Building Height:

The maximum building height shall be 15 stories. Buildings shall be a minimum of two stories in height at the primary building facade.

##### 5.1.1.2 PARKING

A) On-site parking is allowed only at the rear of the building or along a Non-Primary frontage.

- 1) On-site surface parking shall be screened from the public street with a double row of street trees at 30' on-center (rows 15' apart with staggered tree placement) and a 5' high masonry wall, set back 15' from the property line.

B) On-Street Parking in front of building may be used to satisfy minimum parking requirements (see Use Standards below)

C) Shared Parking Standards:

Shared parking standards may replace conventional parking requirements outlined in Use Standards below. Minimum parking requirements may be reduced by 15% percent if shared parking lots serve more than a single use (e.g. Restaurants and Office)

- 1) Parking may be shared between separately owned parcels through a shared parking agreement and platted parking access easements.

D) Parking spaces provided shall not exceed the minimum parking requirements outlined in the Use Standards by more than 15% or a maximum of two spaces per residential unit.

E) Parking Garages

Structured parking accommodates higher density development and is allowed. Parking structures shall meet architectural standards for each frontage type.

- 1) Parking garages shall not front on a Primary Frontage

##### 5.1.1.3 LOT CONFIGURATION

- A) Lot lines shall be established at final plat.

#### 5.1.2 USE STANDARDS

##### 5.1.2.1 RETAIL

A) Defined Retail Use:

Retail uses include commercial enterprises established for the sales of goods and services including shops, entertainment establishments, banking, restaurants, and hotel lobbies and eateries.

- 1) No single retail space shall exceed 30,000 SF per floor.
- 2) Retail uses shall provide parking at 4 spaces per 1,000 gross square feet.

##### 5.1.2.2 OFFICE/RESEARCH AND DEVELOPMENT

A) Office Uses Defined:

Office uses are those associated with buildings occupied for the transaction of business, excluding retail and manufacturing.

- 1) Office uses shall provide parking at three spaces per

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1,000 gross square feet (no maximum square footage)  
2) Research and Development uses shall be limited to those activities found in space used for product development, including the construction and testing of prototypes. Lab space with hazardous, flammable or noxious odors are prohibited. The manufacture, fabrication or on-site retail sale of products is prohibited.

### **5.1.2.3 LODGING/HOTEL**

#### **A) Hotel Uses Defined:**

Hotel uses are those associated with buildings occupied for short-term human habitation.

- 1) Hotel uses shall provide 1 parking space per lodging unit. (no maximum number of units)

### **5.1.2.4 RESIDENTIAL (Single family Attached and Multi-Family)**

#### **A) Residential Uses Defined:**

Residential uses are those associated with buildings occupied for the purpose of long term human habitation, excluding lodging.

- 1) Residential uses shall provide designated parking at 1.5 spaces per dwelling unit. (no maximum density)
- 2) Residential parking spaces may not be used in shared parking calculations.
- 3) Residential units may be stacked, attached (side-to-side), owned or rented.
- 4) Single family detached residential is prohibited.

### **5.1.2.5 PERMITTED WITH CONDITIONS**

#### **A) Conditional Uses Defined:**

The following conditional uses are allowed in F1 if all conditions listed below are met:

- 1) Limited Manufacturing:
  - a) No single manufacturing occupied building space shall exceed 15,000 SF.
  - b) All rear service yards and visible materials must be screened by a solid masonry wall 6-8 ft. tall.
  - c) The parking requirement shall be one space per 600 gross square feet.
  - d) Screens shall match adjacent architecture.

### **5.1.2.6 PROHIBITED USES**

- A) See prohibited use table in Section 5.0

## **5.1.3 ARCHITECTURAL STANDARDS**

### **5.1.3.1 DESIGN STANDARDS**

All architectural design shall include materials found in the Central Texas region.

#### **A) Building massing and facades:**

No single building plane shall exceed 90' in length along the primary Build-to-Line; change in massing or materials shall

constitute a change in plane.

#### **B) Exterior walls:**

All exterior-building walls shall be finished in brick, native Texas stone, cast stone, stucco, or cementations fiber board. Exterior insulation finishing system (E.I.F.S.) may be used above the first story or a minimum of 12' above grade, whichever is lower. Galvanized, weathered, or anodized metal paneling is permitted, but may be used on no more than 50% of exterior elevations.

#### **C) Change in materials:**

Shall occur along a horizontal line (with the heavier material at the bottom), or at the joint along an inside corner. Facades shall include no more than three major materials.

#### **D) Awnings and canopies:**

Shall be made of sheet metal, canvas or acrylic fabric. Plastic or vinyl awnings are not permitted. Trellises and sun shading devices are permitted and shall be made of wood or metal.

#### **E) Signage: refer to signage standards (Section 12.0)**

#### **F) Bicycle racks:**

One bicycle rack shall be provided per 10,000 square feet of occupied building area.

#### **G) Roofs:**

##### **1) Pitched roofs:**

Pitched roofs may be fabricated of painted or galvanized metal, clay or concrete tile. No composition shingles are permitted. Pitched roofs shall be symmetrical gable, hip, or barrel vault with a pitch no less than 3/12. Porch and arcade roofs may be 2/12 minimum pitch. Mansard roofs are not permitted.

2) Flat roofs shall be enclosed by parapets of sufficient height to scree roof-top equipment.

3) Roof penetrations and rooftop mechanical systems shall be screened or setback from view at ground level.

##### **H) Glazing (Glass)**

Glazed openings shall be at least 40 percent of the first floor wall surface along a build-to line. The first floor shall extend from finished grade to the higher elevation of the interior first floor ceiling or the bottom of the canopy, balcony or arcade required in this section. Glazing shall not exceed 80 percent. Glazing on all upper floors shall be at least 25 percent of the wall surface along the build-to line.

1) Glazing shall be commercial grade painted wood, aluminum, or steel.

2) Glazing on all first floors shall be clear. Low emissivity glass shall qualify as clear. No reflective or spandrel glass is permitted at any level.

3) Window openings shall be vertical or square in proportion.

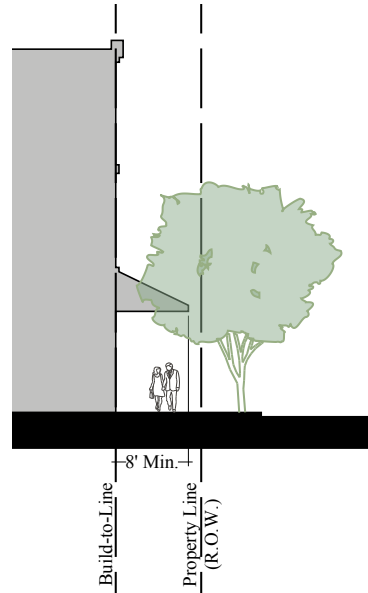
## Section 5.1

### Frontage Type F1 : Main Street

#### 5.1.4 COVERED SIDEWALK TYPES

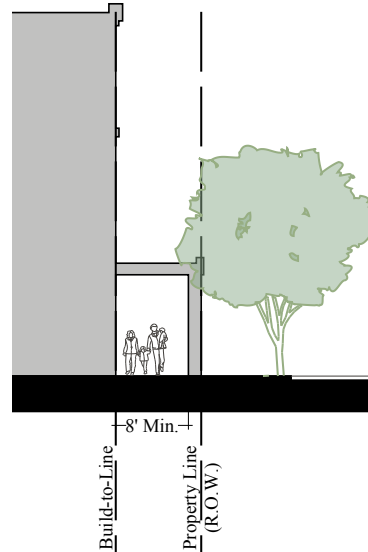
##### 5.1.4.1 SHOPFRONT FACADE

A) The Facade is aligned at the Build-to-Line with the building entrance at sidewalk grade. It has glazing that meets frontage type requirements on the Sidewalk level, and an awning that should overlap the Sidewalk to within two feet of the curb or a minimum of eight feet in depth.



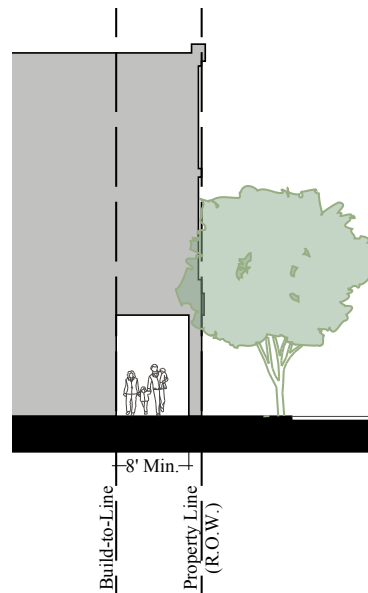
##### 5.1.4.2 BALCONY OR GALLERY FACADE

A) The Facade is aligned at the Build-to-Line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. The sidewalk between the face of building and the inside of any vertical supports shall be no less than eight feet clear.



##### 5.1.4.3 ARCADE FACADE

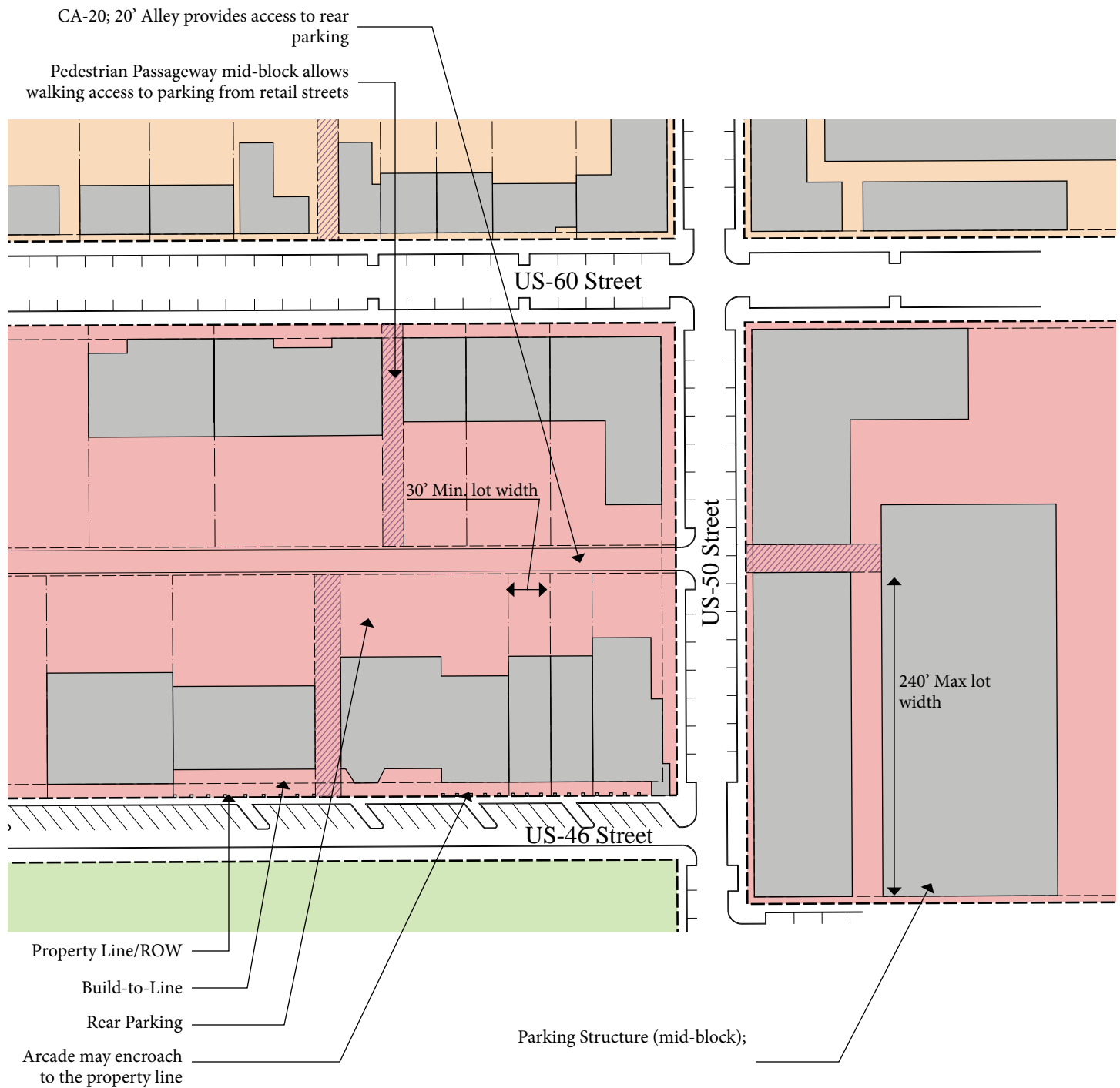
A) A colonnade supporting conditioned, usable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Build-to-Line. The sidewalk between the face of building and the inside of any vertical supports shall be no less than eight feet clear.



## Section 5.1

### Frontage Type F1 : Main Street

Figure 5.1a: Main Street Frontage typical block pattern



## Section 5.2

### Frontage Type F2 : Business Park

Refer to figure 5.2.a

#### 5.2.1 DEVELOPMENT REGULATIONS

##### 5.2.1.1 BUILDING PLACEMENT

A) Build-to Line:

A 15' setback from the front property line

- 1) Primary building facade shall be constructed along a minimum of 80% of the total length of the Build-to-Line.

B) Rear and side setbacks:

Not required

C) Encroachment:

Arcades and corner towers with occupied or unoccupied space may encroach beyond the Build-to Line to the Property Line. No corner tower shall have more than 300 SF on the ground floor encroaching beyond the Build-to line.

D) Pedestrian Passageways:

- 1) Not required

E) Covered sidewalks:

- 1) Not required

F) 1st Floor Elevation:

The finish floor elevation of all first floor retail uses shall be at grade with street sidewalks. All other uses shall be made accessible to disabled persons as required by Americans With Disabilities Act and Texas Accessibility Standards.

G) Minimum and Maximum Building Height:

The maximum building height shall be five stories. Buildings shall be a minimum of two stories or 25' in height at the primary building facade.

##### 5.2.1.2 PARKING

A) On-site parking is allowed only at the rear of the building or along a Non-Primary frontage.

- 1) On-site surface parking shall be screened from the public street with a double row of street trees at 30' on-center (rows 15' apart with staggered tree placement) and a 5' high masonry wall, set back 15' from the property line.

B) On-Street Parking in front of building may be used to satisfy minimum parking requirements (see Use Standards below)

C) Shared Parking Standards:

Shared parking standards may replace conventional parking requirements outlined in Use Standards below. Minimum parking requirements may be reduced by 15% percent if shared parking lots serve more than a single use (e.g. Restaurants and Office)

- 1) Parking may be shared between separately owned parcels through a shared parking agreement and platted parking

access easements.

D) Parking spaces provided shall not exceed the minimum parking requirements outlined in the Use Standards by more than 15%.

E) Parking Garages

Structured parking accommodates higher density development and is allowed. Parking structures shall meet architectural standards for each frontage type.

- 1) Parking garages shall not front on a Primary Frontage

##### 5.1.1.3 LOT CONFIGURATION

A) Lot lines shall be established at final plat.

#### 5.2.2 USE STANDARDS

##### 5.2.2.1 RETAIL

A) Defined Retail Use:

Retail uses include commercial enterprises established for the sales of goods and services including shops, entertainment establishments, banking, restaurants, and hotel lobbies and eateries.

- 1) No single retail space shall exceed 30,000 SF per floor.
- 2) Retail uses shall provide parking at 4 spaces per 1,000 gross square feet.

##### 5.2.2.2 STORAGE AND WAREHOUSE

A) Storage and Warehouse Uses Defined:

Storage and Warehouse uses include any long-term or short-term storage, inventory, distribution, or stockpiling of goods or materials within a structure of any scale. This excludes recycling, junk, or trash collection or processing.

- 1) Storage and Warehouse parking requirement shall be on space per 1,000 gross square feet.

##### 5.2.2.2 MANUFACTURING

A) Manufacturing Uses Defined:

Manufacturing uses involve the fabrication, assembly, disassembly, or creation of goods or components within a structure. This excludes heavily polluting or noxious manufacturing facilities as defined by the director of planning.

- 1) Manufacturing facility parking shall be one space per 600 gross square feet unless otherwise negotiated.

##### 5.2.2.2 OFFICE/RESEARCH AND DEVELOPMENT

A) Office Uses Defined:

Office uses are those associated with buildings occupied for the transaction of business, excluding retail and manufacturing.

- 1) Office uses shall provide parking at 3 spaces per 1,000 gross square feet (no maximum square footage)
- 2) Research and Development uses shall be limited to those

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activities found in space used for product development, including the construction and testing of prototypes. Lab space with hazardous, flammable or noxious odors are prohibited. The manufacture, fabrication or on-site retail sale of products is prohibited.

### **5.2.2.3 LODGING/HOTEL**

#### **A) Hotel Uses Defined:**

Hotel uses are those associated with buildings occupied for short-term human habitation.

- 1) Hotel uses shall provide 1 parking space per lodging unit. (no maximum number of units)

### **5.2.2.4 PERMITTED WITH CONDITIONS**

#### **A) Conditional Uses Defined:**

The following conditional uses are allowed in F2 if all conditions listed below are met:

- 1) On-Site Surface Parking:
  - a) Parking may occupy a street frontage adjacent to a constructed building or on undeveloped blocks or parcels.
  - b) On-Site Surface Parking may not be located in front of a building constructed on the same block or parcel.
  - c) Screening of parking meets requirements outlined in 5.2.1.2-A

### **5.2.2.6 PROHIBITED USES**

- A) See prohibited use table in Section 5.0

## **5.2.3 ARCHITECTURAL STANDARDS**

### **5.2.3.1 DESIGN STANDARDS**

All architectural design shall include materials found in the Central Texas region.

#### **A) Building massing and facades:**

No single building plane shall exceed 120' in length along the primary Build-to-Line; change in massing or materials shall constitute a change in plane.

#### **B) Exterior walls:**

All exterior-building walls shall be finished in brick, native Texas stone, cast stone, stucco or cementations fiber board. Exterior insulation finishing system (E.I.F.S.) may be used above the first story or a minimum of 12' above grade, whichever is lower. Galvanized, weathered, or anodized metal paneling is permitted, but may be used on no more than 70% of exterior elevations.

#### **C) Change in materials:**

Shall occur along a horizontal line (with the heavier material at the bottom), or at the joint along an inside corner. Facades shall include no more than three major materials.

#### **D) Awnings and canopies:**

Shall be made of sheet metal, canvas or acrylic fabric. Plastic or vinyl awnings are not permitted. Trellises and sun shading devices are permitted and shall be made of wood or metal.

#### **E) Signage: refer to signage standards (Section 12.0)**

#### **F) Bicycle racks:**

One bicycle rack shall be provided per 10,000 square feet of occupied building area.

#### **G) Roofs:**

##### **1) Pitched roofs:**

Pitched roofs may be fabricated of painted or galvanized metal, clay or concrete tile. No composition shingles are permitted. Pitched roofs shall be symmetrical gable, hip, or barrel vault with a pitch no less than 3/12. Porch and arcade roofs may be 2/12 minimum pitch. Mansard roofs are not permitted.

2) Flat roofs shall be enclosed by parapets of sufficient height to scree roof-top equipment.

3) Roof penetrations and rooftop mechanical systems shall be screened or setback from view at ground level.

#### **H) Glazing (Glass)**

Glazed openings shall be at least 25 percent of the first floor wall surface along a build-to line. The first floor shall extend from finished grade to the higher elevation of the interior first floor ceiling or the bottom of the canopy, balcony or arcade required in this section. Glazing shall not exceed 80 percent. Glazing on all upper floors shall be at least 15 percent of the wall surface along the build-to line.

1) Glazing shall be commercial grade painted wood, aluminum, or steel.

2) Glazing on all first floors shall be clear. Low emissivity glass shall qualify as clear. No reflective or spandrel glass is permitted at any level.

3) Window openings shall be vertical or square in proportion.

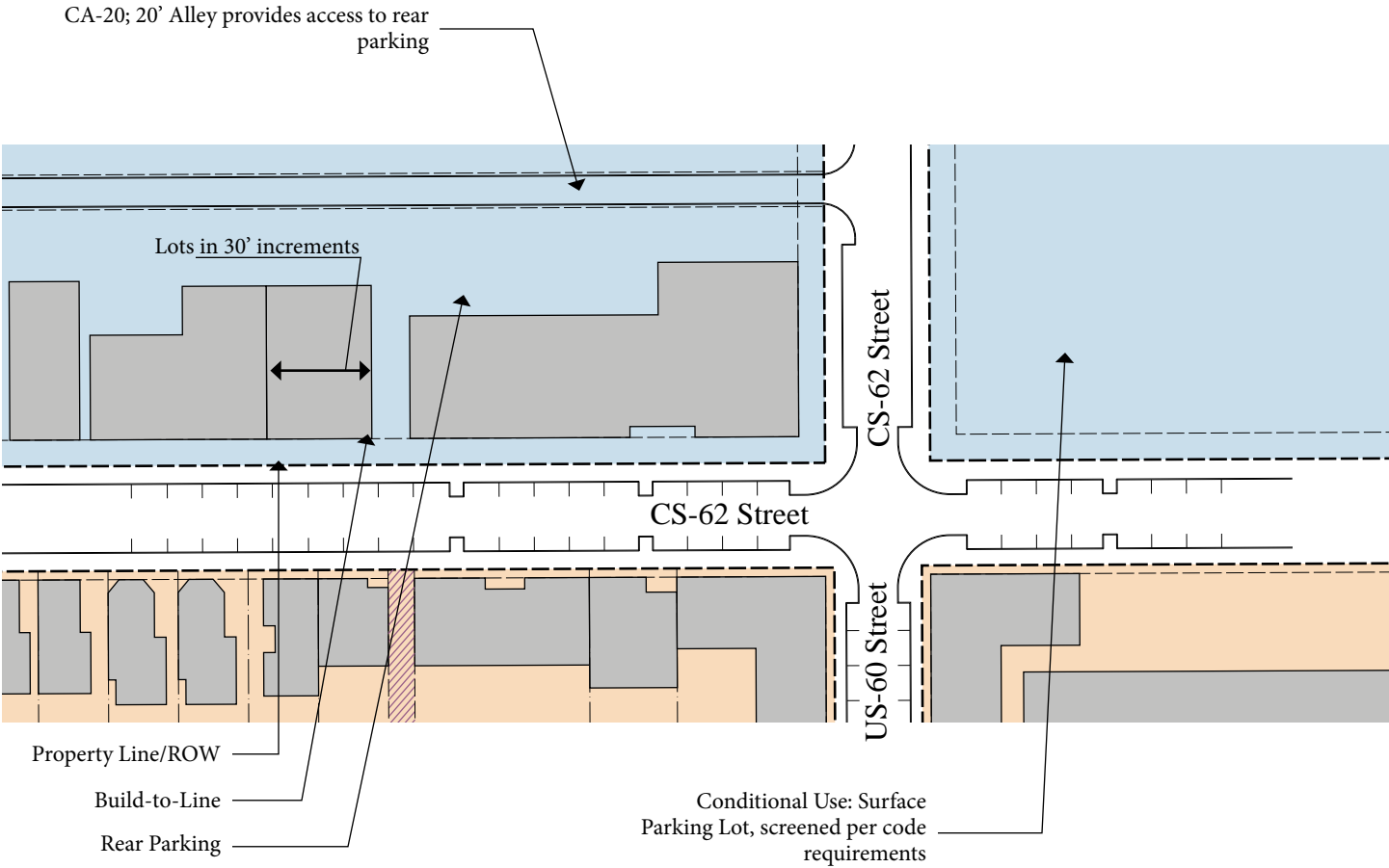




# Section 5.2

## Frontage Type F2 : Business Park

Figure 5.2a: Business Park Frontage typical block pattern



## Section 5.3

### Frontage Type F3 : Live/Work

Refer to figure 5.3.a

#### 5.3.1 DEVELOPMENT REGULATIONS

##### 5.3.1.1 BUILDING PLACEMENT

A) Build-to Line:

A 5' setback from the front property line

- 1) Primary building facade shall be constructed along a minimum of 80% of the total length of the Build-to-Line.

B) Rear and side setbacks:

Not required

C) Encroachment:

Arcades and corner towers with occupied or unoccupied space may encroach beyond the Build-to Line to the Property Line. No corner tower shall have more than 300 SF on the ground floor encroaching beyond the Build-to line.

D) Pedestrian Passageways:

A pedestrian passageway shall be provided at the ground level providing access to the rear parking area from the Right-of-Way.

- 1) At final plat a minimum of one 15' wide pedestrian passageway shall be platted as an easement mid-block, continuous through the depth of the block. No structures shall be built on or above the easement.

E) Covered sidewalks:

Covered sidewalks shall be constructed along a minimum of 100% of ground floor retail and office frontages. Covered sidewalks may be provided as shopfronts, galleries or arcades (see Covered Sidewalk Facade Types 5.3.4).

- 1) Covered sidewalks and associated structures may encroach beyond the build-to-line up to the property line. Occupied space may be constructed above the covered sidewalk and may also encroach beyond the build-to-line up to the property line.
- 2) Building facades with a covered sidewalk may be constructed a maximum of 3' behind the build-to-line.
- 3) Arcades shall be constructed to provide a minimum of 8' clear walkway between vertical supports and building facade.

F) 1st Floor Elevation:

The finish floor elevation of all first floor retail uses shall be at grade with street sidewalks. All other uses shall be made accessible to disabled persons as required by Americans With Disabilities Act and Texas Accessibility Standards.

G) Minimum and Maximum Building Height:

The maximum building height shall be five stories. Buildings shall be a minimum of two stories in height at the primary building facade.

##### 5.3.1.2 PARKING

A) On-site parking is allowed only at the rear of the building or along a Non-Primary frontage.

- 1) On-site surface parking shall be screened from the public street with a double row of 4 inch caliper street trees at 30' on-center (rows 15' apart with staggered tree placement) and a 5' high masonry wall, set back 15' from the property line.

B) On-Street Parking in front of building may be used to satisfy minimum parking requirements (see Use Standards below)

C) Shared Parking Standards:

Shared parking standards may replace conventional parking requirements outlined in Use Standards below. Minimum parking requirements may be reduced by 15% percent if shared parking lots serve more than a single use (e.g. Restaurants and Office)

- 1) Parking may be shared between separately owned parcels through a shared parking agreement and platted parking access easements.

D) Parking spaces provided shall not exceed the minimum parking requirements outlined in the Use Standards by more than 15% or a maximum of 2 spaces per residential unit.

E) Parking Garages

Structured parking accommodates higher density development and is allowed. Parking structures shall meet architectural standards for each frontage type.

- 1) Parking garages shall not front on a Primary Frontage

##### 5.3.1.3 LOT CONFIGURATION

A) Lot lines shall be established at final plat on a block-by-block basis.

#### 5.3.2 USE STANDARDS

##### 5.3.2.1 RETAIL (Limited)

A) Defined Retail Use:

Retail uses include commercial enterprises established for the sales of goods and services including shops, entertainment establishments, banking, restaurants, and hotel lobbies and eateries.

- 1) *No single retail space shall exceed 3,000 SF.*

- 2) Retail uses shall provide parking at 4 spaces per 1,000 gross square feet.

##### 5.3.2.2 OFFICE (Limited)

A) Office Uses Defined:

Office uses are those associated with buildings occupied for the transaction of business, excluding retail and manufacturing.

---

1) Office uses shall provide parking at 3 spaces per 1,000 gross square feet.

2) *No single office space shall exceed 3000 SF.*

### **5.3.2.3 LODGING/HOTEL**

A) Hotel Uses Defined:

Hotel uses are those associated with buildings occupied for short-term human habitation.

1) Hotel uses shall provide 1 parking space per lodging unit. (no maximum number of units)

2) No single Hotel shall exceed 25 rooms in the F3 Live/Work district.

### **5.3.2.4 RESIDENTIAL**

A) Residential Uses Defined: Single Family Attached and Multi-Family)

Residential uses are those associated with buildings occupied for the purpose of long term human habitation, excluding lodging.

1) Residential uses shall provide designated parking at 1.5 spaces per dwelling unit. (no maximum density)

2) Residential parking spaces may not be used in shared parking calculations.

3) Residential units may be stacked, attached (side-to-side), owned or rented.

4) Single family detached residential is prohibited.

### **5.3.2.5 PERMITTED WITH CONDITIONS**

A) Conditional Uses Defined:

The following conditional uses are allowed in F3 if all conditions listed below are met:

1) Limited Manufacturing:

a) No single manufacturing occupied building space shall exceed 2,500 SF.

b) All rear service yards and visible materials must be screened by a solid masonry wall six to eight feet tall.

c) Screens shall match adjacent architecture.

d) The parking requirement shall be one space per 600 gross square feet.

### **5.3.2.6 PROHIBITED USES**

A) See prohibited use table in Section 5.0

## **5.3.3 ARCHITECTURAL STANDARDS**

### **5.3.3.1 DESIGN STANDARDS**

All architectural design shall include materials found in the Central Texas region.

A) Building massing and facades:

No single building plane shall exceed 60 feet in length along the primary Build-to-Line; change in massing or materials shall constitute a change in plane.

B) Exterior walls:

All exterior-building walls shall be finished in brick, native Texas stone, cast stone, stucco or cementations fiber board. Exterior insulation finishing system (E.I.F.S.) may be used above the first story or a minimum of 12' above grade, whichever is lower. Galvanized, weathered, or anodized metal paneling is permitted, but may be used on no more than 30% of exterior elevations.

C) Change in materials:

Shall occur along a horizontal line (with the heavier material at the bottom), or at the joint along an inside corner. Facades shall include no more than three major materials.

D) Awnings and canopies:

Shall be made of sheet metal, canvas or acrylic fabric. Plastic or vinyl awnings are not permitted. Trellises and sun shading devices are permitted and shall be made of wood or metal.

E) Signage: refer to signage standards (Section 12.0)

F) Bicycle racks:

One bicycle rack shall be provided per 10,000 square feet of occupied commercial building area or one space per two residential units

G) Roofs:

1) Pitched roofs:

Pitched roofs may be fabricated of painted or galvanized metal, clay or concrete tile. No composition shingles are permitted. Pitched roofs shall be symmetrical gable, hip, or barrel vault with a pitch no less than 3/12. Porch and arcade roofs may be 2/12 minimum pitch. Mansard roofs are not permitted.

2) Flat roofs shall be enclosed by parapets of sufficient height to screen roof-top equipment.

3) Roof penetrations and rooftop mechanical systems shall be screened or setback from view at ground level.

H) Glazing (Glass)

Glazed openings shall be at least 25 percent of the first floor wall surface along a build-to line. The first floor shall extend from finished grade to the higher elevation of the interior first floor ceiling or the bottom of the canopy, balcony or arcade required in this section. Glazing shall not exceed 80 percent. Glazing on all upper floors shall be at least 25 percent of the wall surface along the build-to line.

1) Glazing shall be commercial grade painted wood, aluminum, or steel.

2) Glazing on all first floors shall be clear. Low emissivity glass shall qualify as clear. No reflective or spandrel glass is permitted at any level.

3) Window openings shall be vertical or square in proportion.

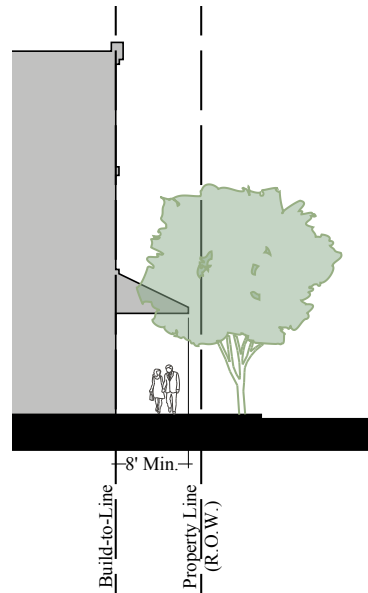
## Section 5.3

### Frontage Type F3 : Live/Work

#### 5.3.4 FACADE TYPES

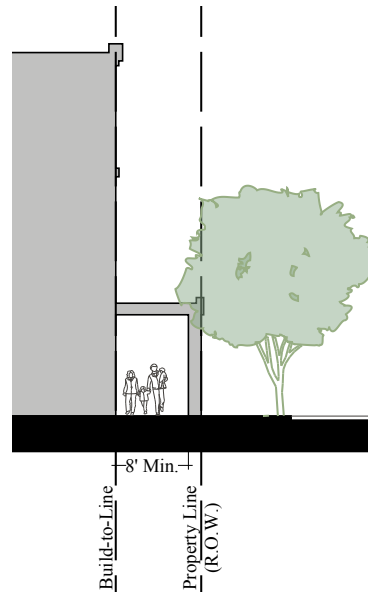
##### 5.3.4.1 SHOPFRONT FACADE

A) The Facade is aligned at the Build-to-Line with the building entrance at Sidewalk grade. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within two feet of the curb or a minimum of eight feet in depth.



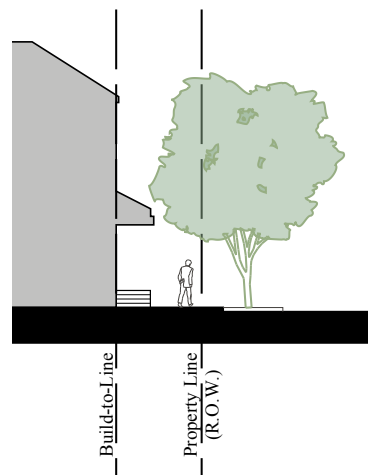
##### 5.3.4.2 BALCONY OR GALLERY FACADE

A) The Facade is aligned at the Build-to-Line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. The walking space between the face of building and the inside of any vertical supports shall be no less than eight feet clear.



##### 5.3.4.3 STOOP FACADE

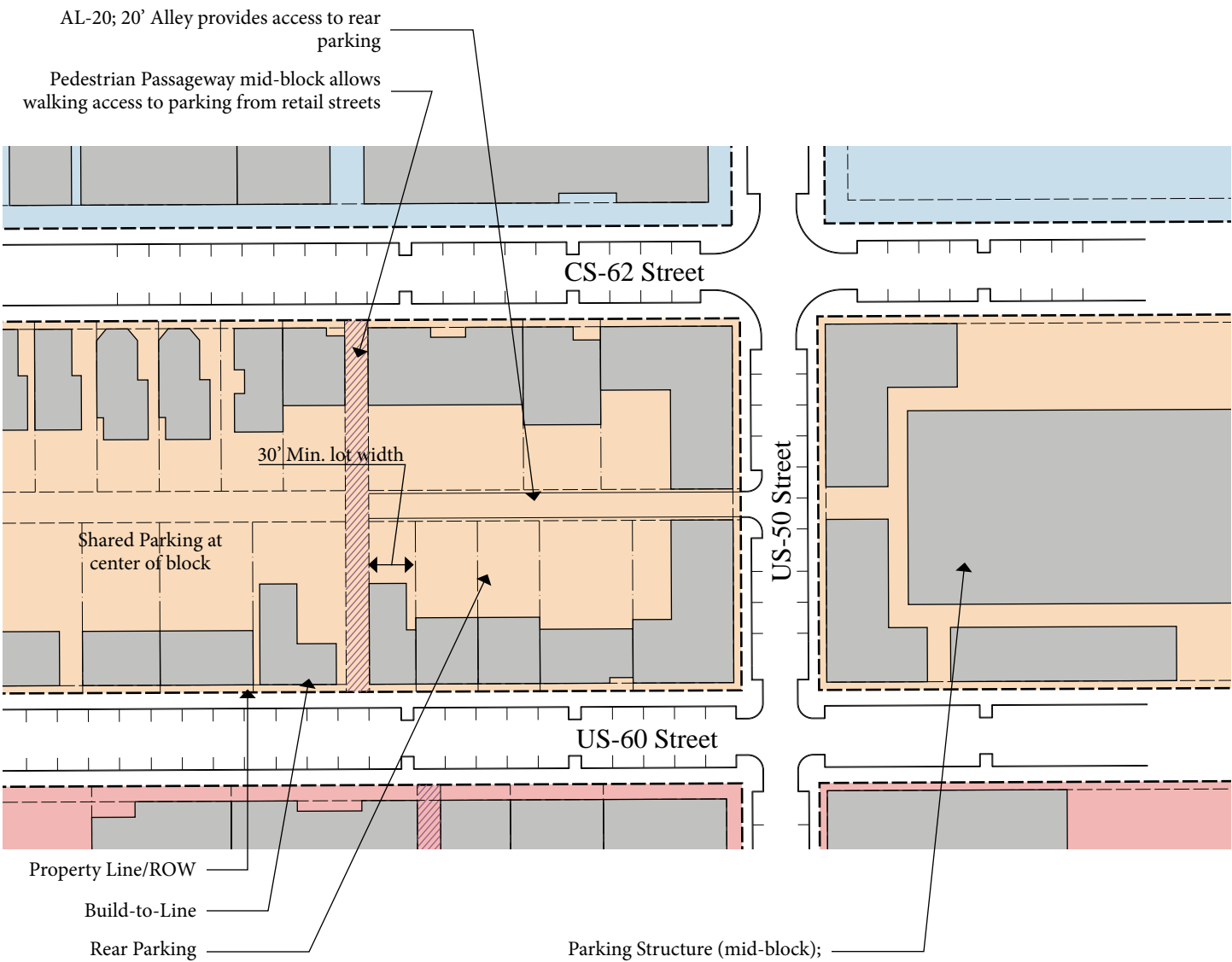
A) The Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.



# Section 5.3

## Frontage Type F3 : Live/Work

Figure 5.3a: Live/Work Frontage typical block pattern



## Section 5.4

### Frontage Type F4 : Townhouse

Refer to figure 5.4.a

#### 5.4.1 DEVELOPMENT REGULATIONS

##### 5.4.1.1 BUILDING PLACEMENT

A) Build-to Line:

A 5' setback from the front property line

- 1) Primary building facade shall be constructed along a minimum of 50% of the total length of the Build-to-Line.

B) Rear and side setbacks:

- 1) 5' Rear setback adjacent to alleys; no side setback

C) Encroachment:

Arcades and corner towers with occupied or unoccupied space may encroach beyond the Build-to Line to the Property Line. No corner tower shall have more than 300 SF on the ground floor encroaching beyond the Build-to line.

D) Pedestrian Passageways:

- 1) Not required

FE) Covered sidewalks:

- 1) Not required

F) 1st Floor Elevation:

The finish floor elevation of the first level shall be at grade with street sidewalk or made accessible to disabled persons in compliance with the Americans With Disabilities Act and Texas accessibility standards.

G) Minimum and Maximum Building Height:

The maximum building height shall be three stories. Buildings shall be a minimum of two stories in height at the primary building facade.

##### 5.4.1.2 PARKING

A) On-site parking is allowed only at the rear of the building.

B) On-Street Parking in front of building may be used to satisfy minimum parking requirements (see Use Standards below)

C) Shared Parking Standards

- 1) Shared parking standards do not apply within the F4: Townhouse district.

D) Parking spaces provided shall not exceed the minimum parking requirements outlined in the Use Standards by more than 15% or a maximum of 2 spaces per residential unit.

E) Parking Garages

- 1) Not permitted

##### 5.1.1.3 LOT CONFIGURATION

A) Lot lines shall be established at final plat and shall follow the guidelines below:

- 1) Lots shall be a minimum of 20' wide, a maximum of 30' wide, and shall be platted in 5' width increments except for irregular and corner lots.
- 2) Lots shall be a minimum of 80' in depth and a maximum of 150' in depth.

#### 5.4.2 USE STANDARDS

##### 5.4.2.1 LODGING/HOTEL (LIMITED)

A) Hotel Uses Defined:

Hotel uses are those associated with buildings occupied for short-term human habitation.

- 1) Hotel uses shall provide one parking space per lodging unit. *No single hotel shall exceed four units in the F4 Townhouse District.*

##### 5.4.2.2 RESIDENTIAL

A) Residential Uses Defined: (Single Family Attached and Multi-Family)

Residential uses are those associated with buildings occupied for the purpose of long term human habitation, excluding lodging.

- 1) Residential uses shall provide designated parking at two spaces per dwelling unit. (no maximum density)
- 2) Residential parking spaces may not be used in shared parking calculations.
- 3) Residential units may be stacked, attached (side-to-side), owned or rented.
- 4) Single family detached residential is permitted within the defined lot configuration standards.

##### 5.4.2.3 PROHIBITED USES

- A) See prohibited use table in Section 5.0

#### 5.4.3 ARCHITECTURAL STANDARDS

##### 5.4.3.1 DESIGN STANDARDS

All architectural design shall include materials found in the Central Texas region. The following architectural standards allow for a variety of interpretations.

A) Building massing and facades:

No single building plane shall exceed the width of three lots and/or units along the primary Build-to-Line; change in massing or materials shall constitute a change in plane.

B) Exterior walls:

All exterior-building walls shall be finished in brick, native

Texas stone, cast stone, stucco or cementitious fiber board. Exterior insulation finishing system (E.I.F.S.) may be used above the first story or a minimum of 12' above grade, whichever is lower. Galvanized, anodized, or weathered metal paneling is permitted, but may be used on no more than 30% of exterior elevations.

C) Change in materials:

Shall occur along a horizontal line (with the heavier material at the bottom), or at the joint along an inside corner. Facades shall include no more than three major materials.

D) Awnings and canopies:

Shall be made of sheet metal, slate, clay tile or concrete tile. Plastic or vinyl awnings are not permitted. Trellises and sun shading devices are recommended and shall be made of wood or metal.

E) Signage: refer to signage standards (Section 12.0)

F) Bicycle racks:

1) Not required

G) Roofs:

1) Pitched roofs:

Pitched roofs may be clad in painted or galvanized metal, clay or concrete tile. No composition shingles are permitted. Pitched roofs shall be symmetrical gable, hip, or barrel vault with a pitch no less than 3/12. Porch and arcade roofs may be 2/12 minimum pitch. Mansard roofs are not permitted.

2) Flat roofs shall be enclosed by parapets of sufficient height to screen roof-top equipment.

3) Roof penetrations and rooftop mechanical systems shall be screened or setback from view at street level.

H) Glazing (Glass)

Glazed openings shall be at least 25 percent of the first floor wall surface along a build-to line. The first floor shall extend from finished grade to the higher elevation of the interior first floor ceiling or the bottom of the canopy, balcony or arcade required in this section. Glazing shall not exceed 80 percent. Glazing on all upper floors shall be at least 25 percent of the wall surface along the build-to line.

1) Glazing shall be commercial grade painted wood, aluminum, or steel.

2) Glazing on all first floors shall be clear. Low emissivity glass shall qualify as clear. No reflective or spandrel glass is permitted at any level.

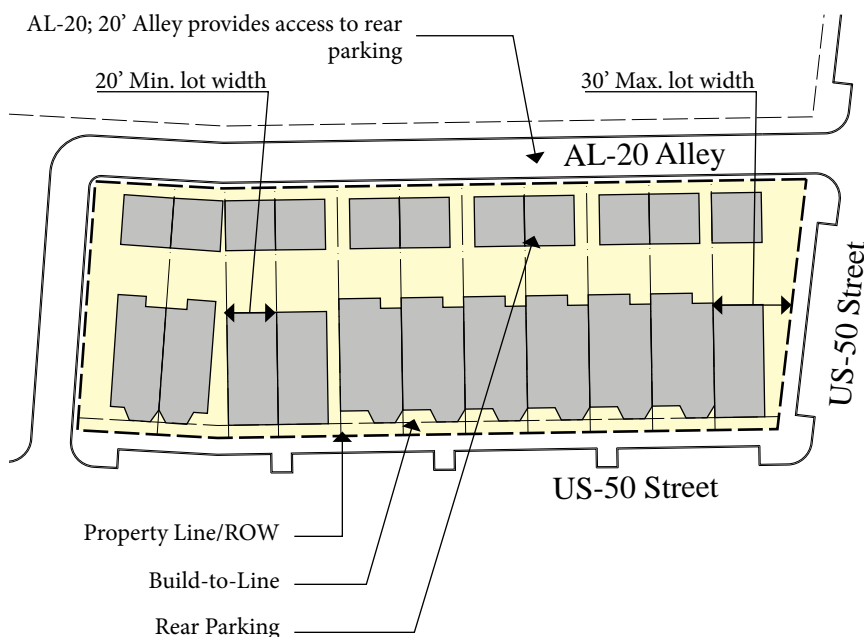
3) Window openings shall be vertical or square in proportion.

## 5.4.4 FACADE TYPES

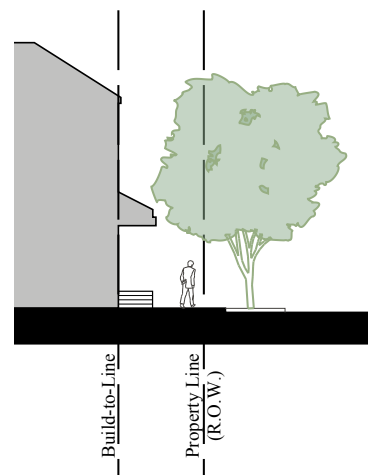
### 5.4.4.1 STOOP FACADE

A) The Facade shall be aligned at the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This Facade Type is required for ground-floor Residential use.

Figure 5.4a: Townhouse Frontage typical block pattern



Stoop Facade



## Section 5.5

### Frontage Type F5 : Arterial Frontage

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#### 5.5.1 DEVELOPMENT REGULATIONS

##### 5.5.1.1 BUILDING PLACEMENT

A) Build-to Line:

A 20' setback from the front property line (along the Primary Frontage

- 1) Primary building facade shall be constructed along a minimum of 80% of the total length of the Build-to-Line.

B) Rear and side setbacks:

Not required

C) Encroachment:

Arcades and corner towers with occupied or unoccupied space may encroach beyond the Build-to Line to the Property Line. No corner tower shall have more than 300 SF on the ground floor encroaching beyond the Build-to line.

D) Pedestrian Passageways:

Not Required

E) Covered sidewalks:

Required at a minimum of 50% of Retail frontage

F) 1st Floor Elevation:

The finish floor of the first level shall be at grade with street sidewalk or made accessible to disabled persons in compliance with the Americans With Disabilities Act and Texas Accessibility Standards.

G) Minimum and Maximum building Height:

The maximum building height shall be five stories.  
Buildings shall not have a minimum height.

##### 5.5.1.2 PARKING

A) On-site parking is allowed only at the rear of the building.

B) On-Street Parking in front of building may be used to satisfy minimum parking requirements (see Use Standards below)

C) Shared Parking Standards:

Shared parking standards may replace conventional parking requirements outlined in Use Standards below. Minimum parking requirements may be reduced by 15% percent if shared parking lots serve more than a single use (e.g. Restaurants and Office)

D) Parking spaces provided shall not exceed the minimum parking requirements outlined in the Use Standards by more than 15%.

E) Parking Garages

Structured parking accommodates higher density development

and is allowed. Parking structures shall meet architectural standards.

##### 5.5.1.3 LOT CONFIGURATION

A) Lot lines shall be established at final plat on a block-by-block basis and shall follow the guidelines below:

- 1) Lots shall be a minimum of 30' wide, a maximum of 240' wide, and shall be platted in 30' width increments.
- 2) There is no minimum lot depth and maximum lot depth shall be restricted by the depth of the block.

#### 5.5.2 USE STANDARDS

##### 5.5.2.1 RETAIL

A) Defined Retail Use:

Retail uses include commercial enterprises established for the sales of goods and services including shops, entertainment establishments, banking, restaurants, and hotel lobbies and eateries.

- 1) No single retail space shall exceed 40,000 SF per floor.
- 2) Retail uses shall provide parking at four spaces per 1,000 gross square feet.

B) Drive-Through Retail:

Retail uses may incorporate drive-through lanes (which includes covered service areas associated with banks, gas stations, or restaurants) under the following restrictions:

- 1) Drive-through lanes or canopies shall not be located adjacent to the primary frontage.
- 2) Access to Drive-through lanes shall not be provided from the primary frontage or an arterial or collector thoroughfare.
- 3) Drive-through lanes must be screened with one of the following
  - a) a solid masonry wall not less than five feet and not more than seven feet high and
  - b) a double row of street trees at 30 feet on-center with continuous landscape beds
- 4) Drive-through canopy roofs shall not be higher at the eave than the roof of the principal structure and in no case shall a canopy roof eave be greater than 10 feet above grade.
- 5) Drive-through canopies shall comply with the Architectural Standards of section 5.5.3 of this Code.

##### 5.5.2.2 OFFICE/RESEARCH AND DEVELOPMENT

A) Office Uses Defined:

Office uses are those associated with buildings occupied for the transaction of business, excluding retail and manufacturing.

- 1) Office uses shall provide parking at 3 spaces per 1,000 gross square feet (no maximum square footage)
- 2) Research and Development uses shall be limited to those activities found in space used for product development,



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including the construction and testing of prototypes. Lab space with hazardous, flammable or noxious odors are prohibited. The manufacture, fabrication or on-site retail sale of products is prohibited.

#### **5.5.2.3 LODGING/HOTEL**

##### **A) Hotel Uses Defined:**

Hotel uses are those associated with buildings occupied for short-term human habitation.

- 1) Hotel uses shall provide 1 parking space per lodging unit. (no maximum number of units)

#### **5.5.2.4 RESIDENTIAL**

##### **A) Residential Uses Defined: Single Family Attached and Multi-Family)**

Residential uses are those associated with buildings occupied for the purpose of long term human habitation, excluding lodging.

- 1) Residential uses shall provide designated parking at 1.5 spaces per dwelling unit. (no maximum density)
- 2) Residential parking spaces may not be used in shared parking calculations.
- 3) Residential units may be stacked, attached (side-to-side), owned or rented.
- 4) Single family detached residential is prohibited.

#### **5.5.2.5 PERMITTED WITH CONDITIONS**

##### **A) Conditional Uses Defined:**

The following conditional uses are allowed in F5 if all conditions listed below are met:

- 1) Limited Manufacturing:  
No single manufacturing occupied building space shall exceed 15,000 SF. All rear service yards and visible materials must be screened by a solid masonry wall six to eight feet tall. Screens shall match adjacent architecture. The parking requirement shall be one space per 600 gross square feet.

#### **5.5.2.6 PROHIBITED USES**

- A) See prohibited use table on page in Section 5.0

### **5.5.3 ARCHITECTURAL STANDARDS**

#### **5.5.3.1 DESIGN STANDARDS**

All architectural design shall include materials found in the Central Texas region.

##### **A) Building massing and facades:**

No single building plane shall exceed 120' in length along the primary Build-to-Line; change in massing or materials shall constitute a change in plane.

##### **B) Exterior walls:**

All exterior-building walls shall be finished in brick, native Texas stone, cast stone, stucco, or cementations fiber board.

Exterior insulation finishing system (E.I.F.S.) may be used above the first story or a minimum of 12' above grade, whichever is lower. Galvanized, weathered, or anodized metal paneling is permitted, but may be used on no more than 50% of exterior elevations.

##### **C) Change in materials:**

Shall occur along a horizontal line (with the heavier material at the bottom), or at the joint along an inside corner. Facades shall include no more than three major materials.

##### **D) Awnings and canopies:**

Shall be made of sheet metal, canvas or acrylic fabric. Plastic or vinyl awnings are not permitted. Trellises and sun shading devices are permitted and shall be made of wood or metal.

##### **E) Signage: refer to signage standards (Section 12.0)**

##### **F) Bicycle racks:**

One bicycle rack shall be provided per 10,000 square feet of occupied building area.

##### **G) Roofs:**

###### **1) Pitched roofs:**

Pitched roofs may be fabricated of painted or galvanized metal, clay or concrete tile. No composition shingles are permitted. Pitched roofs shall be symmetrical gable, hip, or barrel vault with a pitch no less than 3/12. Porch and arcade roofs may be 2/12 min. Pitch. Mansard roofs are not permitted.

2) Flat roofs shall be enclosed by parapets of sufficient height to screen roof-top equipment.

3) Roof penetrations and rooftop mechanical systems shall be screened or setback from view at ground level.

##### **H) Glazing (Glass)**

Glazed openings shall be at least 25 percent of the first floor wall surface along a build-to line. The first floor shall extend from finished grade to the higher elevation of the interior first floor ceiling or the bottom of the canopy, balcony or arcade required in this section. Glazing shall not exceed 80 percent. Glazing on all upper floors shall be at least 25 percent of the wall surface along the build-to line.

1) Glazing shall be commercial grade painted wood, aluminum, or steel.

2) Glazing on all first floors shall be clear. Low emissivity glass shall qualify as clear. No reflective or spandrel glass is permitted at any level.

3) Window openings shall be vertical or square in proportion.

## Section 6.0

### Street Standards

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The Frontage Types outlined in the previous sections of the Code are combined with Street Types to regulate the public space within the plan. The Regulating Plan defines locations for each Street Type and Frontage Type.

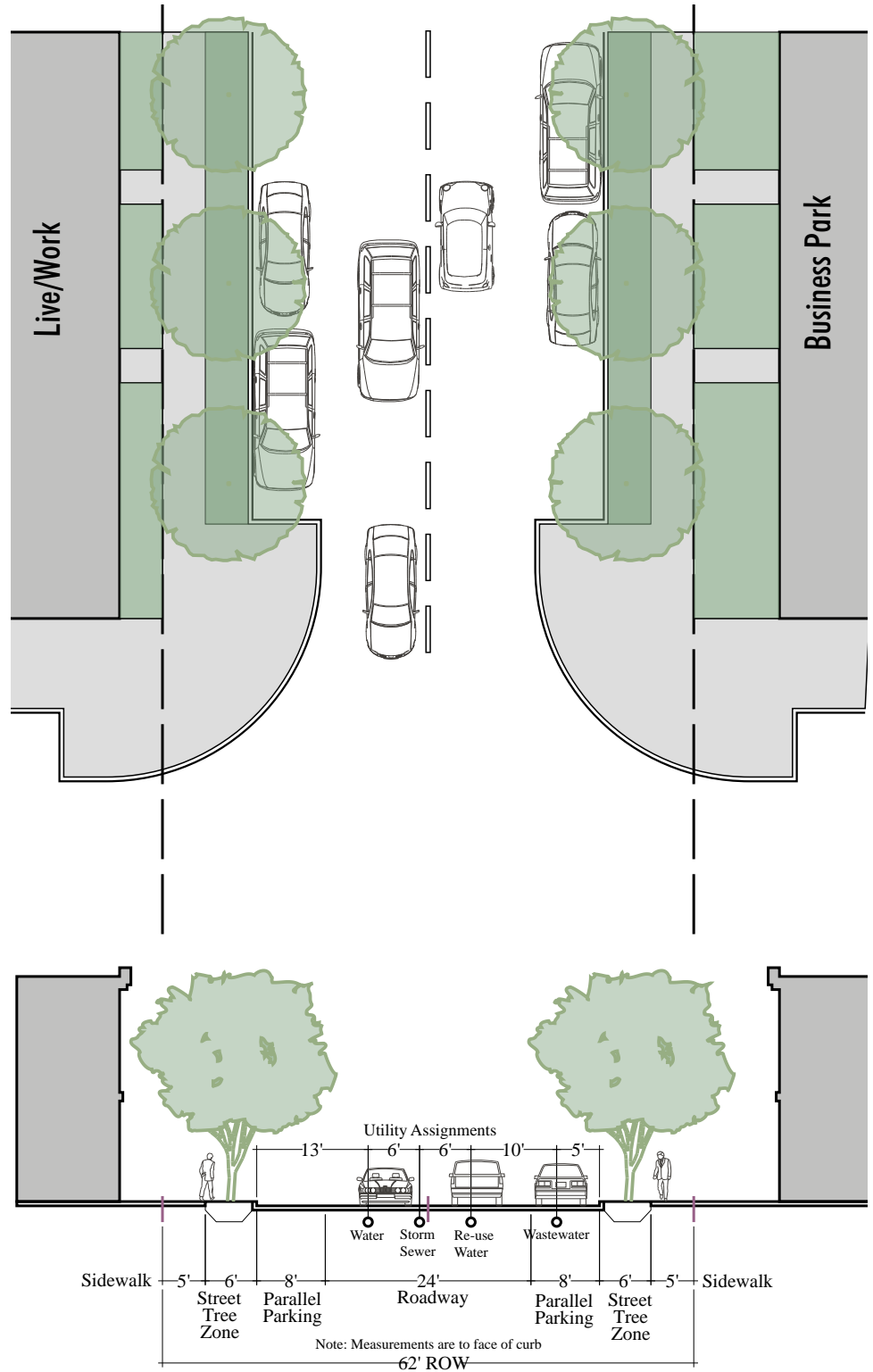
All streets within the Bison PUD shall be built in complete block lengths. A block is defined as a section of street from the intersection of one perpendicular street to the next. If the street-type has a parallel alley, the alley and access to it must be built at the same time as the street.

No parking shall be allowed on Kenny Fort Boulevard. All Street Types shall have a 25 foot curb radius where they intersect with Kenny Fort Boulevard.

## Section 6.1

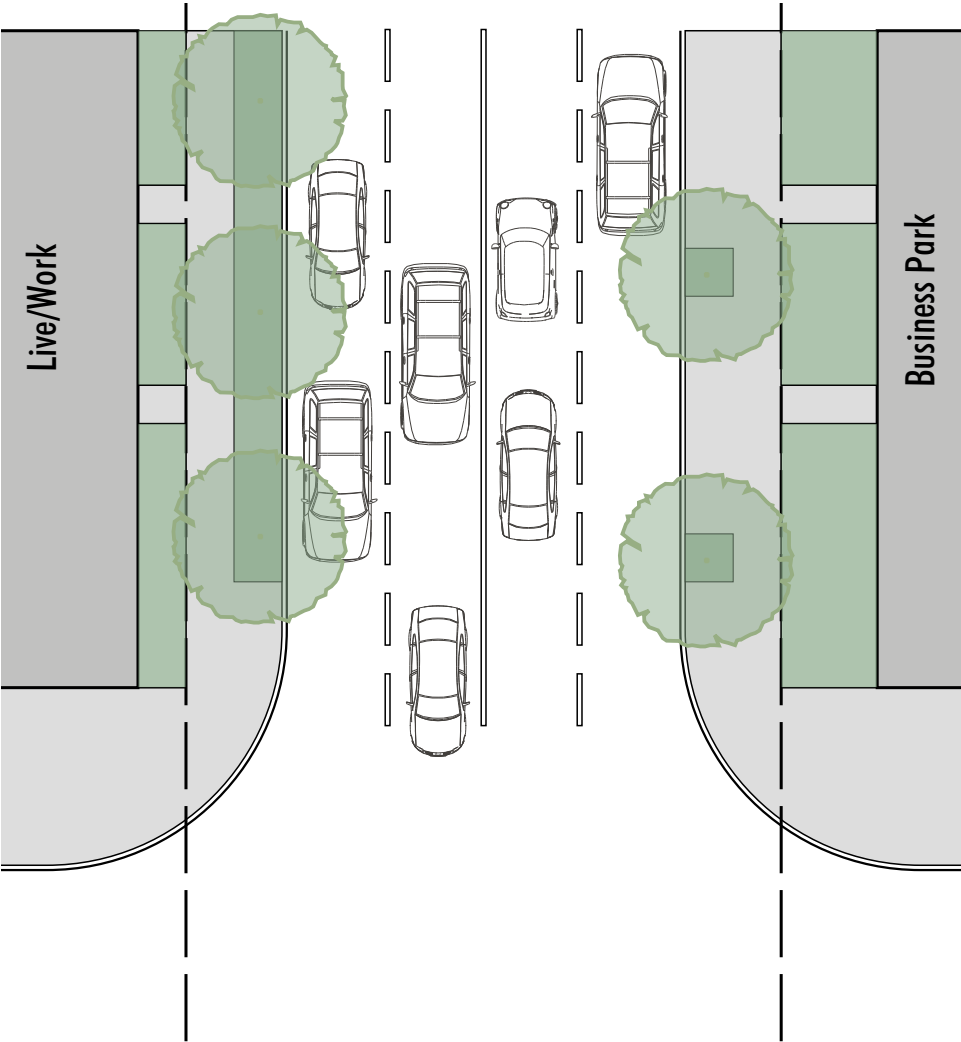
### Street Types: CS-62: Commercial Street, 62' R.O.W.

R.O.W	62'
DESIGN SPEED	30 mph
ROADWAY WIDTH	24'
PARKING	Parallel
CURB RADIUS	25'
STREET TREES	30' O.C.
	5' Strip
MIN. CENTERLINE RAD.	200'
FRONTAGES	Live/Work
	Business Park
	Open Space

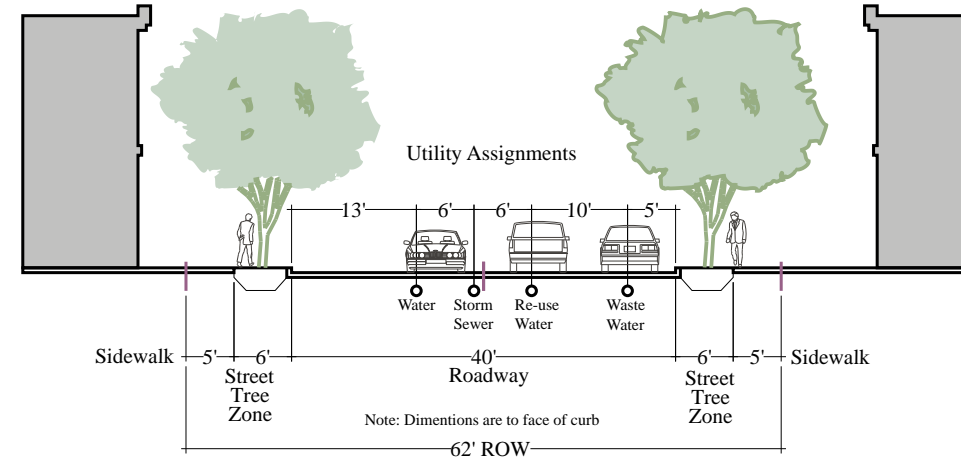


Section 6.2

Street Types: COL-62: Collector, 62' R.O.W.

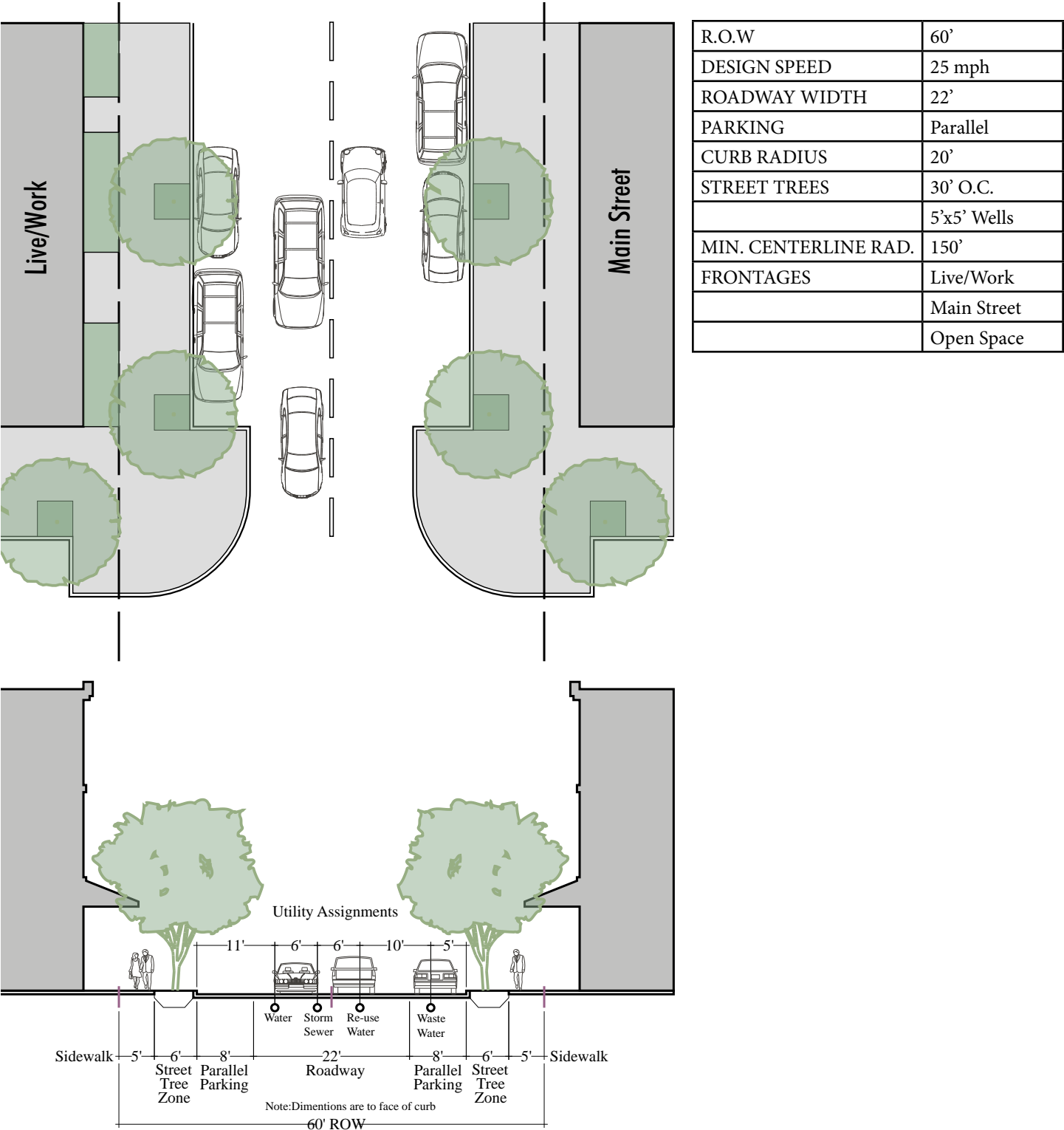


R.O.W	62'
DESIGN SPEED	35 mph
ROADWAY WIDTH	40'
PARKING	None
CURB RADIUS	25'
STREET TREES	30' O.C.
	5' Strip or Tree Wells
MIN. CENTERLINE RAD.	250'
FRONTAGES	Live/Work
	Business Park
	Open Space



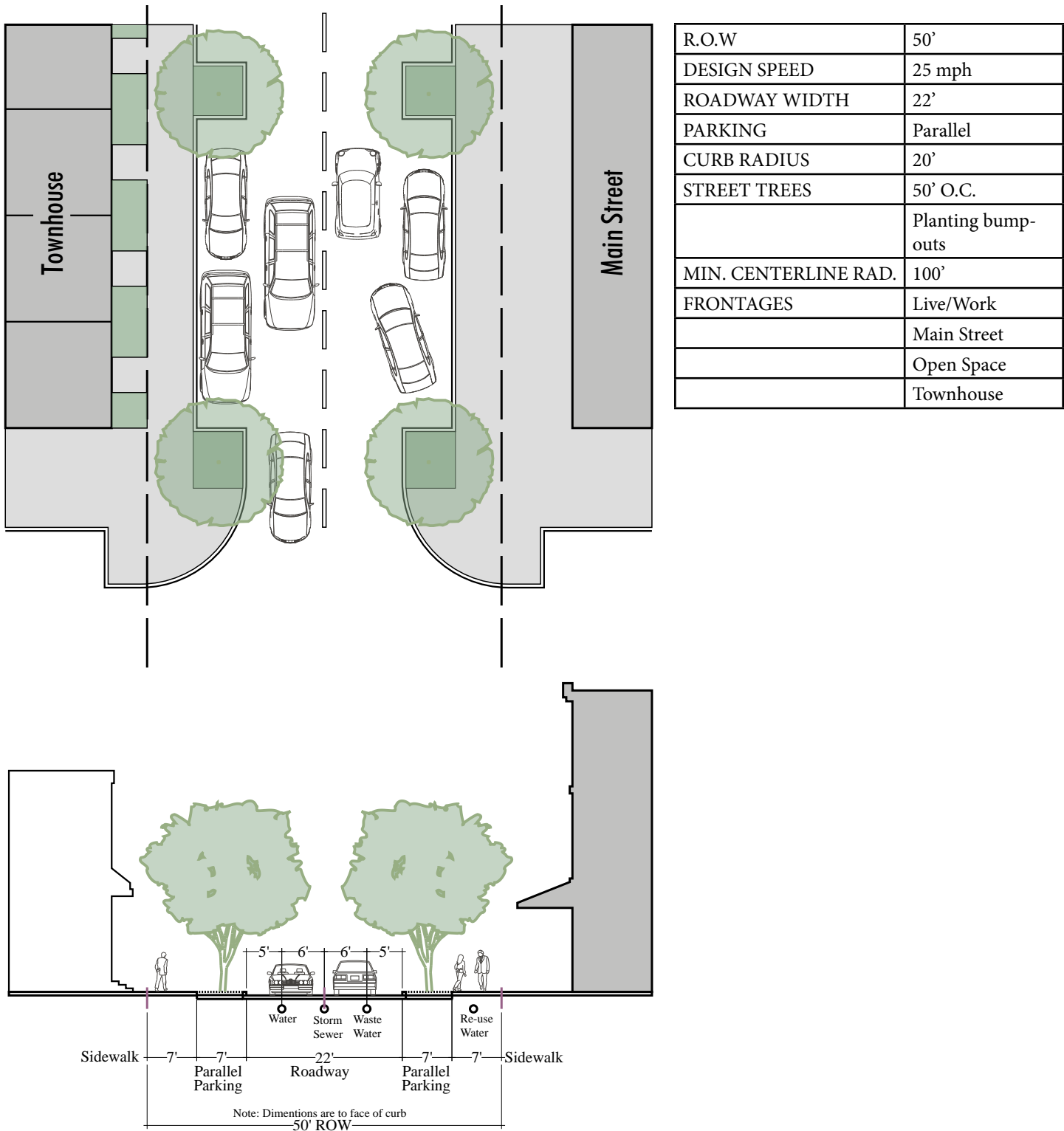
Section 6.3

Street Types: US-60: Urban Street, 60' R.O.W.



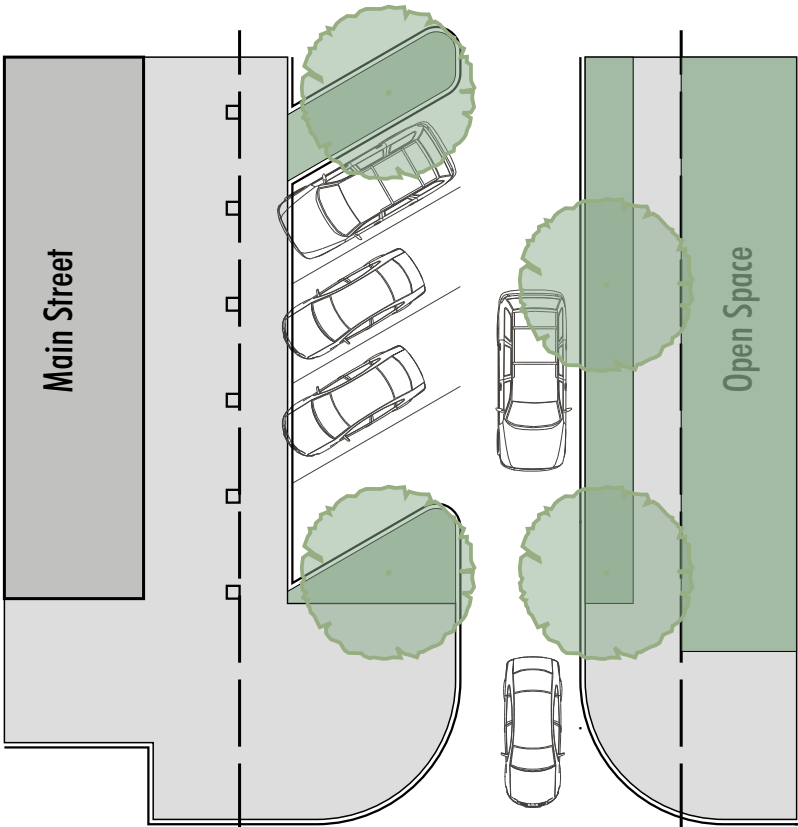
Section 6.4

Street Types: US-50: Urban Street, 50' R.O.W.

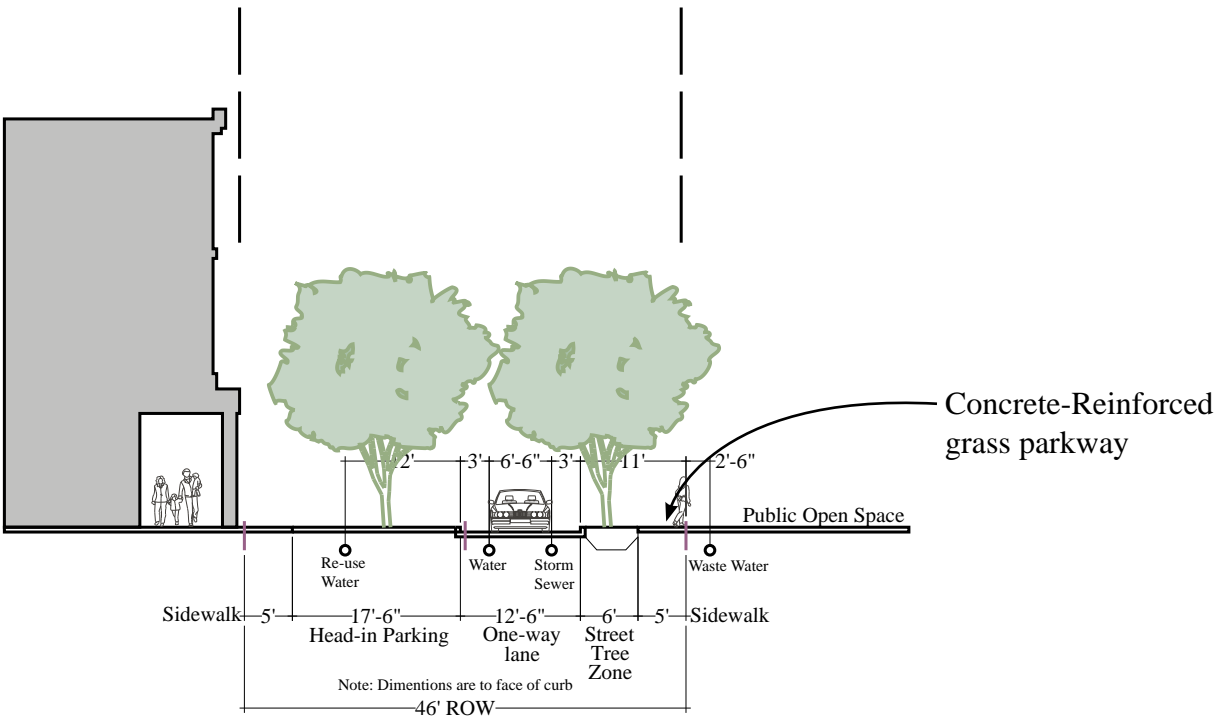


Section 6.5

Street Types: US1-50: Urban Street, One-Way, 50' R.O.W.

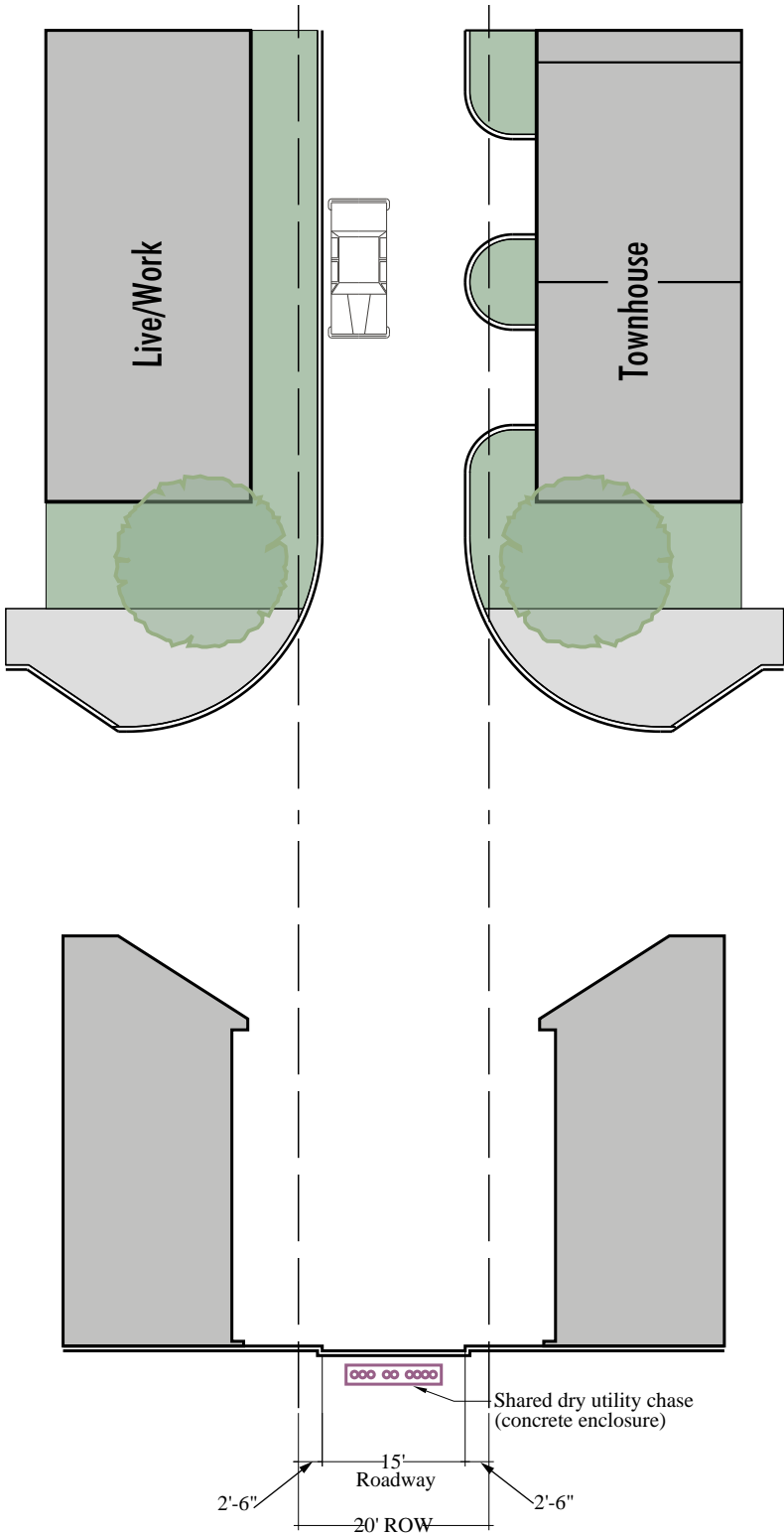


R.O.W	46'
DESIGN SPEED	25 mph
ROADWAY WIDTH	16'
PARKING	Head-in; 60 deg.
CURB RADIUS	20'
STREET TREES	30' O.C.; 50' on Parking side of street
	5'x5' Wells & parking islands
MIN. CENTERLINE RAD.	100'
FRONTAGES	Main Street
PARKWAY	6' Concrete Reinf'd grass



Section 6.6

Street Types: AL-20: Alley, 20' ACCESS EASEMENT

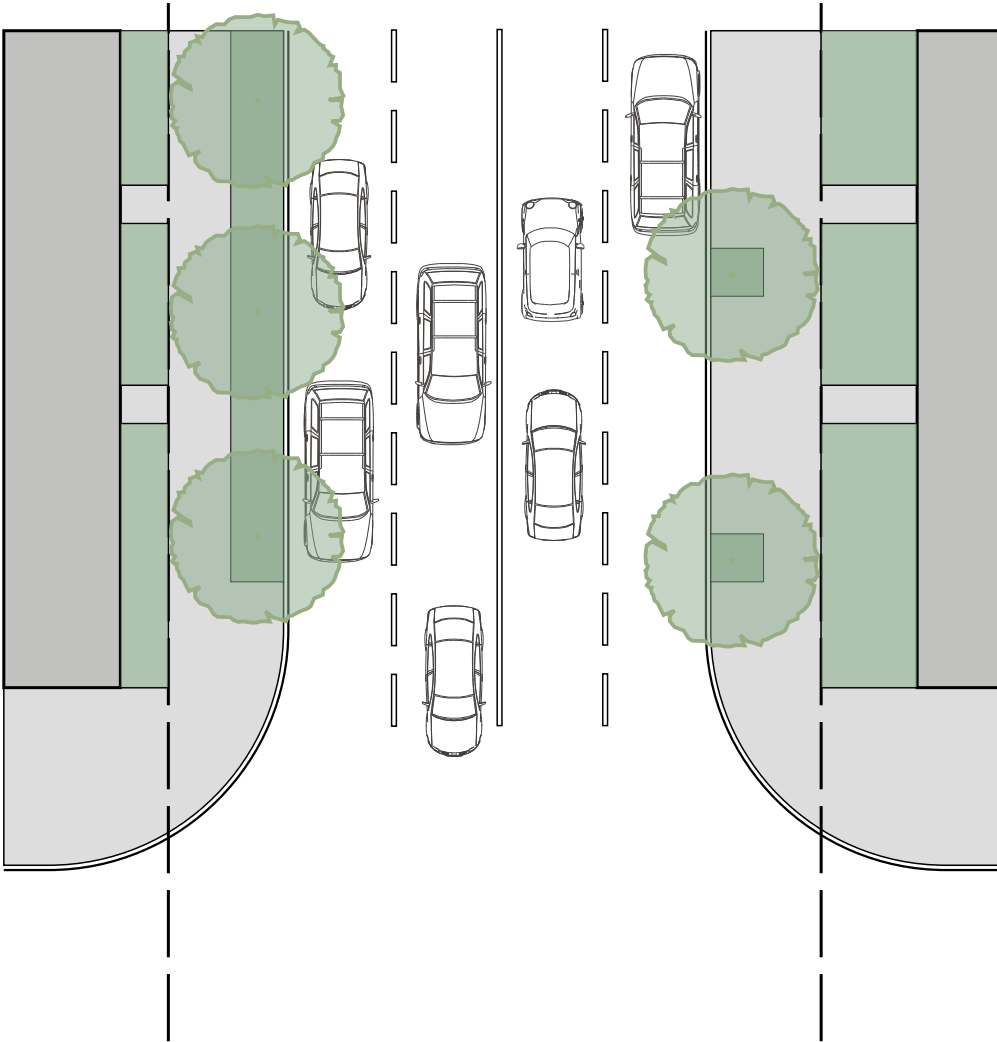


ACCESS EASEMENT	20'
DESIGN SPEED	NA
ROADWAY WIDTH	15'
PARKING	None
CURB RADIUS	20'
STREET TREES	On corners
MIN. CENTERLINE RAD.	50'

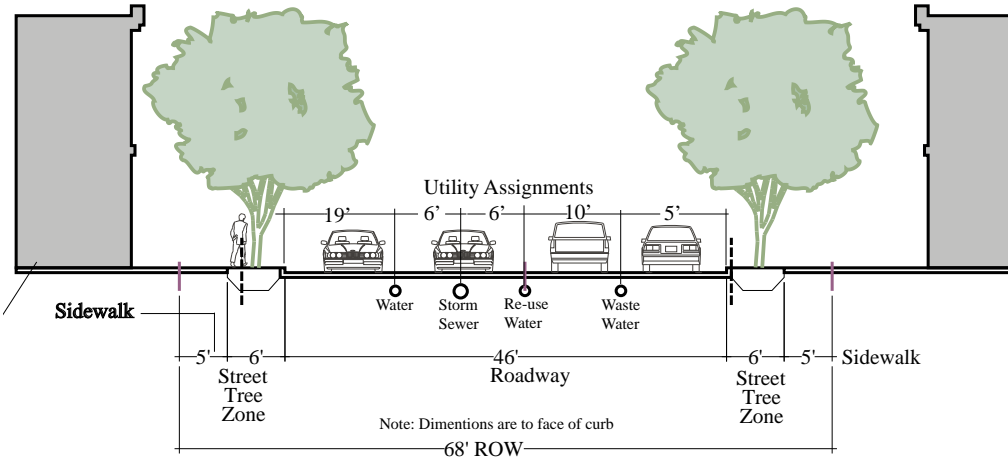


Section 6.7

Street Types: COL-68: Collector, 68' R.O.W

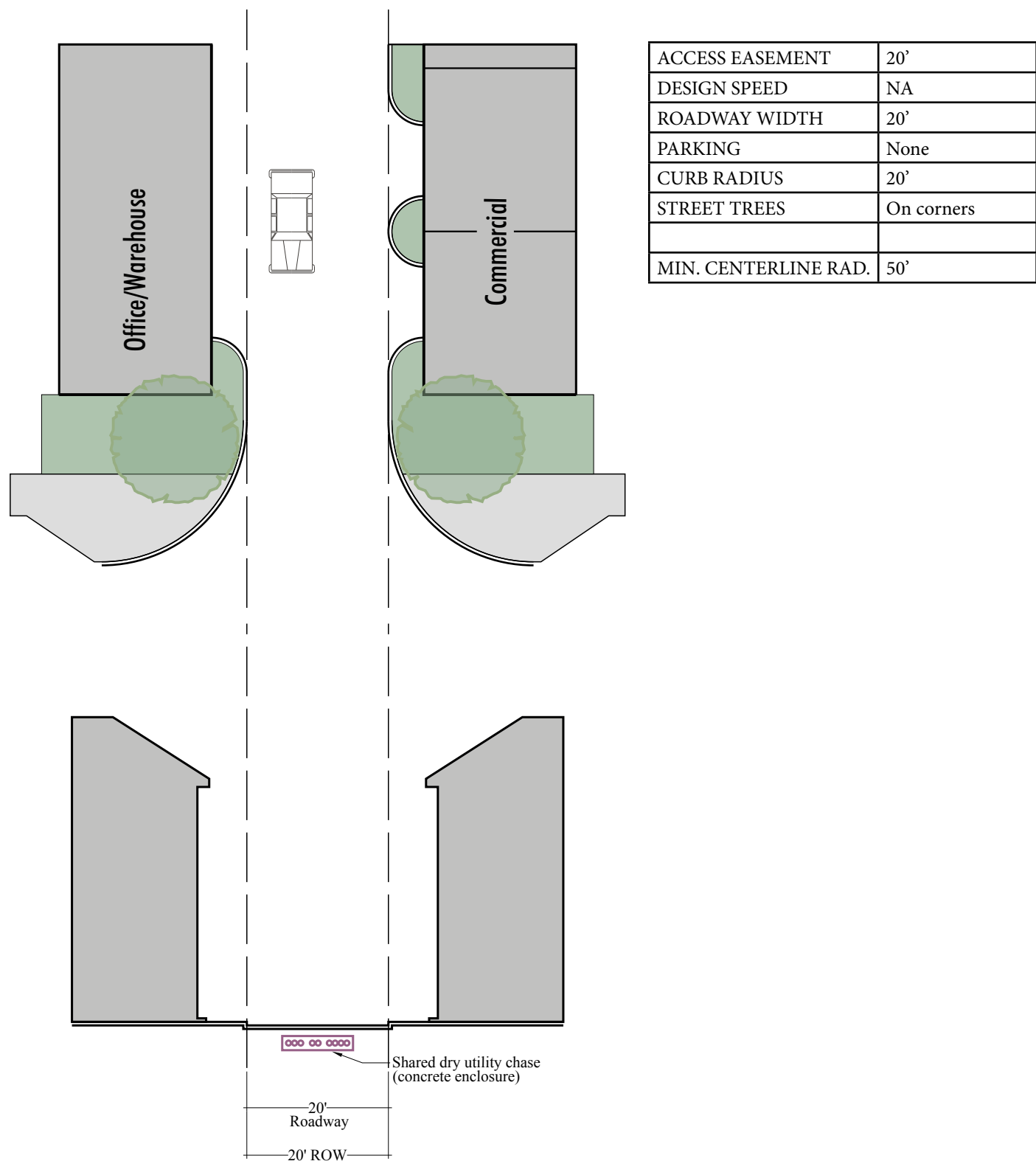


R.O.W	68'
DESIGN SPEED	35 mph
ROADWAY WIDTH	46'
PARKING	None
CURB RADIUS	25'
STREET TREES	50' O.C.
	Parkway or Wells
MIN. CENTERLINE RAD.	250'
FRONTAGES	Live/Work
	Main Street
	Open Space



Section 6.8

Street Types: CA-20: Commercial Alley, 20' ACCESS EASEMENT



## **Section 7.0**

### **Utility Standards**

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#### **7.0 UTILITIES**

All utilities must be located in on of the following:

- 1) a Dedicated Utility Corridor within a Public Right of Way
- 2) a Public Utility Easement (P.U.E.), or a specific easement on a lot as indicated on a final plat, or
- 3) by separate dedication instrument

This includes both Dry Utilities and Wet Utilities. Utilities shall be located underground except for existing electrical transmission lines and temporary construction sites. Dry Utilities in common trenches are allowed, providing safe separation distances are maintained.

Utilities will generally follow the pattern in the Typical Utility Corridor Section figure 7a.

## Section 7.0

### Utility Standards

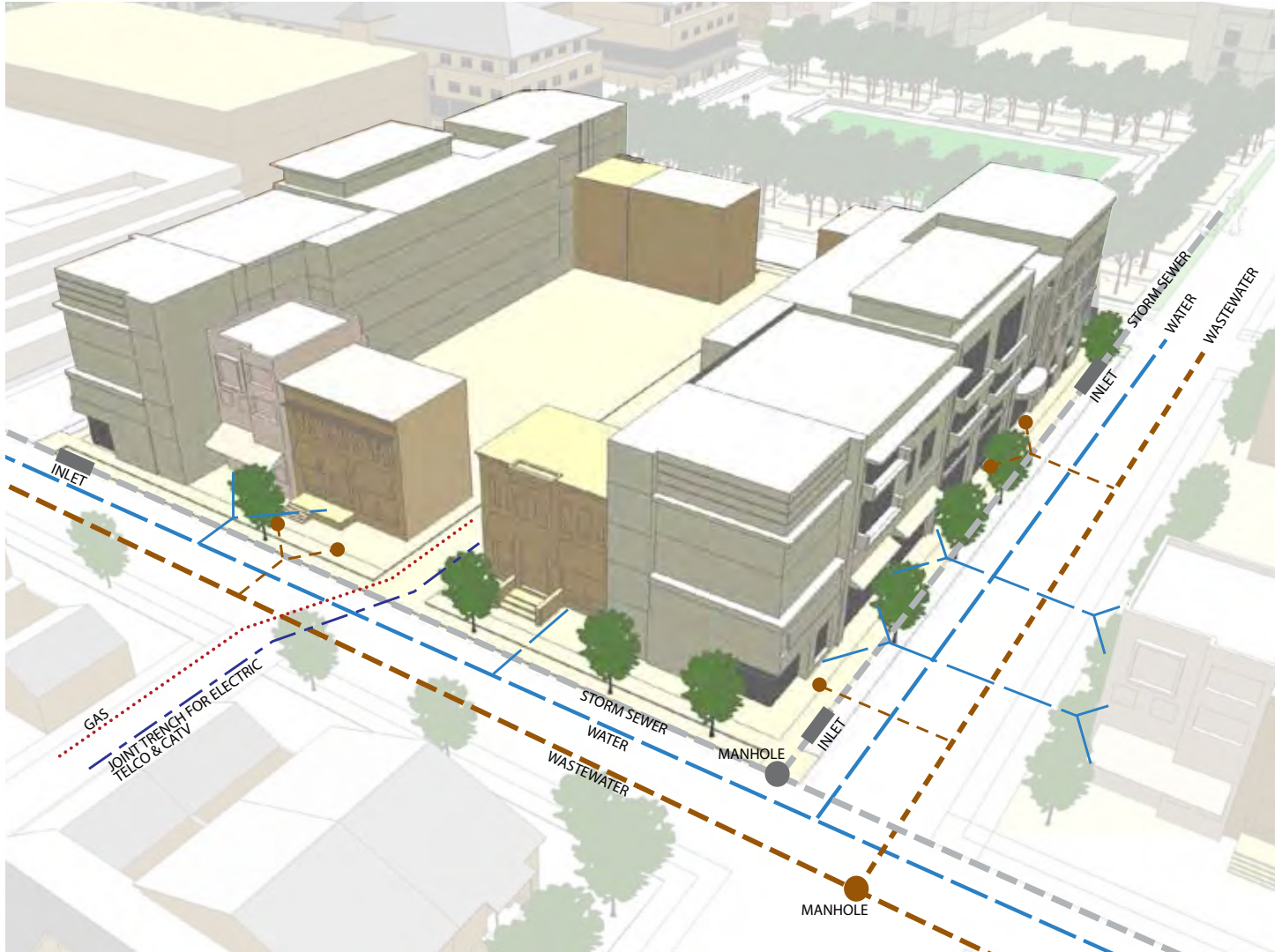


Figure 7a: Typical Utility Assignments for all Frontage Types

## Section 8.0

### Open Space Standards

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#### 8.1 LOCATION

Refer to Frontage Types (Sec. 5.0) for coordination of Open Space locations with building placement.

#### 8.2 STANDARDS BY OPEN SPACE TYPE

##### 8.2.1 PLAZA

A plaza is an open area adjacent to, or part of, a civic building or facility. Plazas function as gathering places and may incorporate a variety of temporary activities such as vendors and display stands. Limited parking is also permitted. Plazas shall be no less than 75% paved in brick or another type of paver or crushed stone. Plazas shall be level, stepped, or gently sloping (less than 3% grade). The allowable minimum size is 2,000 square feet and the maximum size shall be 25,000 square feet.

A) Plantings:

Plaza interiors may be left unplanted or planted with shade trees. If a programming element such as an outdoor cafe or seating area is incorporated then trees may be planted to provide shade. Arbors may also be used as shade elements. Street trees shall be planted as per Street Types Standards (see tree list in Landscape Guidelines).

B) Public seating:

Seating should be provided with exposure to both shady and sunny conditions. Benches or seat walls shall provide seating for at 10 linear feet of seating per 1,000 square feet of plaza area.

C) Optional programming elements:

Optional permitted programming elements are music concerts, festivals, outdoor cafes or vending areas. Other elements may be considered if approved by the City.

D) Irrigation:

Irrigation is required for all landscaped areas within a Plaza.

##### 8.2.2 SQUARE

An open space defined by the facades of surrounding buildings, bordered by streets on at least two sides. Squares are at the intersection of important streets and are designed to accommodate public gathering and activities. Areas set aside for civic structures or monuments are allowed. The allowable minimum size is 2,000 square feet and the maximum size shall be 40,000 square feet.

A) Shade Trees:

Shade trees, no less than four caliper inches at installation and container grown, shall be planted at no less than one tree per 2,000 square feet. Street trees, as required in the Street Types Standards, shall count towards the minimum number of tree

plantings. Trees shall be pruned up to a minimum of 10 feet above grade at maturity. (see tree list in Landscape Standards)

B) Small Flowering Trees:

Small Flowering Trees, no less than two caliper inches, shall be planted at no less than one tree per 2,000 square feet in groupings no greater than 15' on center. (see tree list in Landscape Standards).

C) Lawn:

In areas requiring turfgrass, only shade tolerant varieties of turfgrass shall be allowed. Decomposed granite and other pervious paving is permitted in high traffic areas. Mulched beds and native grasses are encouraged to minimize irrigation demand. Solid sod shall have a sandy loam growing soil, not clay.

D) Street Lamps:

Street lighting shall be provided along pedestrian path and marking entrances to the Square. At least 1/2 of a foot candle of light shall be provided per 20 feet of perimeter sidewalk. All street lighting shall be Metal Halide and shall have full cut-off shields to minimize light pollution.

E) Public seating:

Public seating shall include metal, stone or concrete benches placed along pathways. There shall be a minimum of 10 linear feet of seating per 1,000 square feet of Square area. Other seating alternatives may be approved if they meet the criteria of long term durability and minimal susceptibility to vandalism.

F) Irrigation:

Irrigation is required for all landscaped areas. Irrigation shall be minimized through the use of native and drought resistant landscaping.

G) Drinking fountains:

Provide at least two drinking fountains within a Square.

H) Other elements:

Squares shall incorporate at least one of the following as a primary organizing element.

- Fountain or water feature
- Monument, sculpture or statue
- Gazebo, covered pavilion, or shade structure

##### 8.2.3 GREEN

A Green is similar to a Square in that it is spatially defined by the facades of surrounding buildings surrounded by streets on at least two sides. A Green is more informally planted than a Square. The allowable minimum size is 22,000 square feet and the maximum size shall be two acres.

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A) Shade Trees:

Shade trees, no less than 4 caliper inches and container grown, shall be planted at no less than one tree per 4,000 square feet. Street trees, as required in the Street Types Standards, shall count towards the minimum number of tree plantings. Trees shall be pruned up to a minimum of 10 feet at maturity. (see tree list in Landscape Standards)

B) Lawn:

In areas requiring turfgrass, only shade tolerant varieties of Bermuda or Zoysia turfgrass shall be allowed. Decomposed granite and other pervious paving is encouraged in all high traffic areas. Mulched beds and native grasses are encouraged to minimize irrigation demand.

C) Street Lamps:

At least 1/2 of a foot candle of light shall be provided per 50 ft. of perimeter sidewalk. All street lighting shall have full cut-off shields to minimize light pollution.

D) Public seating:

Public seating shall include metal, stone or concrete benches placed along pathways. Seating shall be a minimum of 10 linear ft. of seating per 2,000 sf. of Green area. Other seating alternatives may be approved if they meet the criteria of long term durability and minimal susceptibility to vandalism.

E) Irrigation:

Irrigation is required for all landscaped areas. Irrigation shall be minimized through the use of native and drought resistant landscaping.

F) Drinking fountains:

At least two (2) shall be provided within a Green.

## **8.3 IMPLEMENTATION**

All public Open Space improvements shall be constructed or installed at the time of adjacent street and utility infrastructure construction. Construction and maintenance improvements shall be funded by the developer. Open Space shall be privately owned. All Open Space adjacent to public rights of way, shall have public access.

### **8.2.4 GREENBELT**

Greenbelts are linear greenways which may feature walking or cycling trails and serve to buffer a neighborhood from surrounding non-compatible uses such as highway corridor or industrial district.

Uses may include large scale recreational uses such as golf courses, multiple playing fields, hike and bike trails or other programmatic elements that help to create a green buffer. There are no tree planting requirements along ROWs for greenbelts. Greenbelts shall integrate the existing natural landscape. Newly landscaped area shall be compatible with existing vegetation. Shade trees shall be planted at 1 per 50 linear feet of trail and shall be 2" caliper container grown or 3" balled and burlapped or transplanted trees planted in naturalistic pattern.

### **8.2.5 TRAFFIC ISLAND**

A) Traffic islands shall be fully landscaped and irrigated at densities at least equivalent to Squares. (8.2.2)

# Section 9.0

## Landscape Standards

### 9.1 THE PUBLIC LANDSCAPE

#### 9.1.1 SOIL PRESERVATION

Wherever possible grades for thoroughfare and open spaces shall follow existing topography and drainage patterns. Areas to be left natural shall be fenced and undisturbed during construction. The soil structure for planting strips shall be protected from compaction with protective fencing. During construction, topsoil shall be removed, and stored for later use.

#### 9.1.2 COMPACTION

All planting areas shall be cultivated and topdressed with organic matter. Deeply compacted areas shall be cultivated to a depth of one foot and topdressed with an addition of loose topsoil, coarse sand and compost. Ballfields shall be underlain with a mix of coarse sand.

#### 9.1.3 HYDROLOGY / DRAINAGE

All planting areas shall have drainage outlets achieve positive drainage. Playing fields shall be uniformly graded to a 2% -3% slope.

#### 9.1.4 SITE CLEARING / EROSION CONTROL

Clearing of easements and access routes should not occur more than 60 days prior to construction to prevent erosion. Trees to be removed shall be taken down in a manner that will not impact any of the adjacent trees to remain. The boundary of construction sites shall be marked with a barrier and erosion control fencing on the downhill sides. When construction is adjacent to a creek, care should be taken to prevent any excavated material from spilling into the creek by use of erosion control barriers.

#### 9.1.5 TREE PROTECTION:

Bison Tract landscape standards shall incorporate the City Round Rock Tree Protection Standards, as amended.

#### 9.1.6 PLANT SELECTION

Trees may be selected from the lists outlined below. The use of native shrubs and ground cover species is recommended given their adaptability to drought and indigenous soil conditions. Plant quality shall follow the highest Nursery Industry Standards.

### 9.2. PUBLIC OPEN SPACE TREES

#### 9.2.1 STREETS, SQUARES, AND GREENS

The following is a list of trees that shall be used in Squares and Greens, as well as for Street Trees. Trees shall have a single trunk and shall be pruned up to a minimum of 15' at maturity. All street tree plantings shall utilize root barriers to prevent heaving of adjacent paving.

- Live Oak, *Quercus virginiana*
- Burr Oak, *Quercus macrocarpa*
- Monterrey Oak, *Quercus polymorpha*
- Caddo Maple, *Acer saccharum Caddo*
- Shumard Red Oak, *Quercus shumardii*

- Texas Red Oak, *Quercus texana*
- Drake Elm, *Ulmus parviflora*
- Kawakami Pear, *Pyrus kawakamii*
- Pecan, *Carya illinoensis*
- Bald Cypress, *Taxodium distinctum*
- Afghanistan Pine, *Pinus elderica*
- Montezuma Cypress, *Taxodium mucronatum*

#### 9.2.2 GREENBELT TREES

The following trees may be planted in Greenbelts (as defined in the Open Space Standards). Native species are recommended given their adaptability to native soils and drought conditions:

Native Large Trees (Mature Height Over 30'):

- Texas Ash, *Fraxinus texensis*
- Bald Cypress, *Taxodium distinctum*
- Texas Buckeye, *Aesculus arguta*
- Cedar Elm, *Ulmus crassifolia*
- Live Oak, *Quercus virginiana*
- Shumard Red Oak, *Quercus shumardii*
- Pecan, *Carya illinoensis*
- Bigtooth Maple, *Acer grandidentatum*
- Blackjack Oak, *Quercus marilandica*
- Bur Oak, *Quercus macrocarpa*
- Chinkapin Oak, *Quercus muhlenbergii*
- Durand Oak, *Quercus sinuata*
- Post Oak, *Quercus stellata*
- Shin Oak, *Quercus sinuata brevifolia*
- Texas Red Oak, *Quercus texana*
- Willow, *Salix spp.*

Non-Native Large Trees (Mature Height Over 30'):

- Arizona Cypress, *Cupressus arizonica*
- Southern Magnolia, *Magnolia grandiflora*
- Common Persimmon, *Diospyros virginiana*
- Mexican Sycamore, *Platanus Texana*

Native Small Trees (Mature Height 30' or less):

- Desert Willow, *Chilopsis linearis*
- Yaupon Holly, *Ilex vomitoria*
- Possum Haw Holly, *Ilex decidua*
- Huisache, *Acacia farnesiana*
- Texas Madrone, *Arbutus texana*
- Honey Mesquite, *Proposis glandulosa*
- Texas Persimmon, *Diospyros virginiana*
- Texas Pistache, *Pistacia texana*
- Mexican Plum, *Prunus mexicana*
- Texas Redbud, *Cercis canadensis texensis*
- Vitex, *Vitex agnus-castus*

Non-Native Small Trees (Mature Height 30' or less):

- Golden Rain Tree, *Koelreuteria paniculata*
- Loquat, *Eriobotrya japonica*
- Flowering Peach, *Prunus persica*
- Bradford Pear, *Pyrus calleryana*
- American Smoketree, *Cotinus obovatus*
- Crape Myrtle, *Lagerstroemia indica*

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## **9.3 PARKING LOT LANDSCAPES**

These standards shall apply where they may conflict with the City of Round Rock landscape ordinance.

### **9.3.1 LANDSCAPE ISLANDS**

In parking lots, landscaped islands shall be provided at the end of all parking rows. Landscaped islands shall have a minimum width of 9 feet measured from back of curb to back of curb. A continuous poured-in-place concrete curb shall be provided around parking islands to prevent vehicular intrusion.

### **9.3.2 TREE ISLANDS**

In addition to landscaping islands at the end of all parking rows, tree islands shall be incorporated into each row of the parking lot layout every eight spaces to provide for additional shade. Tree islands shall incorporate a continuous poured-in-place concrete curb and shall be a minimum of 5' from back of curb to back of curb.

### **9.3.3 PARKING LOT TREES**

In parking areas, two shade trees shall be planted in landscape islands at the end of all parking rows. A shade tree shall be installed no further than 30' from each stall. In addition, one shade tree will be provided for each five perimeter parking spaces. The parking lot trees will be a minimum 4 inch caliper balled and burlapped or 3 inch caliper container grown when installed.

### **9.3.4 STREET TREES**

Street trees shall be installed in locations shown on Street Types (Section 6.0), and shall be a minimum of four inch caliper, container grown with a minimum branching height of seven feet.

### **9.3.5 MAXIMUM AREA OF PARKING SECTIONS**

Parking areas shall be broken into individual sections not to exceed 60 cars. Each section shall be separated by a 20' wide landscaped buffer to provide visual relief.

### **9.3.6 PARKING LOT SCREENING**

Any parking lot fronting along a Build-to-Line shall be landscaped at the perimeter and screened from view. A landscaped strip at least three feet wide shall be planted with a shrub hedge at least four feet in height at the time of installation.

### **9.3.7 STORAGE AND UTILITY SCREENING**

All loading and storage areas for commercial uses shall be screened from view from public streets and public open space. This provision includes above grade utility transformers, meters, valve boxes or other such apparatus. Screen elements may include masonry walls, fences, plant material or architectural enclosures. Open storage of goods, materials, machinery, equipment, vehicles, plants, trash or other items shall be similarly screened from public view. Any screening element used shall fully screen the intended apparatus upon installation or be four feet high, whichever is greater.

### **9.3.8 IRRIGATION**

All landscape areas shall be irrigated with the exception of natural, undeveloped areas. All irrigation systems shall be below ground, fully automated systems and in compliance with applicable building code requirements. The use of drip irrigation for shrubs and trees is acceptable. All backflow control devices shall be installed in below-grade valve boxes or located and screened so that they are not visible from public streets or parking lots. All parking areas, drives and walks are to be "trimmed" to minimize spray onto pavements. Owners shall be required to irrigate to back of the curb of public roads.

### **9.3.9 EXISTING TREE CREDITS**

Existing surveyed trees may count as a required trees if the tree is over four inches in trunk caliper or if a tree cluster is made up of at least four, two inch caliper trees.

### **9.3.10 SCREENING PARKING STRUCTURES**

The use of parking structures is allowed behind the applicable paving setback. Exterior design of the structure shall be compatible with the building architecture. Screening at the perimeter of the structure shall be provided so that automobiles are screened up to a height of five feet above the floor level. Landscape planting shall be incorporated into the design of parking structures. Planters attached to parking garage structures that face major roadways are permitted.

### **9.3.11 EXISTING TREE LOCATIONS**

If specimen quality existing trees as defined by City of Round Rock codes are encountered in tree surveys subsequent to the formulation of this code, modifications to the layout of streets and walks may be considered. Refer to the Bison PUD Ordinance for revisions to the Regulating Plan.

## **9.4 IMPLEMENTATION**

All Public Landscape improvements shall be constructed or installed at the time of adjacent street and utility infrastructure construction.



# Section 10.0

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## Lighting Standards

### **10.1 GENERAL**

A) Street lights shall be decorative and blend with the architectural style of the buildings in the District.

B) Street lights and site lights shall provide adequate lighting, while minimizing adverse impacts, such as glare and upward oriented glow. House side shields shall be provided where abutting a residential use.

C) Lamp selection is based on the ability to reproduce daylight spectrum. Future technologies that emit this spectrum will be considered.

### **10.2 PLACEMENT**

A) Twelve to fifteen foot high decorative light posts shall be provided at regular intervals along all commercial or mixed use streets, parking areas, downtown sidewalks, walkways, courtyards, community greens, and common open spaces. Post shall be spaced at no greater than 60 feet on center on both sides of a commercial or main street and at all street intersections. Lighting on residential streets should be confined to the intersections and corners. Lighting standards shall be consistent throughout each district.

- 1) Lighting level along commercial streets shall be no less than one-half foot candle and shall be no greater than one foot candle.
- 2) Lighting level at an intersection of two residential streets (excluding alleys or access easements) shall be no less than one-half foot candle and shall be no greater than one foot candle.
- 3) Lighting level at an intersection of a commercial street and any other street (excluding alleys or access easements) shall be no less than one foot candle and shall be no greater than two foot candles.
- 4) Lighting level in parking lots shall be no less than one-half foot candle and shall be no greater than two foot candles.

B) In parking lots, post heights may be extended to a maximum of 18 feet. High mast light poles are not allowed.

### **10.3 TYPES**

A) Use of metal halide or color corrected mercury vapor light sources are required. High pressure and low pressure sodium and non-color corrected mercury vapor light sources are prohibited.

B) Porch light and yard post lighting are encouraged in residential areas. Where yard post lighting is used post and luminaires shall be of compatible styles.

## **Section 11.0**

### **Drainage Standards**

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#### **11.1 GENERAL**

A drainage Master Plan shall be provided by the developer utilizing 'best practices' in stormwater management and will be submitted for review and approval by the City. Drainage shall meet City of Round Rock Design and Construction Standards. All necessary drainage improvements shall be part of the Development.

# Section 12.0

## Signage Standards

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### 12.1 GENERAL

The following Standards address the number, location, size and types of allowable signs throughout the Bison Tract District. If sign type is not specifically covered in this section refer to City of Round Rock signage standards.

### 12.2 TYPE AND PLACEMENT

#### 12.2.1 SIGNS AND EXTERIORS

Signing shall be designed to directly relate to the exterior design of the building. Signing shall not cover important features or cross transitions between features. Signing shall be at the first floor level, and shall not project above the cornice or fascia line, and shall be primarily oriented to the pedestrian. However, lettering on second story windows, to identify separate uses located there, is allowed. Anchor tenants (10,000 sq. ft. or greater) may place signage to within 12 inches of highest point of facade.

#### 12.2.2 PROJECTING SIGNS

Signs should generally be flush with the facade and not protrude more than eight inches from the wall. Projecting signs may be considered when the sign does not conflict with the building's exterior design.

#### 12.2.3 OTHER PERMITTED SIGNS

Under-canopy shingle type signs and signing painted on canvas awnings are permitted. Symbolic three-dimensional signs, such as barber poles, are allowed. Moving and rotating signs are permitted.

#### 12.2.4 FREESTANDING SIGNS

Freestanding signs are not allowed except to identify a district, or multiple-business complex. In a multiple business complex one permanent directory or freestanding master identification sign, not to exceed twenty-five (25) square feet per sign face, is allowed at each main entrance to a public street.

#### 12.2.5 SHINGLE SIGN STANDARDS

Shingle signs may be permitted to be placed on a building frontage only if all of the following standards are met:

A) Visibility

The sign does not impair the visibility of adjacent signs

B) Materials

The size, location and materials of the sign are compatible with the building and conform to the requirements of this section.

C) Height

The height of the sign does not extend above the cornice line of a one story building or the sill of a second floor window.

#### 12.2.6 NEON SIGNS

Neon signs are permitted only when all of the following standards are met:

A) Visibility

The sign does not impair the visibility of adjacent signs.

B) Materials

The sign, location and materials of the sign are compatible with the building and conform to the other requirements of this Section.

### 12.3 ALLOWABLE SIGN AREA

#### 12.3.1 MAXIMUM SIGN AREA

A maximum area of one (1) square foot of signing shall be permitted for each linear foot of a business on a Primary Frontage (facing a public street, public parking lot, or public space) not to exceed sixty (60) square feet on any one frontage. A maximum of one-half (1/2) square foot of signing is permitted for each linear foot of a business on a secondary frontage (facing an alley, private driveway, an adjacent building, private parking or service area) not to exceed thirty (30) square feet on any one frontage.

#### 12.3.2 APPLICABILITY

The maximum area of signing noted above shall apply to all wall, window and projecting signs and signs painted on awnings. Further, shingle signs shall not exceed twenty (20) square feet per sign face and shall not project more than five (5) feet from the wall. Shingle signs located under canopies may be the width of the canopy.

#### 12.3.3 FIRST FLOOR SIGNS

Each business with first floor frontage or direct sidewalk access may have a pedestrian-oriented sign attached below a canopy not exceeding five (5) square feet per sign face and with a minimum clearance of eight (8) feet above the sidewalk. Such a sign will not count as part of the maximum business sign allowance.

#### 12.3.4 MULTIPLE TENANT SIGNS

Multiple business directories are intended to address situations where businesses have limited visibility from the adjacent street, and may be permitted when not exceeding two (2) square feet per tenant and twenty (20) square feet total per sign face. Such a sign will not count as part of the maximum business sign allowance.

### 12.4 MATERIALS

Signs shall be painted and/or carved wood, wrought iron, cut out panels of metal or acrylic, non reflective metal lettering such as brass, or glass (including stained glass). Signs painted

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directly on plain surfaces, windows and canvas awnings are generally appropriate. Three dimensional metal “box” signs are not permitted. Decorative neon identification signs may be used as an accent or design feature, but shall not dominate the general appearance of the facade.

## **12.5 ILLUMINATION**

### **12.5.1 INDIRECT ILLUMINATION**

Illumination shall be indirect such as that provided by “goose necked” light fixtures. If approved, signs may be flood-lighted or may utilize exposed incandescent light bulbs. Solid dimensional letters that are separated from the face of the sign and backlit to provide a halo effect are allowed.

### **12.5.2 ILLUMINATED SIGNS NOT PERMITTED**

No interior-illuminated signs are permitted. Fluorescent, flashing, and intermittent (blinking) illumination is not permitted.

## **12.6 TEMPORARY SIGNS**

### **12.6.1 STORE EVENTS**

Temporary signs pertaining to special store events or sales lasting no more than thirty (30) days may be painted or affixed to display windows provided that their total area shall not exceed twenty-five percent (25%) of the window area.

### **12.6.2 TEMPORARY BANNERS**

Banners or other promotional signs may be displayed for up to thirty (30) days. The same or similar signage shall not be replaced within thirty (30) days after removal.

## **12.7 STREET ADDRESS SIGNS**

Building shall display a numerical address sign indicating the legal address in letters not less than four inches in height and clearly visible from the public street.

## **12.8 PROHIBITED SIGNS**

All auto oriented pylon, pole mounted, berm mounted, or off-premise identification signs are prohibited.

