

City of Rowlett

FORM BASED CODE

BACKGROUND

This Form Based Code embodies the goals and objectives adopted by the City Council in the *Realize Rowlett 2020 Comprehensive Plan*.

The Code is designed to achieve a more positive and sustainable outcome for development, to improve the quality of life both within new and infill development, to enhance property values, and to improve the overall perception of the City within the region. This ordinance combines minimum and maximum specifications with standards for site layout, building design and streetscaping. It provides for flexibility among compatible uses to allow developers and the City to respond to changing market demands. It also encourages parking that increases land use efficiency and minimizes disruption of the Public Realm.

The standards embodied in this Chapter reflect the timeless principles upon which great towns and communities are based, and are aimed at creating comfortable and attractive places for people to meet, live, conduct business and enjoy recreation. The standards complement existing neighborhoods and development by building upon major trends in household type, characteristics and preferences as a means of enhancing the attractiveness of the area for young professionals, retirees and others seeking to reduce their auto-dependence and live in Rowlett.

Another important element of this Chapter is the procedure for approval of development proposals. It compensates for high standards by providing for administrative review of plans and requests for modifications to certain requirements that would achieve a better development.

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ARTICLE 1 GENERAL PROVISIONS

1.1 AUTHORITY

- 1.1.1** This Form-Based Code (“this Chapter”) is enacted as one of the instruments for implementing the public purposes and objectives of the adopted Realize Rowlett 2020 Comprehensive Plan (“Comprehensive Plan”), and is declared to be consistent with Rowlett’s Comprehensive Plan. Except as noted herein, this Chapter supplants the application of conflicting provisions in the Rowlett Development Code (RDC), Chapter 77 of the Code of Ordinances, City of Rowlett, Texas.
- 1.1.2** The City of Rowlett, Texas adopts this Chapter as authorized under the Charter of the City, the Texas Constitution, and General Laws of the State of Texas.
- 1.1.3** This Chapter may be amended after notice and public hearing in accordance with the RDC.

1.2 INTENT & PURPOSE

1.2.1 General

- a.** This Chapter is based on the Comprehensive Plan and its Guiding Principles:
- Maintain and enhance the value of existing neighborhoods.
 - Increase the City’s economy through diversification of jobs and business opportunities.
 - Make Rowlett a community that is attractive to people at all stages of their lives.
 - Invest in places to achieve lasting value and distinctive character.
 - Maximize the benefits of major public infrastructure investments (existing and planned).
 - Use Lake Ray Hubbard and Rowlett’s natural assets to create a distinctive identity and quality of life desired by the community.
 - Diversify mobility options within the City.
 - Create centers with a mix of activities at key locations in Rowlett.
 - Balance growth through efficient development patterns.
 - Support quality educational resources to meet the needs of Rowlett residents throughout their lives.

Position Rowlett for an appropriate scale of investment and reinvestment supported by market trends.

- b. The purpose of this Chapter is to both enable and encourage the implementation of the policies embodied in the Comprehensive Plan and the Intent Statements in this Chapter.

1.2.2 The City

It is intended:

- a. That green corridors and flood plains be used to define and connect neighborhoods both within a Framework Plan and to the surrounding community.
- b. That the City includes a framework of pedestrian and bicycle trails and routes locally that connects to a regional system, as well as Transit-Ready Development that will provide viable alternatives to the automobile.

1.2.3 The Community

It is intended:

- a. That neighborhoods and mixed-use centers governed by this Chapter be compact and pedestrian-oriented.
- b. That residential and commercial neighborhoods and mixed-use centers be the preferred pattern of development and that sub-districts specializing in single-use be the exception.
- c. That ordinary activities of daily living be able to occur within walking distance of most dwellings, providing independence and accessibility to those who do not drive.
- d. That interconnected networks of thoroughfares be designed to disperse traffic, improve accessibility for emergency services and reduce the length of automobile, bicycle and pedestrian trips.
- e. That within each Pedestrian Shed, a range of housing types be provided to foster a mix of residential unit types throughout each neighborhood that provide for life-cycle housing and contribute to long term sustainability and reinvestment.
- f. That civic, institutional, and commercial activity be integrated into the fabric of the existing community, neighborhoods and mixed-use centers.
- g. That schools be connected to neighborhoods with sidewalks and trails that enable children to walk or bicycle to them.
- h. That a range of open space including parks, squares, and playgrounds be distributed within neighborhoods and mixed use centers.

- i. That Protected Trees and tree clusters as defined in the RDC are preserved where possible.

1.2.4 Streets, Blocks and Buildings

It is intended:

- a. That an infrastructure of quality buildings and public spaces be constructed in order to invite reinvestment over time, and to accommodate flexibility of use in response to evolving markets.
- b. That buildings, streetscaping and landscaping contribute to the physical definition of thoroughfares as civic places.
- c. That development adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.
- d. That the design of streets and buildings reinforce safe environments and preserve accessibility.
- e. That civic buildings and public gathering places be provided at high-image locations to reinforce community identity and encourage their use.
- f. That civic buildings be distinctive and appropriate to a role more important than other buildings, and that they help provide focus and order to the fabric of the city.
- g. That landscape design reflects local climate, topography and the preservation of Protected Trees and tree clusters, and that architecture reflects local climate, topography, history, and good building practice.
- h. That development provides meaningful choices in living arrangements as manifested by distinct physical environments.

1.2.5 Unique Sites and Conditions

It is intended:

- a. That Special Districts be created within this Chapter for properties where unique market and site conditions warrant special development standards to enable development.
- b. That such Special Districts blend and transition to existing and planned development in a manner that helps maintain the intended community character and identity.

1.3 APPLICABILITY

- 1.3.1** The development and use of all land designated and classified as subject to the application of the FB District zoning classification will conform to this Chapter.
- 1.3.2** The provisions of this Chapter, when in conflict, will take precedence over those of other codes, ordinances, regulations and standards of the City of Rowlett.
- 1.3.3** The codes and ordinances of the City of Rowlett will continue to be applicable to matters not covered by this Chapter except where these would contradict the Intent stated in Article 1.2, in which case the conflict will be resolved in favor of this Chapter.
- 1.3.4** The RDC will be and remain in full force and effect to the extent not in conflict with this Chapter. Any provision in this Chapter that conflicts with the RDC or any other city regulation will govern and control. The specifications for and quality of construction and installation of all structures and infrastructure will comply with the rules, regulations, standards and requirements of the City. Nothing in this Chapter is intended to, and no provision of this Chapter shall be interpreted to preclude the application and enforcement of other state and federal laws and regulations, and this Chapter will not be regarded as preventing or exempting compliance with building and construction codes and accessibility standards.
- 1.3.5** This Chapter establishes, and will govern the zoning and permitted uses of land within FB Districts as defined in subsection 2.2.2, subject to the requirement that plans in conformance with this Chapter be submitted, reviewed and approved for development. If not in conflict with this Chapter, the processes and procedures for zoning and approval of plans, site development and construction plans, and building permits will be as provided in the comprehensive zoning ordinance and ordinances of the City, as amended.
- 1.3.6** Capitalized terms used throughout this Chapter may be defined in *Article 6 Definitions*. Those terms not defined in *Article 6* will be accorded to commonly accepted meanings. In the event of conflict, the definitions of this Chapter will take precedence.

1.4 ADMINISTRATION

1.4.1 Intent

It is the intent that a developer or builder who wishes to develop under this Chapter will be processed in an expeditious manner with administrative approvals where allowed by this Chapter. However, if there is a Major Warrant or a substantial number of Minor Warrants requested, the additional required approvals may delay the development process.

1.4.2 Rezoning to the Form Based Code

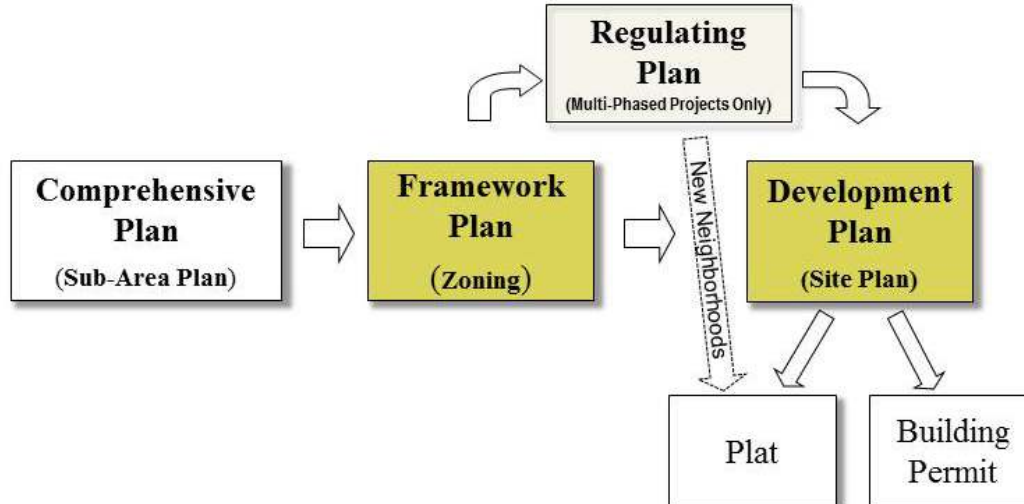
A Framework Plan or Regulating Plan/Phased Development Plan will be required for the application of Zoning to any tract of land governed by this Chapter. It will be consistent with the Comprehensive Plan, as amended, and will serve as the basis for application of FB District provisions to properties. It will be considered part of the Zoning.

Framework or Regulating Plan/Phased Development Plans must be a minimum of 20 developable acres in size if the application is not immediately adjacent to an existing FB District. Applications immediately adjacent to an existing FB District may be less than 20 developable acres in size and will be evaluated on a case-by-case basis.

Framework or Regulating Plan/Phased Development Plans must meet the requirements listed below and may include one or more FB Districts.

Zoning will be approved by Ordinance at the discretion of City Council, and will be mapped as a FB District(s) on the Official Zoning Map of the City of Rowlett.

Process Diagram



1.4.3 Development Review Committee

A Development Review Committee (DRC) will be established to provide guidance for interpretation of this Chapter and to make recommendations on issues that may arise. It is not intended to review every administrative or legislative application that comes forward within the FB District nor is it intended to arbitrate disagreements between developers, property owners and the City.

The DRC will be appointed by the City Manager, and should include the Planning Director, the City Engineer, the Building Official, the Urban Design Officer (UDO) and any other representatives with special expertise.

1.4.4 The City Manager or his/her designee will have staff administrative jurisdiction over any processes authorized under these regulations. The City Manager or designee will review and advance the permitting process by undertaking any action consistent with this Chapter and State Law, to facilitate the permitting process.

1.4.5 An Urban Design Officer (UDO) will serve as a technical advisor to the City Manager and the DRC, and will have demonstrated experience with mixed-use, pedestrian-oriented development.

The UDO will be appointed by the City Manager upon recommendation of the Planning Director, and the cost of the UDO's services will be borne by development fees paid to the City. The UDO will be assigned to advise on the use of this Chapter and to aid in the layout of properties and design of buildings based on this Chapter.

1.4.6 All plan submittals shall provide an extensive site analysis. The site analysis should highlight existing conditions of the project area and the surrounding context. Elements portrayed should include, but are not limited to the following

- Existing utility placement
- Type and location of existing structures
- View corridors
- Sun patterns
- Condition of existing streets
- Drainage - drainage courses, flood plain and floodway
- Roadway hierarchy (existing and planned)
- Vegetation masses
- Trails and open space (existing and planned)
- Topography
- Views (good and bad)
- Identification of High Profile locations
- Publicly owned land

- Identification of adjacent uses, Civic, Health and Educational facilities (schools, libraries, fire stations, hospitals, churches, etc.)
- Negative or sensitive land uses
- Other landmark features

1.4.7 Framework Plan

- a. Framework Plans will be consistent with the Comprehensive Plan. Framework Plans may contain more than one FB District.
- b. Framework Plans may be prepared by an Applicant or by the City.
- c. **Content.** The Framework Plan will establish:
 1. Topography
 2. Designation of FB Districts – e.g. New Neighborhood
 3. Pedestrian Sheds;
 4. A primary street network and connectivity consisting of major, secondary and collector thoroughfares, as well as minor streets as appropriate;
 5. Unique streets types other than those provided in this Chapter;
 6. City Hike and Bike Corridors;
 7. Any sub-areas that would be defined by special development standards such as building type, building height, or land use;
 8. The location of Flex-Space at grade;
 9. The location of key focal point(s) for Landmark features;
 10. The location of key public Open Space(s);
 11. Any Warrants being requested (any variation to this Chapter's standards must be specifically requested); and
 12. Other key features appropriate for the particular development area.

1.4.8 Regulating Plan/Phased Development Plan

- a. A Regulating Plan will be required for any multi-phased development or areas where there are multiple property ownerships, in order to ensure continuity of development. In such cases where there is an adopted Regulating Plan (i.e. Downtown Regulating Plan), a Phased Development Plan will be required. The content of a Phased Development Plan

will be equivalent to a Regulating Plan and as such will comply with the Regulating Plan requirements set forth in this Chapter.

- b. Regulating Plan/Phased Development Plans will be consistent with the approved Framework Plan, if there is one. Regulating Plan/Phased Development Plans may contain one or more FB Districts. The boundaries of the FB Districts may be shifted within the Regulating Plan/Phased Development Plan by up to 100 feet from those in the Framework Plan provided that the City Manager or designee determines that there would be no appreciable impact on existing or new development within the property covered by the zoning or on properties adjacent to the zoned area.
- c. Regulating Plan/Phased Development Plans may be prepared by an Applicant or by the City.
- d. Regulating Plan/Phased Development Plans will correlate to adjacent plans and development, and will be incorporated as part of the regulations governing the FB District.
- e. Streets delineated on a Regulating Plan/Phased Development Plan will supersede streets on the Master Thoroughfare Plan.
- f. A Preliminary Plat for a New Neighborhood may be applied for if sufficient detail is provided in an approved Regulating Plan/Phased Development Plan to identify the mix and location of residential Building Type Categories and the disposition of Open Space as determined by the City Manager, has been approved.
- g. **Content:** Regulating Plan/Phased Development Plans will include:
 - 1. Identification of Protected Trees and tree clusters as defined in the RDC.
 - 2. Pedestrian Shed(s) that correspond to each FB District as allocated on the approved Framework Plan;
 - 3. Street Network depicting all major, secondary, collector, local and alley thoroughfares and trail network;
 - 4. Street Types;
 - 5. FB Districts being utilized;
 - 6. Centralized Public Open Space;
 - 7. Location and disposition of residential Unit Type Categories for New Neighborhood and Urban Neighborhood;

8. Mandatory or recommended Flex Space construction at grade;
 9. Terminated Vista and Landmark Feature locations;
 10. Building height, building type or land use overlay(s) (if applicable);
 11. A Traffic Impact Analysis (TIA), if required by the City Engineer (Section 77-505 of the Rowlett Development Code);
 12. A Phasing Plan of Open Space amenities and Building Type Categories (if applicable)
 13. Any Warrants being requested (any variation to this Chapter's standards must be specifically requested); and
 14. Any requirements specific to the site, as may be determined by the Planning Director or City Manager.
- h. Approval.** Following a determination of completeness, and unless the application is accompanied by a request for a Major Warrant, the City Manager will approve, approve with conditions or deny the application for a Regulating Plan/Phased Development Plan and will notify the applicant of the decision.
1. If the application includes a request for a Major Warrant, the Major Warrant will be considered by the City Council, after recommendation from the Planning and Zoning Commission, following public hearings before the commission and council. The City Council will approve, approve with conditions or deny the application for the Regulating Plan/Phased Development Plan and the Major Warrant request. The notice and hearing procedures in the RDC shall be used to process the Regulating Plan/Phased Development Plan and Major Warrant application.
 2. Denial or conditional approval of a Regulating Plan/Phased Development Plan by the City Manager may be appealed to the Planning and Zoning Commission. The appeal must be filed within 30 days of the date of the City Manager's action on the application for approval of a Regulating Plan/Phased Development Plan.

The Planning and Zoning Commission's decision may be appealed by the applicant, upon written notice filed with the City Manager within 15 days of the Commission's decision, to the City Council. After considering the Commission's ruling, the Council will approve, approve with conditions or deny the application for the Regulating Plan/Phased Development Plan. The Council's decision is final and binding.
 3. The City Manager, the Planning and Zoning Commission and City Council in reviewing the application for Regulating Plan/Phased Development Plan approval and

Warrants, will determine whether they are consistent with the Comprehensive Plan and the Intent statements in this Chapter.

4. The City Manager, at his or her discretion, may refer any Plan application to the Planning and Zoning Commission and City Council for a decision.

1.4.9 Development Plan

- a. A Development Plan is in lieu of the City's required Site Plan, and will serve as the plan that platting and building and construction permits will be based upon.
- b. Development Plans must be consistent with the approved Framework Plan and Regulating Plan/Phased Development Plan (if applicable). FB District boundaries may be shifted within the Development Plan by up to 100 feet from those in the Framework or Regulating Plan/Phased Development Plan provided that the City Manager or designee determines that there would be no appreciable impact on existing or new development within the property covered by the zoning or on properties adjacent to the zoned area.
- c. Streets delineated on a Development Plan will supersede streets on the Master Thoroughfare Plan.
- d. A Building Permit will not be issued until a Development Plan and Preliminary Plat has been approved.
- e. **Content.** A Development Plan application will include the following information and documents that demonstrate compliance with the approved Framework Plan or Regulating Plan/Phased Development Plan and this Chapter:
 1. Proposed Building Types corresponding to the New Neighborhood Building Type Categories (if applicable);
 2. Proposed Building Types corresponding to the respective FB District;
 3. Delineation, by type, of proposed streets, alleys, mews streets, public easements, buildings, parking areas, and landscaped areas;
 4. Preliminary exterior Building Elevations indicating materials, colors and building Architecture (as may be required), except for single-family residences;
 5. Identification of Protected Trees and tree clusters as defined in the code, and those that that are to be preserved;
 6. Landscape and Streetscape areas identified;

7. A Fire Fighting Master Plan for streets that have less than 20 feet of contiguous paving width, if requested;
 8. Identification of Terminated Vista Locations;
 9. A Traffic Impact Analysis (TIA), if required by the City Engineer; and
 10. Any Warrants being requested (any variation to this Chapter's standards must be specifically requested).
- f. Approval.** Following a determination of completeness, and unless the application is accompanied by a request for a Major Warrant, the City Manager will approve, approve with conditions or deny the application for a Development Plan and will notify the applicant of the decision.
1. If the application includes a request for a Major Warrant, the Major Warrant will be considered by the City Council after recommendation from the Planning and Zoning Commission, following public hearings before the Commission and Council. The City Council will approve, approve with conditions or deny the application for the Development Plan and the Major Warrant request. The notice and hearing procedures in the RDC shall be used to process the Development Plan and Major Warrant application.
 2. Denial or conditional approval of a Development Plan by the City Manager may be appealed to the Planning and Zoning Commission. The appeal must be in writing and filed within 30 days of the date of the City Manager's action on the application for approval of a Development Plan.

The Planning & Zoning Commission's decision may be appealed by the applicant, upon written notice filed with the City Manager within 15 days of the Commission's decision, to the City Council. After considering the Commission's ruling, the Council will approve, approve with conditions or deny the application for the Development Plan. The Council's decision is final and binding.
 3. The City Manager, the Planning and Zoning Commission and City Council in reviewing the application for Development Plan approval and Warrants, will determine whether they are consistent with the Comprehensive Plan and the Intent statements in this Chapter.
 4. The City Manager, at his or her discretion, may refer any application to the Planning and Zoning Commission and City Council for a decision.

1.5 WARRANTS

1.5.1 Warrants of Design Standards

- a. In order to provide flexibility and create high quality projects, Warrants may be issued to deviate from certain standards in this Chapter.
- b. For the purposes of this Chapter, there are two types of Warrants of Design Standards — Minor and Major. Warrants will not be considered based on hardship and the Board of Adjustment has no authority to consider Warrants. A Warrant request may only be made in conjunction with an application for Zoning (a Framework Plan), a Regulating Plan/Phased Development Plan, or a Development Plan.
- c. Warrants may be made to a single building or to a broad plan.
- d. Minor Warrants and Major Warrants will be considered unique to the particular site conditions and context, and will not set a precedent for others.
- e. The City Manager has the sole authority to determine whether an element of a proposed plan constitutes a Minor or a Major Warrant.

1.5.2 Minor Warrants

- a. Minor Warrants permit a practice that is not consistent with a specific provision of this Chapter, but is justified by its Intent or by a non-self-imposed hardship. Minor Warrants may be granted administratively as part of an approval of a Regulating Plan/Phased Development Plan or a Development Plan by the City Manager upon recommendation by the UDO or the DRC. Any Warrants, however, must be specifically identified in the plans.
- b. A Minor Warrant may not be issued to deviate from any of the following standards:
 - 1. Maximum dimensions of traffic lanes;
 - 2. Required provision of alleys and rear lanes;
 - 3. Minimum residential densities and Housing Type Category mix; and
 - 4. Unlisted permitted signage types.

1.5.3 Major Warrants

Major Warrants allow deviations from a standard and intent of this Chapter. Major Warrants may only be approved by the City Council, following a recommendation by the Planning and Zoning Commission, in conjunction with a decision on an application for approval of a Framework Plan. The City Council may approve a Major Warrant if the application:

- a. Meets the general intent of this Chapter (Article 1.2) and the FB District in which the property is located;
- b. Will result in an improved project which will be an attractive contribution to the FB District; and
- c. Will not prevent the realization of the overall intent of the FB Districts or FB Districts.

1.6 NON-CONFORMITY

1.6.1 General

For the purposes of properties governed by this Chapter, Land Use and Structural conformity will be considered separately.

1.6.2 Land Use Conformity

Land Uses which were lawfully in existence at the time of rezoning to a Form Based District, but which are not listed as permitted in this Chapter, may continue. However, once the use is discontinued for a continuous period (or a cumulative period if the nonconforming use is intermittent) of one year, it is no longer a permissible or lawful use, and the property may not be used for any purpose that is not allowed under this Chapter.

1.6.3 Structure Conformity

- a. Structures in existence at the time of rezoning to this Chapter, may be repaired, updated and expanded, provided that:
 - 1. Structural modifications do not exceed the setbacks and build-to zones established in this Chapter; and,
 - 2. Parking modifications do not place additional parking within the area between the back-of-curb and existing or proposed building face.
 - 3. Any expansion of the building footprint must also be accompanied with an upgrade to the street tree and sidewalk standards in effect at the time under this Chapter. Where this is not possible or deemed a hardship, then the street tree and sidewalk improvements will be escrowed to the City to be installed by the City at a later date; and,
 - 4. Landscaping and screening be provided as may be required under the previous zoning. Where this is not possible or deemed to be undesirable, then a landscape plan may be approved as part of a Minor Warrant.

- b. If a nonconforming structure is damaged or destroyed by any means to an extent where the cost of repair to its original condition is greater than 50 percent of its appraised value at the time of damage or destruction as determined by the latest tax rolls, then such nonconformity shall not be re-established and such structure may only be rebuilt in compliance with the requirements of this Chapter except upon action by the board of adjustment to permit reconstruction of such structure. The Board of Adjustment shall have due regard for the rights of the person or persons affected, and shall consider such in regard to public welfare, developing character of the area surrounding, and the protection of property value in the area.

1.7 PLATTING

1.7.1 Consistent with this Chapter

- a. Plats in a FB District will ensure public access easements over sidewalk areas and shared drive access, and will be consistent with the development standards in this Chapter and all applicable laws and regulations.
- b. Preliminary and Final Plats will show:
 - 1. Average build-to-lines based on the respective range by Building Type and FB District (where appropriate).
 - 2. Sideyards on single family lots where homes are off-set on the lot to gain a wider sideyard on one side such as patio homes and zero-lot line homes, as may be allowed in the standards in this Chapter.
 - 3. Compliance with the platting requirements of the RDC.
- c. Terminated Vistas will be identified on the Plat which signifies lots and buildings which will be configured to take advantage of that prominence such as centering them in the view corridor and where appropriate, including additional height and special architectural features.
- d. Lots which are directly adjacent to and facing public Open Space (such as Mews lots, Attached Green lots and Green Street Lots) but which have Mews Alley access, will be considered to have met the requirements for public frontage and are considered adequate for fire protection, addressing and mail box location.

1.7.2 Timing of Platting

- a. Within the FB District, Preliminary and Final Plats must be in conformance with an approved Regulating Plan/Phased Development Plan and/or Development Plan. A Preliminary or Final Plat will not be approved without an approved Regulating Plan/Phased Development Plan and/or Development Plan. The Final Plat may be filed by phase to allow for adjustments to building types and market flexibility.
- b. A Preliminary Plat will be approved prior to issuance of any Building or Grading Permit. The Preliminary Plat will expire within one year if a Final Plat is not approved by the City.
- c. An Applicant may file a Preliminary Plat application concurrently with a Building or Construction Permit application. However, a Final Plat must be filed with the County prior to approval of infrastructure or any Certificate of Occupancy.

1.7.3 Public Improvement District (PID) / Homeowners Association (HOA)

- a. Within the New Neighborhood, Urban Village, Urban Neighborhood and Commercial Center areas, either a mandatory Public Improvement District ("PID") shall be created or a development agreement will be executed between the developer and the City to ensure adequate funding for maintenance in perpetuity and replacement of Streetscape, Open Space, Trail System, fencing, irrigation, and other common areas.
- b. A Homeowners Association is required to provide for the review, maintenance, and enforcement of design standards, and to provide recommendations to the PID Board for adequate resources for the care and, where appropriate, the reconstruction of the common elements and amenities in New Neighborhood and Urban Neighborhood developments.
- c. A Property Owners Association is required to provide for the review, maintenance, and enforcement of design standards, and to provide recommendations to the PID Board for adequate resources for care and, where appropriate, the reconstruction of the common elements and amenities in Urban Village and Commercial Center developments.

ARTICLE 2 FORM BASED DISTRICT STANDARDS

2.1 INTENT

2.1.1 Intent

It is the intent of these standards to:

- a. Provide the City of Rowlett with pedestrian-oriented/bicycle-friendly districts and neighborhoods that complement the City's existing auto-oriented development and that meet the growing market demand for such areas.
- b. Establish Rowlett as an inter-generational city with a broad and strong tax base which is based on a diverse housing base and business economy.
- c. Provide a variety of housing types within the City of Rowlett to balance the large amount of existing single-family and garden apartments, which will serve to both enhance existing property values and provide housing for the complete life cycle – young professional, professional couples, families, empty nesters, retirees and seniors.
- d. Enhance the City of Rowlett's sense of community by providing opportunities for citizens to meet and visit with each other in a comfortable, friendly, walkable environment.
- e. Maximize the sense of identity, image and value-creation that can result from the provision of smaller public open spaces and trails that are integrated into new areas which can provide enhanced opportunities for gatherings and recreation.
- f. Encourage the amenity and value of providing a range of housing types within a walkable distance to retail, restaurant, commercial services, open space, and friends and family.

2.2 FORM BASED DISTRICTS AND LAND USE

2.2.1 Intent

It is intended:

- a. That the City of Rowlett diversify its building types and sizes, and attract households that correlate to young professionals, retirees and other under-served community populations, in new development;
- b. That the type and pattern of new development encourage pedestrian-oriented and mixed-use projects that are well integrated with retail and residential activities; and

- c. That new development increases pedestrian activity, provides proximity to services and allows for recreational opportunity.

2.2.2 Form Based Districts (FB Districts)

- a. The following are FB Districts within areas governed by this Chapter.
 - 1. **New Neighborhood.** New Neighborhood is a designation for largely single-family neighborhoods that are developed under this Chapter. The Building Types and standards are geared to creating more pedestrian-friendly communities interspersed with public Open Space.
 - 2. **Urban Village.** Urban Village is a designation for mixed-use and more intense residential and commercial development served by smaller, more urban open space such as plazas and pocket parks, yet tied to the larger City by streets, trails, bike lanes and paths.
 - 3. **Rural Neighborhood.** Rural Neighborhood is a designation for single-family neighborhoods that are rural in nature. The Building Types are geared toward estate homes, farmhouses and agricultural buildings, which are centered on large parks, greenways and existing vegetative corridors. New construction will still adhere to a build-to-zone rather than a minimum setback in order to support successional urbanism for future generations.
 - 4. **Urban Neighborhood.** Urban Neighborhood consists of mixed-use but primarily a residential fabric. This designation has a wide range of building types with small apartment, shop front and mixed use buildings placed on corner lots and townhomes, cottage homes and live-work units occupying interior lots. The Building Types and standards are designed to create a less intense, pedestrian friendly neighborhood, as compared to Urban Village, which is interspersed with public Open Space.
 - 5. **Commercial Center.** Commercial Center is a designation for mixed-use, commercial and flex employment Building Types. The residential fabric is more intense and intended to support employment uses in this area. Public Open Space is designed to be more urban (i.e. plazas, pocket plazas, squares, etc.) and integrated with a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- b. The development standards for each of these FB Districts will form the basis of zoning for properties governed by this Chapter.

2.2.3 Building Types

- a. **New Neighborhood.** The following Building Types may be permitted in areas designated New Neighborhood under this Chapter. The Building Types will be allocated within the boundaries of each New Neighborhood area, according to *Section 2.3.2.c. Housing Mix*. Development standards for each Building Type are identified in *Appendix 2.1 Building Types*.
1. Manor
 2. Estate
 3. Village
 4. Cottage
 5. Casita
 6. Multi-Unit House
 7. Townhome I
- b. **Urban Village.** The following Building Types may be permitted in areas designated as Urban Village under this Chapter (see *Appendix 2.1 Building Types*).
1. Townhome II
 2. Mixed Residential
 3. Shopfront
 4. Live-Work
 5. Mixed-Use
 6. Commercial
- c. **Rural Neighborhood.** The following Building Types may be permitted in areas designated as Rural Neighborhood under this Chapter (see *Appendix 2.1 Building Types*).
1. Rural Estate
- d. **Urban Neighborhood.** The following Building Types may be permitted in areas designated Urban Neighborhood under this Chapter. The Building Types will be allocated within the boundaries of each Urban Neighborhood area, according to *Section 2.6.2.c Building Type Mix*. Development standards for each Building Type are identified in *Appendix 2.1 Building Types*.
1. Cottage (zero lot line)
 2. Casita (zero lot line)
 3. Townhome II
 4. Live-Work
 5. Mixed Residential

6. Shopfront
7. Mixed-Use

e. Commercial Center. The following Building Types may be permitted in areas designated as Commercial Center under this Chapter (see *Appendix 2.1 Building Types*).

1. Townhome II
2. Mixed Residential
3. Shopfront
4. Live-Work
5. Mixed-Use
6. Flex Employment
7. Commercial

2.2.4 Land Use

Civic, Education, Retail, Residential, Hotel, Office and other uses will be permitted within FB Districts in accordance with *Appendix 1 Land Use*. Uses which are not specifically authorized are prohibited.

2.2.5 Required Flex Space at Grade

- a. Where “Required Flex Space at grade” is designated on the Framework Plan or Regulating Plan/Phased Development Plan, the ground floor adjacent to the street will be constructed to retail building standards for a depth of at least 30 feet. However, any allowed use may occupy the space. (See *subsection 2.4.5.c* below for standards.)

2.2.6 Special Events and Special Use Permits

Events wholly contained within a New Neighborhood, and not along a bounding street, will not require such permits, but will be governed by the Home Owners Association. Any closing of a street for special events within a FB District area will require prior approval of the chief of police.

2.2.7 Building Addresses

- a. All buildings will prominently display their address on the front of the building and on the alley, if there is one.

2.2.8 Civic and Landmark Buildings

- a. Civic and Landmark buildings shall be subject to the intent of this Chapter. The particulars of their design will be handled on case-by-case basis by way of the Major and Minor Warrant process. Through this process, Civic and Landmark buildings will still

incorporate certain key elements based on the context and standards of the respective FB District from which they are located.

It is the intent of Civic and Landmark Buildings to:

1. Generate a “sense of place” and neighborhood/community/regional identity.
2. Create an outdoor room with the buildings being brought up and oriented toward the streets and providing street trees.
3. Provide streetscaping elements and shade trees for pedestrians along streets and thoroughfares between the roadbed and the sidewalk.
4. Avoid parking lots dominating the streetscape and public realm by locating them behind the principal building.
5. Ensure the ground floors of buildings are permeable and interesting to engage the pedestrian and avoid dead zones along the street.

2.3 NEW NEIGHBORHOOD (NN) STANDARDS

2.3.1 Intent

Great neighborhoods are defined as being intergenerational and containing amenities to make each home within them unique and worthy of reinvesting in. The New Neighborhood FB District designation is intended to provide pedestrian-friendly neighborhoods with close proximity to open space, trails, and civic, personal and support services.

It is the intent of these standards to:

- a. Provide a broad complement of neighborhood choices, identities and amenities to establish Rowlett as an intergenerational community with a broad, durable and valuable tax base.
- b. Provide a variety of housing types within the City of Rowlett to balance the large amount of existing, conventional single-family residential and garden apartments, which will serve to both enhance existing property values and provide housing for the complete life cycle – young professional, professional couples, empty nesters, retirees and seniors.
- c. Provide the ability for the City of Rowlett’s residents to move to appropriate housing within their neighborhood or community when changes occur in their life without having to move to another community or city to find appropriate housing.

- d. Enhance the City of Rowlett's sense of community by providing opportunities for citizens to meet and visit with each other in a safe, comfortable, friendly, walkable environment.
- e. Maximize the sense of identity, image and value-creation that can result from the provision of smaller public open spaces and trails that are integrated into New Neighborhoods, and which can provide for neighborhood gatherings and recreation.
- f. Encourage the best location, usefulness and improvement of neighborhood open space over the total amount of open space provided.
- g. Distribute complementary housing types throughout comprehensively planned neighborhoods.
- h. Ensure that buildings directly contribute to the attractiveness, safety and activity of the street and public areas.
- i. Take advantage of local and site conditions to minimize the impact on such environmental issues as the heat island effect, significant topographic features and storm water runoff.
- j. Encourage the best possible projects for the City of Rowlett through strong standards and facilitating the approval process by working with the development community.

2.3.2 General

a. Block Size and Configuration

1. Blocks will vary in size and configuration, and will be laid out in response to terrain and vegetation. Blocks will take advantage of opportunities for centralized public Open Space throughout the development.
 - i. The average Block Face Length will not exceed 700 feet.
 - ii. Capped Blocks may exceed 700 feet by the depth of the Capped Lots and alley. Blocks which are capped with lots will not exceed 1,000 feet.
 - iii. Blocks will not be repetitive.
 - iv. Blocks greater than 700 feet will have a pedestrian/bicycle connection mid-block.
2. Block ends should be Capped with lots.
3. Streets will be fully interconnected.
4. Cul de sacs will not be allowed unless no other practical alternative exists due to terrain and property configuration.

5. Gated streets are prohibited.
6. New developments will connect to adjacent development where possible.

b. Building Types

1. The range of Building Types permitted on each property will be identified by way of Building Type Categories identified on an approved Framework, Regulating or Development Plan for New Neighborhood developments.
2. *Appendix 2.1 Building Types* establishes such things as lot width, lot depth, build-to zones, parking, height, dwelling size and Building Type Category.

c. Housing Mix

1. The NN Building Type Category Matrix as specified in *Appendix 2.1 Building Types*, establishes the range of uses, building types, structure square footage, height maximums, yard dimensions and uses which will be permitted.
2. **Housing Mix – 20 acres or larger.** For developments 20 acres or larger in gross area, a minimum mix of NN Building Type Categories will be allocated as follows:
 - i. At least 20 percent of the total units constructed will be comprised of any combination of NN-Type 1 residences from the NN Building Type Category Matrix as specified in *Appendix 2.1 Building Types*.
 - ii. At least 20 percent of the total units constructed will be comprised of any combination of NN-Type 2 residences from the NN Building Type Category Matrix as specified in *Appendix 2.1 Building Types*.
 - iii. At least 20 percent, of the total units constructed will be comprised of any combination of NN-Type 3 residences from the NN Building Type Category Matrix as specified in *Appendix 2.1 Building Types*.
 - iv. Construction of units from NN-Category 1, NN- Category 2 and NN- Category 3 shall all be commenced by the second phase of construction, or when more than 15 acres (excluding public Open Space and trails) has been developed under the Regulating Plan/Phased Development Plan and/or Development Plan, whichever occurs first.
3. **Housing Mix – 10 - 20 acres.** For developments less than 20 acres and 10 or more acres in gross area as set forth in the Regulating Plan and/or Development Plan, a minimum mix of building types will be constructed as follows:

- i. At least 30 percent of the total units constructed will be comprised of NN-Type 1, 2 or 3 residences.
 - ii. At least 30 percent, of the total units constructed will be comprised of any combination of the other two NN Building Type Categories.
4. **Distribution of Building Type Categories.** Residential Building Type Categories will be spread across the development and not concentrated in large clusters.
4. **Accessory Units.** All single-family residences may have an accessory unit up to 600 square feet in size. Within NN-Category 1, residences may have an accessory unit up to 800 square feet.

e. Public Open Space and Trails

1. **Minimum Open Space.** At least fourteen (14) percent of the gross area of a Regulating Plan/Phased Development Plan or Development Plan will be comprised of public Open Space as defined herein. Administrative approval of a Minor Warrant may permit a reduction from fourteen (14) percent to ten percent (10). A reduction greater than ten (10) percent will require a Major Warrant. Reductions of the required Open Space will be based on the presence of flood plain and the quality of Open Space being provided. Compliance with this requirement satisfies the requirement for payment of parkland dedication fees. Flood plain areas utilized for public Open Space may apply to no more than half of the fourteen (14) percent minimum requirement only if buildings face onto the public Open Space. Landscaped trails through a development may count toward the Open Space requirement.
2. **Open Space**
- i. Non-flood plain Open Space and trails will be irrigated and include amenities such as shade, landscaping, availability of electricity and water taps/drinking fountains.
 - ii. Open Space will not be fenced.
 - iii. Open Space will be publicly accessible (except for swimming pool areas), and will be privately maintained.
 - iv. Open Space will have perimeter streets on at least two sides (except where bordering the lake or major stream corridors).
 - v. Open Space will not be located in a parking lot.

3. Facing Open Space

- i. Buildings will face public Open Space and trails both on site and immediately adjacent, such as public parks, creeks and lake which are owned by the developer or managed by the City. Backing buildings onto trails, parks, natural areas or the lake will be prohibited unless there is a demonstrated design constraint that is specifically approved as part of the Regulating Plan/Phased Development Plan or Development Plan. Open Space that is not fronted by buildings will not count toward achieving the required percentage of Open Space.
 - ii. At least eighty (80) percent of all building lots will be located within a walking distance of 800 feet from a public Open Space, including publicly accessible parks, greens, squares, courtyards, plazas, commons and tot lots, with a minimum size as set forth below.
4. **Size of Open Space.** Public Open Space will be at least twice the size of the average adjacent lot, with a minimum side dimension equal to the average adjacent lot width along the street.
5. **Shade.** Public Open Space will include at least 20% shade through the planting of trees or construction of structures that provide shade. Usable shade will be calculated based on the diameter of the mature tree canopy and the square footage of the shade structure overhead.
6. **Detention and Retention Areas**
Detention and retention areas will be designed as public areas without fencing and in a manner that does not call attention to its storm management function.

f. Parking

1. See *Article 3 Parking and Accessibility*.
2. Front-loaded garages will be limited to lots which are at least 60-feet wide and will be located behind the front building corner by 20 feet, or be “drive-through” to the rear yard. “Drive-through” to garages in the rear yard may be allowed for lots as small as 50 feet wide with approval of a Minor Warrant on a Framework, Regulating or Development Plan. “J-swing” garages will not be permitted in front yards. Driveways will not exceed 12 feet in width when they intersect with the sidewalk.

3. All front entry garages will utilize single 8-foot wide garage doors. Double wide doors will be permitted on any front entry garage located behind the primary building, and any garage that is accessed from an alley.
4. Rear entry garages approached from an alley will be located either 7 to 9 feet back from the property line or 17 feet or more from the property line to allow for parking in front of the garage door. Alley-oriented swing-loaded garages will be set back a minimum of 3 feet from the alley property line because the garage door does not open toward the alley.

g. Maintenance

1. Each development will provide for the funding of maintenance of neighborhood common spaces through a combination of a Public Improvement District (PID), Municipal Management District (MMD; if applicable) or a development agreement executed between the developer and the City in combination with a Home Owners Association (HOA). Maintenance will be provided for all public and semi-public spaces including trails, roadway medians and parkways, excluding street paving and utilities. The PID, MMD, development agreement and/or HOA will be responsible for street trees, parkway and alley landscaping.
2. Required landscaping will be maintained in perpetuity. Landscape material that dies will be replaced; however, a revised landscape plan may be submitted and approved to allow for changes and upgrades to landscape treatments.

h. Sight Triangles

1. On corner lots, a clear site triangle will be formed by measuring 25 feet along the extension of the curbs of the 2 intersecting streets. The Visibility Triangle for the intersection of a street and an alley, will be 10 feet.
2. Sight Triangles will be free of structures and landscaping between 2 ½ feet and 8 feet above the sidewalk. However, traffic signs, tree trunks and lighting poles will be permitted.

2.3.3 Street Trees and Plant Material

a. Right-of-way Landscaping Requirements

1. **Streetscape Parkway.** A streetscape parkway strip, will be provided, landscaped and irrigated along the entire length of the property to be developed. The streetscape parkway strip will be located between the back-of-curb and sidewalk that is adjacent to any residential land use.

All Sidewalks will be a minimum of 5 feet in width in New Neighborhoods.

2. **Street Tree Requirement.** Large shade trees, as defined in *Appendix 2.4 Street Trees and Plant Materials* for rights-of-way, will be provided in the required streetscape parkway in numbers equal to at least one tree for each 30 feet of street frontage, and one tree per lot along any alley in New Neighborhood developments (see h.3 below). Street trees will be single-trunk and straight, and all trees will have a minimum tree caliper of 3 inches.

Trees should be planted at a time of year that will help insure their survival. The City may approve delaying planting to avoid the summer months with a conditional Certificate of Occupancy Permit.

3. **Street Lighting.** Pedestrian level street lighting will be provided in the streetscape parkway to attain, in combination with residential porch lighting, an average of 2-foot candles along the sidewalk. (See *Article 4 Lighting, Mechanical and Utilities.*)

4. **Other Landscaping.**

- i. All street rights-of-way located adjacent to the development will be improved with grass or ground cover material and will be maintained.
- ii. There will be a minimum 2-foot landscape zone between the sidewalk and any fence or wall which will be landscaped with grasses (not turf), ground cover or other perennial planting.
- iii. It will be the responsibility of the builder/homeowner to design the irrigation system within the lot to ensure that the grass placed in the adjacent right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system will base the design on the ultimate proposed width of the



street when designing the system. The plans for design of the irrigation system for public Open Space will be prepared by a licensed irrigator.

2.4 URBAN VILLAGE (UV) STANDARDS

2.4.1 Intent

- a. Provide higher density development in a pedestrian-friendly environment with Open Space and shade for outdoor activity. It may include housing, retail, office and service uses.
- b. Create attractive and active Urban Village developments; an individual building's type, size, position, use and design plays an important role in achieving that goal, as well as how it is configured with adjacent buildings within the development.
- c. Design and construct commercial spaces in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses.
 - 1. Buildings will contribute directly to the attractiveness, safety and activity of the street and public areas.
 - 2. Buildings that include retail at-grade will feature the retail activity prominently.
 - 3. Buildings will be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.
- d. Maximize the sense of identity, image and value-creation that can result from the provision of smaller public open spaces and trails that are integrated into Commercial Center Developments.
- e. Encourage the best location, usefulness and improvement of public open space over the total amount of open space provided.
- f. Avoid parking lots dominating the streetscape and public realm by locating them behind the principal building.
- g. Take advantage of local and site conditions to minimize the impact on such environmental issues as the heat island effect, significant topographic modification and storm water runoff.
- h. Encourage a variety of building and design solutions in compliance with the standards and regulations outlined herein.

2.4.2 General

a. Block Size and Configuration

1. Blocks will vary in size and configuration, and will be laid out in response to terrain and vegetation. Block patterns will take advantage of opportunities for centralized public Open Space throughout the development.
 - i. The average Block Face Length will be between 250-300 feet.
 - ii. Block Faces will not exceed 400 feet in length. A Minor Warrant will be required for Block Faces longer than 400 feet.
2. Streets will be fully interconnected. Gated streets are prohibited.
3. Cul de sacs will not be permitted unless no other alternative is possible due to terrain and property configuration.

b. Density

1. Permitted density is not specifically identified in this Chapter, but is the result of achieving the development standards, building height and provision of parking required herein.
2. In Urban Village areas, the maximum height is 5 stories, however a greater height may be approved as part of the FB District zoning application and Framework Plan or through approval of a Major Warrant as part of a Regulating Plan/Phased Development Plan or Development Plan. The minimum height is 2 stories except in a Transition area, which may be one story. A one-story building may be approved by Minor Warrant as a unique condition in a larger development.
3. The City may require a minimum height which is greater for certain land parcels based on their location.

c. Building Types

1. The range of Building Types permitted in the Urban Village FB District is established in *Appendix 2.1 Building Types*.
2. Appendix 2.1 Building Types establishes such things as build-to-zones, frontage, use on ground floors, use on upper floors, finish floor elevation, permitted projections and minimum ground floor-to-ceiling heights.
3. The Building Type must be identified on an approved Framework, Regulating or Development Plan for Urban Village developments.
4. **Accessory Units.** All single-family building types may have an accessory unit up to 600 square feet in size. On lots greater than 60 feet wide, said building types may have an accessory unit up to 800 square feet.

d. Residential Units – Types and Uses

1. Residential units in buildings will primarily consist of apartments, lofts and studio apartments.
2. In all buildings which are 25 units or larger, a variety of unit types and sizes will be provided. Since ground floor units that have front doors directly on to the sidewalk, these units will be considered a different unit type.

Any residential units at grade will meet the standards below (see *2.4.5.b Residential at Grade*). Amenities such as exercise facilities, laundry, child care, theaters and meeting rooms for residents and their guests will be permitted at grade.

3. In buildings intended solely for residential use, up to 10 percent of the ground floor may be developed as Flex Space and used for retail, restaurant, office, coffee shop or similar use.
4. The range of Building Types permitted on each property may be modified in the Regulating Plan/Phased Development Plan or Development Plan.

e. Amenities

1. Stairwells and corridors that access units above grade will be enclosed and air conditioned unless approved by Minor Warrant.

f. Public Open Space and Trails

1. **Minimum Open Space.** At least ten (10) percent of the gross area of a Regulating Plan/Phased Development Plan or Development Plan will be comprised of public

Open Space as defined herein. Flood plain areas utilized for public Open Space may count towards up to half of the ten (10) percent minimum requirement provided that it is improved or enhanced. Landscaped trails through a development may also count toward the Open Space requirement.

2. **Achieving Minimum Open Space.** Minimum Open Space may be met on site or by payment of cash-in-lieu of Open Space to the City of Rowlett or its designated authority using the following formula: $((A*B)+(A*C)+(A*D)) = \text{Open Space Fund}$. Where A represents the area of Open Space, B represents the average cost of land for the area (i.e. Downtown Regulating Plan), C represents the cost to install 25% of usable shade (See shade requirements in 2.4.2.e.5.), and where D represents the cost to install hardscape. Cash-in-lieu of Open Space may be permitted due to a restricted lot size or due to the placement of Open Space based on a Regulating Plan/Phased Development Plan or Development Plan. If the full percentage of public Open Space is not provided on site, a Park Fee may also be assessed (see Section 2.12).
3. **Open space**
 - i. Non-flood plain Open Space will be irrigated, landscaped and un-fenced.
 - ii. Open Space areas must be publicly accessible and privately maintained.
 - iii. Open Space must also have a perimeter street on at least one side.
 - iv. Open Space will not be located in parking lots.
4. **Facing Open Space.** Open Space and trails will be fronted by buildings in order to count toward the minimum Open Space requirement. Backing buildings onto trails, parks or natural areas will be prohibited unless there is a demonstrated design constraint that is specifically approved as part of the Regulating Plan/Phased Development Plan or Development Plan.
5. **Shade.** Public Open Space will include at least 25% useable shade through the planting of trees or construction of structures that provide shade. Usable shade will be calculated based on the diameter of the mature tree canopy and the square footage of the shade structure overhead.
6. **Detention and Retention Areas**

Detention and retention areas will be designed as public areas without fencing and in a manner that does not call attention to its storm management function.

g. Parking

1. See *Article 3 Parking and Accessibility*.

h. Lighting

1. Lighting will be located on building fronts at all residential and commercial entries, and will be illuminated from dusk till dawn utilizing an automatic controller.
2. Average light levels will be a minimum average of 2 foot-candles for residential at grade, or 3 foot-candles for commercial, along the sidewalk. This may be achieved through a combination of both pedestrian-level street lights and building-mounted lighting that is controlled by a timer or solar switch.

2.4.3 Block Face Configuration

a. Intent. It is intended that building walls will be continuous along Block Faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment with allowance for some limited variation, and opportunities for outside dining, plazas, pocket parks and special building entry features. Buildings will also be constructed close to the street to reinforce the street edge, provide a sense of enclosure and to avoid parking lots dominating the streetscape and public realm by locating them behind the principal building.

b. Continuous building frontage.

1. Continuous building frontage where primary and secondary streets are not designated on a Framework Plan, Regulating Plan/Phased Development Plan or Development Plan.
 - i. Continuous building frontage will be considered to be met if 80% or more of the primary building façade is located within the Build-To Zone (this can be based on the lot width/depth or block face depending on the size of the project) unless set back to create a public plaza, pocket park or patio. Administrative approval of a Minor Warrant may permit as little as 60%, provided that the reduction results in an attractive outdoor dining area, plaza, building entry feature or other amenity which contributes to the streetscape. A greater reduction will require approval of a Major Warrant. Alleys and mid-block entrance points must be accommodated in remainder percentage that is not occupied by a building façade.
2. Continuous building frontage where primary and secondary streets are designated on a Framework Plan, Regulating Plan/Phased Development Plan or Development Plan.

- i. Along Primary Streets. Continuous building frontage will be considered to be met if 80% or more of the primary building façade is located within the Build-To Zone (this can be based on the lot width/depth or block face depending on the size of the project) unless set back to create a public plaza, pocket park or patio. Administrative approval of a Minor Warrant may permit as little as 60%, provided that the reduction results in an attractive outdoor dining area, plaza, building entry feature or other amenity which contributes to the streetscape. A greater reduction will require approval of a Major Warrant. Alleys and mid-block entrance points must be accommodated in remainder percentage that is not occupied by a building façade.
 - ii. Along Secondary Streets. Continuous building frontage will be considered to be met if 70% or more of the primary building façade is located within the Build-To Zone (this can be based on the lot width/depth or block face depending on the size of the project) unless set back to create a public plaza, pocket park or patio. Administrative approval of a Minor Warrant may permit as little as 50%, provided that the reduction results in an attractive outdoor dining area, plaza, building entry feature or other amenity which contributes to the streetscape. A greater reduction will require approval of a Major Warrant. Alleys and mid-block entrance points must be accommodated in remainder percentage that is not occupied by a building façade.
3. Facades will generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance may be curved or angled toward an intersection with adequate public right-of-way clearance

2.4.5 Transition to Existing Single-Family Neighborhoods

a. Intent

It is the intent of this Chapter, to ensure an orderly transition between Urban Village and areas of lower density, single-family residential development through the use of building types and building height which are appropriate to making that transition.

Such standards are only applicable to Urban Village FB District areas immediately adjacent to areas zoned Single Family under the RDC (SF-5 thru SF-40), which exist prior to adoption of this Chapter.

b. Standards

1. For a distance of at least one hundred feet from the closest Urban Village property line that is immediately adjacent to areas zoned Single Family under the RDC (SF-5 thru SF-40), building height must not exceed 2 ½ stories and a minimum setback may be required (for detailed transition requirements refer to supplemental documents for each area – i.e. Downtown Regulating Plan). Elements such as landscape buffers, parking to the rear of the principal structure, parking lot landscaping, parking lot lighting, etc. may be provided within the designated setback.
2. An appropriate transition to adjacent areas zoned Single-Family under the RDC (SF-5 thru SF-40) shall be provided.
3. Non-residential uses will be allowed, but must meet the height and setback requirements of the transition zone.

2.4.6 Street Trees and Plant Material

a. Intent. It is the intent of this Chapter to:

1. Support the Comprehensive Plan's goals for building pedestrian-oriented neighborhoods.
2. Contribute to pedestrian safety and comfort.
3. Buffer onsite surface parking from the pedestrian realm.
4. Reduce the heat island effect caused by solar heat gain in paved and hard surface areas.
5. Utilize native and naturalized plant materials which are hardy for the North Texas urban condition.

b. Street Trees

1. Street trees may be planted within three feet of a curb, sidewalk or other structure provided that they are selected from the allowed street trees listed in *Appendix 2.4 Street Trees and Plant Materials*.
2. All required street trees will:
 - i. Be at least 3-inch caliper when planted
 - ii. Have a single straight trunk
 - iii. Be "limbed" up to 6-feet, and pruned to leave a minimum 8-foot. clearance over pedestrian areas.

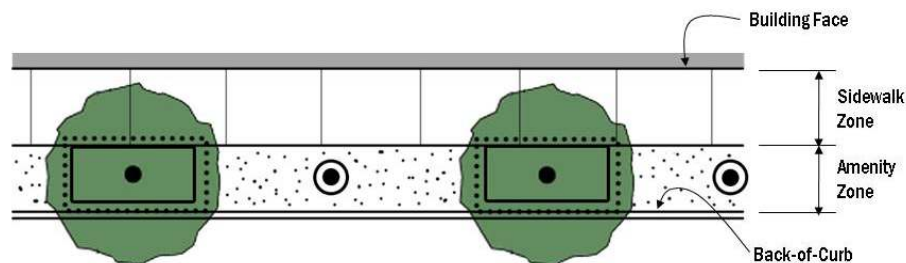
3. Street trees will be planted at an average of 25 feet on center to ensure maximum shading for pedestrians and paved surfaces.

c. Plant material

1. All visible plant material will consist of large trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal-color plants which are native or drought hardy and listed in *Appendix 2.4 Street Trees and Plant Materials*.

d. Amenity Zones

1. **Tree Wells.** Street tree wells will be a minimum 30 square feet with the minimum dimension no less than 5 feet. Tree wells will contain tree grates or a ground surface that is covered with a minimum 2" deep layer of landscape industry standard mulch and plantings of drought tolerant ground cover, grasses or seasonal color. Planter strips may be considered by way of Minor Warrant, the ground surface requirements stated above will apply.



2. A structural sidewalk system which allows tree root growth, avoids soil compaction and provides for some storm water retention is encouraged.
3. **Access to Water.** All plant material will have access to water by drip irrigation unless otherwise approved; and buildings will have an exterior hose bib faucet for the watering of potted plants, cleaning the sidewalk and other outside needs.

e. Paving material

1. Paving material in front yards and on private sidewalks **should** be warm toned and will be constructed with materials such as brick, natural or manufactured stone, concrete, or pervious pavement that is suitable for foot or bike paths, entrance ways and driveways.
2. Gravel as a paving material will be prohibited.
3. A stamped version of brick, stone or cobbles may be approved in certain locations by Minor Warrant.

2.5 RURAL NEIGHBORHOOD (RN) STANDARDS

2.5.1 Intent

Rural Neighborhood is a designation for single-family neighborhoods that are rural in nature. The Building Types are geared toward estate homes, farmhouses and agricultural buildings, which are centered on large parks, greenways and existing vegetative corridors.

It is the intent of these standards to:

- a. Aid in the preservation of existing rural fabric within the City of Rowlett.
- b. Provide a broad complement of neighborhood choices, identities and amenities to establish Rowlett as an intergenerational community with a broad, durable and valuable tax base.
- c. Provide a variety of housing types within the City of Rowlett to balance the large amount of existing, conventional single-family residential and garden apartments, which will serve to both enhance existing property values and provide housing for the complete life cycle – young professional, professional couples, empty nesters, retirees and seniors.
- d. Provide the ability for the City of Rowlett’s residents to move to appropriate housing within their neighborhood or community when changes occur in their life without having to move to another community or city to find appropriate housing.
- e. Enhance the City of Rowlett’s sense of community by providing opportunities for citizens to meet and visit with each other in a safe, comfortable, friendly, walkable environment.
- f. Ensure that buildings directly contribute to the attractiveness, safety and activity of the street and public areas.
- g. Ensure that new construction adheres to standards that support successional urbanism for future generations.
- h. Maximize the sense of identity, image and value-creation that can result from centralized public open space that is integrated into Rural Neighborhoods, and which can provide for neighborhood gatherings and recreation.
- i. Encourage tree preservation and parks as appropriate types of public open space with the integration of smaller public open spaces which are strategically located, useful and improved over the total amount of open space provided.

- j. Take advantage of local and site conditions to minimize the impact on such environmental issues as the heat island effect, significant topographic features and storm water runoff.
- k. Encourage the best possible projects for the City of Rowlett through strong standards and facilitating the approval process by working with the development community.

2.5.2 General

a. Block Size and Configuration

- 1. Blocks will vary in size and configuration, and will be laid out in response to terrain and vegetation. Blocks will take advantage of opportunities for centralized public Open Space and preservation of existing tree masses throughout the development.
- 2. Blocks will not be repetitive.
- 3. Streets will be fully interconnected.
- 4. Cul de sacs will not be allowed unless no other practical alternative exists due to terrain and property configuration.
- 5. Gated streets are prohibited.
- 6. New developments will connect to adjacent development where possible.

b. Building Types

- 1. The range of building types permitted on each property will be identified on an approved Framework Plan, Regulating or Development Plan for Rural Neighborhood developments.
- 2. *Appendix 2.1 Building Types* establishes such things as lot width, lot depth, build-to zones, parking, height, dwelling size and Building Type.
- 3. **Accessory Units.** All single-family residences may have an accessory unit up to 800 square feet.

c. Public Open Space and Trails

- 1. **Minimum Open Space.** Existing tree masses and ponds will be preserved in parks and greenways. A specific percentage of centralized open space will not be designated, but rather evaluated on a case-by-case basis.
- 2. **Conservation Plan.** A Conservation Plan with public Open Space preserving tree masses and ponds may be approved by Major Warrant. The minimum density

should remain at 1 unit to the acre over the subdivision, but actual lot sizes may be reduced to provide for the public Open Space. The size of public Open Space will be at least twice the size of the average adjacent lot, with a minimum side dimension equal to the average adjacent lot width along the street.

2. Open Space

- i. Open Space will not be fenced.
- ii. Open Space will be publicly accessible (except for swimming pool areas), and will be privately maintained.
- iii. Open Space will have perimeter streets on at least two sides (except where bordering the lake or major stream corridors).
- iv. Open Space will not be located in a parking lot.

3. Facing Open Space

- i. Buildings will face public Open Space and trails both on site and immediately adjacent, such as public parks, creeks and lake which are owned by the developer or managed by the City. Backing buildings onto trails, parks, natural areas or the lake will be prohibited unless there is a demonstrated design constraint that is specifically approved as part of the Regulating Plan/Phased Development Plan or Development Plan.

4. Detention and Retention Areas

Detention and retention areas will be designed as public areas without fencing and in a manner that does not call attention to its storm management function.

d. Parking

- 1. See *Article 3 Parking and Accessibility*.
- 2. Front-loaded garages will be located behind the front building corner by 20 feet, or be “drive-through” to the rear yard. “J-swing” garages will not be permitted in front yards. Driveways will not exceed 12 feet in width when they intersect with the sidewalk.
- 3. All front entry garages will utilize single 8-foot wide garage doors. Double wide doors will be permitted on any front entry garage located behind the primary building, and any garage that is accessed from an alley.

2.6 URBAN NEIGHBORHOOD (UN) STANDARDS

2.6.1 Intent

Great urban neighborhoods are defined as being mixed-use but primarily residential and contain amenities to make each building within them unique and worthy of reinvesting in. The residential fabric is designed to cater to a variety of age groups and income levels. This designation has a wide range of building types with small apartment, shopfront and mixed-use buildings placed on corner lots and townhomes, cottage homes and live-work units occupying interior lots. The Urban Neighborhood FB District is intended to provide pedestrian-friendly, mixed-use neighborhoods with close proximity to open space, trails, and civic, personal and support services.

It is the intent of these standards to:

- a. Provide a broad complement of neighborhood choices, identities and amenities with scattered commercial activity to establish Rowlett as an intergenerational community with a broad, durable and valuable tax base.
- b. Offer a wide range of building types to create and active and attractive development; an individual building's type, size, position, use and design plays an important role in achieving that goal, as well as how it's configured with adjacent buildings within the development.
- c. Provide the ability for the City of Rowlett's residents to move to appropriate housing within their neighborhood or community when changes occur in their life without having to move to another community or city to find appropriate housing.
- d. Enhance the City of Rowlett's sense of community by providing opportunities for citizens to meet and visit with each other in a safe, comfortable, friendly, walkable environment.
- e. Distribute complementary housing and mixed-use building types throughout comprehensively planned projects.
- f. Design and construct small-scale commercial spaces in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses.
- g. Construct buildings in a manner, and with materials that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

- h. Ensure that buildings directly contribute to the attractiveness, safety and activity of the street and public areas.
- i. Maximize the sense of identity, image and value-creation that can result from the provision of smaller public open spaces and trails that are integrated into Urban Neighborhoods, and which can provide for neighborhood gatherings and recreation.
- j. Provide the ability for the City of Rowlett's residents to walk to neighborhood serving retail and services in close proximity to intergenerational housing.
- k. Encourage the best location, usefulness and improvement of neighborhood open space over the total amount of open space provided.
- l. Take advantage of local and site conditions to minimize the impact on such environmental issues as the heat island effect, significant topographic features and storm water runoff.
- m. Encourage the best possible projects for the City of Rowlett by encouraging a variety of building and design solutions in compliance with strong standards outlined herein.

2.6.2 General

a. Block Size and Configuration

- 3. Blocks will vary in size and configuration, and will be laid out in response to terrain and vegetation. Blocks will take advantage of opportunities for centralized public Open Space throughout the development.
 - i. The average Block Face Length will not exceed 500 feet.
 - ii. Capped Blocks may exceed 500 feet by the depth of the Capped Lots and alley. Blocks which are capped with lots will not exceed 720 feet.
 - iii. Blocks will not be repetitive.
 - iv. Blocks greater than 500 feet will have a pedestrian/bicycle connection mid-block.
- 4. Block ends should be Capped with lots.
- 5. Streets will be fully interconnected.
- 6. Cul de sacs will not be allowed unless no other practical alternative exists due to terrain and property configuration.
- 7. Gated streets are prohibited.
- 8. New developments will connect to adjacent development where possible.

b. Building Types

1. The range of Building Types permitted on each property will be identified by way of the Building Type Mix identified on an approved Framework, Regulating or Development Plan for Urban Neighborhood developments.
2. *Appendix 2.1 Building Types* establishes such things as lot width, lot depth, build-to-zones, frontage, use on ground floors, use on upper floors, parking, permitted projections and height.

c. Building Type Mix

1. The UN Building Types as specified in *Appendix 2.1 Building Types*, establishes the range of uses, building types, height maximums, uses, etc. which will be permitted.
2. **Distribution of Building Types.** Within the Urban Neighborhood FB District, a minimum mix of Building types will be required.
 - i. At least 20 percent of the total units constructed will be comprised of any combination of the following Building Types: Mixed-Residential, Shopfront and Mixed-Use
 - ii. At most 80 percent of the total units constructed will be comprised of any combination of the following Building Types: Live-Work, Townhome, Cottage (zero lot line) and Casita (zero lot line)
 - iii. Single-family residential Building Types will be spread across the development and not concentrated in large clusters.
3. **Accessory Units.** All single-family residences may have an accessory unit up to 600 square feet in size.

e. Public Open Space and Trails

1. **Minimum Open Space.** At least fourteen (14) percent of the gross area of a Regulating Plan/Phased Development Plan or Development Plan will be comprised of public Open Space as defined herein. Administrative approval of a Minor Warrant may permit a reduction from fourteen (14) percent to ten percent (10). A reduction greater than ten (10) percent will require a Major Warrant. Reductions of the required Open Space will be based on the presence of flood plain and the quality of Open Space being provided. Compliance with this requirement satisfies the requirement for payment of parkland dedication fees. Flood plain areas utilized for public Open Space may apply to no more than half of the fourteen (14) percent

minimum requirement only if buildings face onto the public Open Space. Landscaped trails through a development may count toward the Open Space requirement.

2. **Open Space**

- i. Non-flood plain Open Space and trails will be irrigated and include amenities such as shade, landscaping, availability of electricity and water taps/drinking fountains.
- ii. Open Space will not be fenced.
- iii. Open Space will be publicly accessible (except for swimming pool areas), and will be privately maintained.
- iv. Open Space will have perimeter streets on at least two sides (except where bordering the lake or major stream corridors).
- v. Open Space will not be located in a parking lot.

3. **Facing Open Space**

- i. Buildings will face public Open Space and trails both on site and immediately adjacent, such as public parks, creeks and lake which are owned by the developer or managed by the City. Backing buildings onto trails, parks, natural areas or the lake will be prohibited unless there is a demonstrated design constraint that is specifically approved as part of the Regulating Plan/Phased Development Plan or Development Plan. Open Space that is not fronted by buildings will not count toward achieving the required percentage of Open Space.
- ii. At least eighty (80) percent of all building lots will be located within a walking distance of 800 feet from a public Open Space, including publicly accessible parks, greens, squares, courtyards, plazas, commons and tot lots, with a minimum size as set forth below.

4. **Size of Open Space.** Public Open Space will be at least twice the size of the average Cottage, Casita, Townhome and/or Live-Work adjacent lot, with a minimum side dimension equal to the average lot width along the street. If adjacent to Mixed Residential, Shopfront and/or Mixed-Use then the public Open Space must be at least the size of the adjacent lot and be highly amenitized. The actual location, size and amenities will be subject to approval of a Minor Warrant.

5. **Shade.** Public Open Space will include at least 20% shade through the planting of trees or construction of structures that provide shade. Usable shade will be calculated based on the diameter of the mature tree canopy and the square footage of the shade structure overhead.
6. **Detention and Retention Areas.** Detention and retention areas will be designed as public areas without fencing and in a manner that does not call attention to its storm management function.

f. Parking

1. Parking standards for the following Building Types – Townhome, Cottage and Casita
 - i. Front-loaded garages and “drive-through” garages in the rear yard will not be permitted.
 - ii. “J-swing” garages will not be permitted in front yards.
 - iii. Rear entry garages approached from an alley will be located either 7 to 9 feet back from the property line or 17 feet or more from the property line to allow for parking in front of the garage door. Alley-oriented swing-loaded garages will be set back a minimum of 3 feet from the alley property line because the garage door does not open toward the alley.
 - iv. Refer to *Appendix 2.1 Building Types* and *Article 3 Parking and Accessibility* for additional standards.
2. Parking standards for the following Building Types – Mixed-Use, Mixed Residential, Live-Work and Shopfront
 - i. See *Article 3 Parking and Accessibility*.

h. Maintenance

1. Each development will provide for the funding of maintenance of public Open Space and the Public Realm through a combination of a Public Improvement District (PID), Municipal Management District (MMD; if applicable) or a development agreement executed between the developer and the City in combination with a Home Owners Association (HOA). Maintenance will be provided for all public and semi-public spaces including trails, roadway medians, amenity zones, open space and parkways, excluding street paving and utilities. The PID, MMD, development agreement and/or HOA will be responsible for street trees, parkway and alley landscaping.

2. Required landscaping will be maintained in perpetuity. Landscape material that dies will be replaced; however, a revised landscape plan may be submitted and approved to allow for changes and upgrades to landscape treatments.

i. Sight Triangles

1. On corner lots, a clear site triangle will be formed by measuring 30 feet along the extension of the curbs of the 2 intersecting streets. The Visibility Triangle for the intersection of a street and an alley, will be 10 feet.
2. Sight Triangles will be free of structures and landscaping between 2 ½ feet and 8 feet above the sidewalk. However, traffic signs, tree trunks and lighting poles will be permitted.

2.6.3 Block Face Configuration for Mixed-Use, Shopfront, Live-Work and Mixed Residential Building Types

a. Intent. It is intended that building walls will be continuous along Block Faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment with allowance for some limited variation, and opportunities for outside dining, plazas, pocket parks and special building entry features. Buildings will also be constructed close to the street to reinforce the street edge, provide a sense of enclosure and to avoid parking lots dominating the streetscape and public realm by locating them behind the principal building.

b. Continuous building frontage.

1. Continuous building frontage will be considered to be met if 60% or more of the primary building façade is located within the Build-To Zone (this can be based on the lot width/depth or block face depending on the size of the project) unless set back to create a public plaza, pocket park or patio. Administrative approval of a Minor Warrant may permit as little as 40%, provided that the reduction results in an attractive outdoor dining area, plaza, building entry feature or other amenity which contributes to the streetscape. A greater reduction will require approval of a Major Warrant. Alleys and mid-block entrance points must be accommodated in remainder percentage that is not occupied by a building façade.

2.6.4 Street Trees and Plant Material

- a. Intent.** It is the intent of this Chapter to:

1. Support the Comprehensive Plan's goals for building pedestrian-oriented neighborhoods.
2. Contribute to pedestrian safety and comfort.
3. Buffer onsite surface parking from the pedestrian realm.
4. Reduce the heat island effect caused by solar heat gain in paved and hard surface areas.
5. Utilize native and naturalized plant materials, which are hardy for the North Texas region.

a. Right-of-way Landscaping Requirements

1. **Streetscape Parkway.** A streetscape parkway strip will be provided, landscaped and irrigated along the entire length of the property to be developed. The streetscape parkway strip will be located between the back-of-curb and sidewalk.

All Sidewalks will be a minimum of 6 feet in width. This includes sidewalk clear zones adjacent to amenity zones and sidewalks leading up to primary entrances.

2. **Street Tree Requirement.** Large shade trees, as defined in *Appendix 2.4 Street Trees and Plant Materials* for rights-of-way, will be provided in the required streetscape parkway in numbers equal to at least one tree for each 30 feet of street frontage. Street trees will be single-trunk and straight, and all trees will have a minimum tree caliper of 3 inches.

Trees should be planted at a time of year that will help insure their survival. The City may approve delaying planting to avoid the summer months with a conditional Certificate of Occupancy Permit.

3. **Street Lighting.**
 - i. Adjacent to residential Building Types pedestrian level street lighting will be provided in the streetscape parkway to attain, in combination with residential entry lighting, an average of 2-foot candles along the sidewalk. (See *Article 4 Lighting, Mechanical and Utilities*.)
 - ii. Adjacent to commercial and mixed-use Building Types pedestrian level lighting will be provided in the streetscape parkway to attain, in combination with building lighting, an average of 3-foot candles along the sidewalk. (See *Article 4 Lighting, Mechanical and Utilities*.)

- iii. Lighting will be located on building fronts at all residential and commercial entries, and will be illuminated from dusk till dawn utilizing an automatic controller.

4. Other Landscaping for Townhome, Cottage and Casita Building Types.

- i. All street rights-of-way located adjacent to the development will be improved with grass or ground cover material and will be maintained.
- ii. There will be a minimum 2-foot landscape zone between the sidewalk and any fence or wall which will be landscaped with grasses (not turf), ground cover or other perennial planting.
- iii. It will be the responsibility of the builder/homeowner to design the irrigation system within the lot to ensure that the grass placed in the adjacent right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system will base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system for public Open Space will be prepared by a licensed irrigator.
- iv. One tree will be provided per lot along any alley.

5. Other Landscaping for Mixed-Use, Shopfront, Live-Work and Mixed Residential Building Types.

- i. See 2.8.6 *Parking Lot Landscape*.

2.7 COMMERCIAL CENTER (CC) STANDARDS

2.7.1 Intent

The Commercial Center FB District is intended to provide a diverse employment base for the City of Rowlett with high standards of building development and urban plazas and pocket plazas integrated within a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

It is the intent of these standards to:

- a. Create attractive and active Commercial Center developments; an individual building's type, size, position, use and design plays an important role in achieving that goal, as well as how it is configured with adjacent buildings within the development.

- b. Provide higher density development in a pedestrian-friendly environment with Open Space and shade for outdoor activity. It may include housing, retail, office and service uses.
- c. Ensure that housing is in support of employment users in order to facilitate a day-time and night-time population.
- d. Provide a more intense residential fabric that is intended to support employment users in this area.
- e. Size and construct blocks will to ensure a variety of building types and accommodate surface and/or structured parking.
- f. Provide flexibility in the block face requirements to accommodate larger users.
- g. Design and construct commercial spaces in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses.
 - 1. Buildings will contribute directly to the attractiveness, safety and activity of the street and public areas.
 - 2. Buildings that include retail at-grade will feature the retail activity prominently.
 - 3. Buildings will be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.
- h. Maximize the sense of identity, image and value-creation that can result from the provision of smaller public open spaces and trails that are integrated into Commercial Center Developments.
- i. Encourage the best location, usefulness and improvement of public open space over the total amount of open space provided.
- j. Avoid parking lots dominating the streetscape and public realm by locating them behind the principal building.
- k. Preserve natural green corridors and water bodies to serve as an amenity for employment users.
- l. Take advantage of local and site conditions to minimize the impact on such environmental issues as the heat island effect, significant topographic modification and storm water runoff.

- m. Encourage a variety of building and design solutions in compliance with the standards and regulations outlined herein.

2.7.2 General

a. Block Size and Configuration

1. Blocks will vary in size and configuration, and will be laid out in response to terrain and vegetation. Block patterns will take advantage of opportunities for centralized public Open Space throughout the development.
 - i. The average Block Face Length will be between 250-300 feet.
 - ii. Block Faces will not exceed 500 feet in length. A Minor Warrant will be required for Block Faces longer than 500 feet.
2. Streets will be fully interconnected. Gated streets are prohibited.
3. Cul de sacs will not be permitted unless no other alternative is possible due to terrain and property configuration.
4. Blocks exceeding the maximum block face dimensions may be permitted as follows:
 - i. No more than two adjacent blocks may be combined based on the Block Face Length standards and/or an adopted Framework Plan, Regulating Plan/Phased Development Plan or Development Plan.
 - ii. An increase in block dimensions shall not eliminate or significantly move a Primary Street or public Open Space as shown on an adopted Framework Plan, Regulating Plan/Phased Development Plan or Development Plan. Primary Streets and public Open Space as shown on an adopted Framework Plan, Regulating Plan/Phased Development Plan or Development Plan may move a maximum of 100 feet by Minor Warrant.
 - iii. The block shall maintain a continuous building frontage (*See 2.7.3 Block Face Configuration*) with adjoining blocks
 - iv. At-grade pedestrian connectivity shall be provided through the block. Connectivity may be provided outside the building by way of pedestrian passage.

b. Density

1. Permitted density is not specifically identified in this Chapter, but is the result of achieving the development standards, building height and provision of parking required herein.

2. In Commercial Center areas, the maximum height is 5 stories, however an increase in height of up to 3 stories may be approved by Minor Warrant as a unique condition if the project is preserving a significant amount of high quality, amenitized Open Space, and is providing either structured parking or is preserving regional natural features such as existing tree masses, creeks, water bodies, etc. A greater height which does not meet the above conditions or desires an increase above 3 stories and meets the conditions may be approved as part of the FB District zoning application and Framework Plan or through approval of a Major Warrant as part of a Regulating Plan/Phased Development Plan or Development Plan. The minimum height is 2 stories except in a Transition Area, which may be one story. A one-story building may be approved by Minor Warrant as a unique condition in a larger development.
3. The City may require a minimum height which is greater for certain land parcels based on their location.

c. Building Types

1. The range of Building Types permitted in the Commercial Center FB District is established in *Appendix 2.1 Building Types*.
2. *Appendix 2.1 Building Types* establishes such things as build-to-zones, frontage, use on ground floors, use on upper floors, finish floor elevation, permitted projections and minimum ground floor-to-ceiling heights.
3. The Building Type must be identified on an approved Framework, Regulating or Development Plan for Commercial Center developments.
4. Flex Employment floor plates may be a maximum of 30,000 square feet. Any floor plate size beyond 30,000 square feet will require approval by Major Warrant.
5. Mixed Residential units will be evaluated as part of a larger mixed-use development, and may only occupy 25 percent of the land area (excluding parks and streets) or building square footage in a Regulating Plan/Phased Development Plan or Development Plan. A request to deliver more than 25 percent Mixed Residential will require approval by Major Warrant.

d. Residential Units – Types and Uses

1. Residential units in buildings will primarily consist of apartments, lofts and studio apartments.

2. In all buildings which are 25 units or larger, a variety of unit types and sizes will be provided. Ground floor units that have front doors directly on to the sidewalk are allowed and will be considered a different unit type.

Any residential units at grade will meet the standards below (see 2.4.5.b *Residential at Grade*). Amenities such as exercise facilities, laundry, child care, theaters and meeting rooms for residents and their guests will be permitted at grade.

3. In buildings intended solely for residential use, up to 10 percent of the ground floor may be developed as Flex Space and used for retail, restaurant, office, coffee shop or similar use.
4. The range of Building Types permitted on each property may be modified in the Regulating Plan/Phased Development Plan or Development Plan.

e. Amenities

1. Stairwells and corridors that access units above grade will be enclosed and air conditioned unless approved by Minor Warrant.

f. Public Open Space and Trails

1. **Minimum Open Space.** At least ten (10) percent of the gross area of a Regulating Plan/Phased Development Plan or Development Plan will be comprised of public Open Space as defined herein. Flood plain areas utilized for public Open Space may count towards up to half of the ten (10) percent minimum requirement provided that it is improved or enhanced. Landscaped trails through a development may also count toward the Open Space requirement.
2. **Achieving Minimum Open Space.** Minimum Open Space may be met on site or by payment of cash-in-lieu of Open Space to the City of Rowlett or its designated authority using the following formula: $((A*B)+(A*C)+(A*D)) = \text{Open Space Fund}$. Where A represents the area of Open Space, B represents the average cost of land for the area (i.e. Downtown Regulating Plan), C represents the cost to install 25% of usable shade (See shade requirements in 2.4.2.e.5.), and where D represents the cost to install hardscape. Cash-in-lieu of Open Space may be permitted due to a restricted lot size or due to the placement of Open Space based on a Regulating Plan/Phased Development Plan or Development Plan. If the full percentage of public Open Space is not provided on site, a Park Fee may also be assessed (see Section 2.12).
3. **Open space**
 - i. Non-flood plain Open Space will be irrigated, landscaped and un-fenced.

- ii. Open Space areas must be publicly accessible and privately maintained.
 - iii. Open Space must also have a perimeter street on at least one side.
 - iv. Open Space will not be located in parking lots.
- 4. **Facing Open Space.** Open Space and trails will be fronted by buildings in order to count toward the minimum Open Space requirement. Backing buildings onto trails, parks or natural areas will be prohibited unless there is a demonstrated design constraint that is specifically approved as part of the Regulating Plan/Phased Development Plan or Development Plan.
 - 5. **Shade.** Public Open Space will include at least 25% useable shade through the planting of trees or construction of structures that provide shade. Usable shade will be calculated based on the diameter of the mature tree canopy and the square footage of the shade structure overhead.
 - 6. **Detention and Retention Areas**
Detention and retention areas will be designed as public areas without fencing and in a manner that does not call attention to its storm management function.

g. Parking

- 1. See *Article 3 Parking and Accessibility*.

h. Lighting

- 1. Lighting will be located on building fronts at all residential and commercial entries, and will be illuminated from dusk till dawn utilizing an automatic controller.
- 2. Average light levels will be a minimum average of 2 foot-candles for residential at grade, or 3 foot-candles for commercial, along the sidewalk. This may be achieved through a combination of both pedestrian-level streetlights and building-mounted lighting that is controlled by a timer or solar switch.

2.7.3 Block Face Configuration

- d. **Intent.** It is intended that building walls will be continuous along Block Faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment with allowance for some limited variation, and opportunities for outside dining, plazas, pocket parks and special building entry features. Buildings will also be constructed close to the street to reinforce the street edge, provide a sense of enclosure and to avoid parking lots dominating the streetscape and public realm by locating them behind the principal building.

a. Continuous building frontage.

Due to the service needs of employment users, Primary and Secondary Streets must be designated on a Framework Plan, Regulating Plan/Phased Development Plan and/or Development Plan. This designation sets up a hierarchy within projects.

1. Continuous building frontage where Primary and Secondary Streets are designated on a Framework Plan, Regulating Plan/Phased Development Plan and/or Development Plan.
 - i. Along Primary Streets. Continuous building frontage will be considered to be met if 80% or more of the primary building façade is located within the Build-To Zone (this can be based on the lot width/depth or block face depending on the size of the project) unless set back to create a public plaza, pocket park or patio. Administrative approval of a Minor Warrant may permit as little as 60%, provided that the reduction results in an attractive outdoor dining area, plaza, building entry feature or other amenity which contributes to the streetscape. A greater reduction will require approval of a Major Warrant. Alleys and mid-block entrance points must be accommodated in remainder percentage that is not occupied by a building façade.
 - ii. Along Secondary Streets. Continuous building frontage will be considered to be met if 60% or more of the primary building façade is located within the Build-To Zone (this can be based on the lot width/depth or block face depending on the size of the project) unless set back to create a public plaza, pocket park or patio. Administrative approval of a Minor Warrant may permit as little as 40%, provided that the reduction results in ample screening and landscaping of mid-block service and parking functions. A greater reduction will require approval of a Major Warrant. Alleys and mid-block entrance points must be accommodated in remainder percentage that is not occupied by a building façade.
2. Facades will generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance may be curved or angled toward an intersection with adequate public right-of-way clearance



2.7.5 Transition to Existing Single-Family Neighborhoods

a. Intent

It is the intent of this Chapter, to ensure an orderly transition between Commercial Center and areas of lower density, single-family residential development through the use of building types and building height which are appropriate to making that transition.

Such standards are only applicable to Commercial Center FB District areas immediately adjacent to areas zoned Single Family under the RDC (SF-5 thru SF-40), which exist prior to adoption of this Chapter.

b. Standards

1. For a distance of at least one hundred feet from the closest Commercial Center property line that is immediately adjacent to areas zoned Single Family under the RDC (SF-5 thru SF-40), building height must not exceed 2 ½ stories and a minimum setback may be required (for detailed transition requirements refer to supplemental documents for each area – i.e. North Shore Framework Plan). Elements such as landscape buffers, parking to the rear of the principal structure, parking lot landscaping, parking lot lighting, etc. may be provided within the designated setback.
2. An appropriate transition to adjacent areas zoned Single-Family under the RDC (SF-5 thru SF-40) shall be provided.
3. Non-residential uses will be allowed, but must meet the height and setback requirements of the transition zone.

2.7.6 Street Trees and Plant Material

- a. **Intent.** It is the intent of this Chapter to:

1. Support the Comprehensive Plan's goals for building pedestrian-oriented neighborhoods.
2. Contribute to pedestrian safety and comfort.
3. Buffer onsite surface parking from the pedestrian realm.
4. Reduce the heat island effect caused by solar heat gain in paved and hard surface areas.
5. Utilize native and naturalized plant materials which are hardy for the North Texas urban condition.

b. Street Trees

1. Street trees may be planted within three feet of a curb, sidewalk or other structure provided that they are selected from the allowed street trees listed in *Appendix 2.4 Street Trees and Plant Materials*.
2. All required street trees will:
 - iv. Be at least 3-inch caliper when planted
 - v. Have a single straight trunk
 - vi. Be "limbed" up to 6-feet, and pruned to leave a minimum 8-foot. clearance over pedestrian areas.
3. Street trees will be planted at an average of 25 feet on center to ensure maximum shading for pedestrians and paved surfaces.

c. Plant material

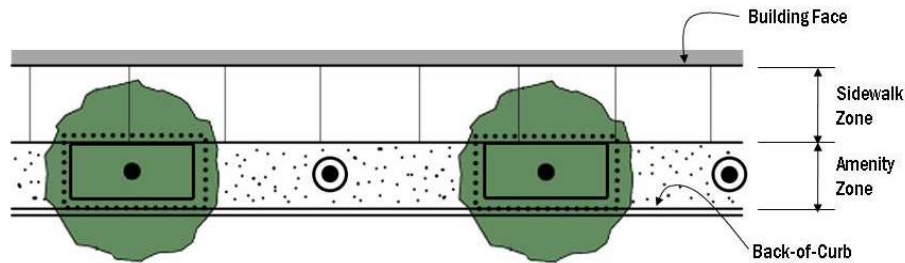
All visible plant material will consist of large trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal-color plants which are native or drought hardy and listed in *Appendix 2.4 Street Trees and Plant Materials*.

d. Amenity Zones

It is intended that lush planter strips are provided within the Commercial Center FB District in order to facilitate a pedestrian oriented environment for employment users. Tree Wells are appropriate adjacent to retail and mixed-use establishments.

1. Planter Strip. Planter Strips will be no less than 6 feet wide and will contain ground surface that is covered with a minimum 2" deep layer of landscape industry standard mulch and plantings of drought tolerant ground cover, grasses or seasonal color.

2. **Tree Wells.** Street tree wells will be a minimum of 30 square feet with the minimum dimension no less than 5 feet. Tree wells will contain tree grates or a ground surface that is covered with a minimum 2" deep layer of landscape industry standard mulch and plantings of drought tolerant ground cover, grasses or seasonal color.



2. A structural sidewalk system which allows tree root growth, avoids soil compaction and provides for some storm water retention is encouraged.
3. **Access to Water.** All plant material will have access to water by drip irrigation unless otherwise approved; and buildings will have an exterior hose bib faucet for the watering of potted plants, cleaning the sidewalk and other outside needs.

e. Paving material

1. Paving material in front yards and on private sidewalks should be warm toned and will be constructed with materials such as brick, natural or manufactured stone, concrete, or pervious pavement that is suitable for foot or bike paths, entrance ways and driveways.
2. Gravel as a paving material will be prohibited.
3. A stamped version of brick, stone or cobbles may be approved in certain locations by Minor Warrant.

2.8 BUILDING TYPE STANDARDS

2.8.1 Intent

It is the intent of these standards to establish requirements appropriate for specific building types. These standards are to be applied with the respective FB District standards. The FB District standards establish the overall character of the district.

2.8.2 Build to Lines and Zones for the following Building Types – Rural Estate, Manor, Estate, Village, Cottage, Casita, Multi-Unit House and Townhome I

a. Build-to Lines and Zones.

1. *Appendix 2.1 Building Types* establishes such things as lot width, lot depth, build-to-zones, parking, height and dwelling size within each FB District.
2. There may be multiple Building Types within a Block Face and along a Street. Where the Build-To Zones differ due to the variation of Building Types, the predominant Building Type's Build-To Zone shall be applied to the others to ensure a consistent setback of buildings.
3. Porches, bay windows, balconies, footed chimneys, sunrooms and attached pergolas are considered Gifts to the Street and may encroach beyond the Build-to Zone by up to 10 feet, but may not encroach into a public right-of-way. On side streets, they may encroach up to 5 feet.

2.8.3 Architectural Standards for the following Building Types – Rural Estate

a. Facades and Roofs

1. All buildings will be designed such that no mechanical equipment (HVAC, etc.), except vents and stacks will be visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or roof.
2. Generally, windows will be oriented vertically and utilize distinct frames, materials or colors for window surrounds. Highly reflective and dark glass will not be permitted along a public street, trail or open space.
3. All windows, except in masonry walls, will have casings. Casings (or trim) will not be narrower than 3 ½-inches. Head casings (the top horizontal casing) will be equal to or wider than jamb (or side) casings.
4. The following finishes will be permitted: brick, stone, man-made stone, stucco utilizing a three-step process, and cementitious-fiber board plank with a 30-year manufacturer's warranty. Sheet material is prohibited.
5. The following finishes will not exceed a maximum of 30 percent of the Building Façade as an accent material: metal, glass block, tile, and wood.
6. Building walls will show no more than three materials on any exterior wall, not counting the foundation, columns or cornices. Heavier materials will be located toward the base of the building. Vertical joints between different materials (such as

masonry versus siding) will only occur at the inside corners or 20-feet back from the front façade.

7. Painted facades will have at least 3 distinctively different colors/shades for the trim, field (or predominant wall color) and accent.
 8. Side and rear facades will be of finished quality and of the same color and materials that blend with the front of the building. However, building facades facing a street or Open Space will be considered “A” frontages and will receive the best treatment, whereas “B” frontages such as those facing an alley or side yard should be treated in a compatible manner.
 9. Roofs will be constructed of a process and of materials that will have a minimum installation and manufacturer’s warranty of 25 years. The following construction materials will be permitted: 3-dimensional 3-tab asphalt, concrete tile, slate, faux slate or metal. Minimum roof pitch will be 6/12, except for the roofs of sheds and porches. A variety of roof types and colors will be offered. Flat roofs may also be permitted.
 10. Gables will no overlap except when the smaller gable is part of a balcony, porch or entrance.
 11. Boxed eaves will return around the corner and die into the wall. “Pork chop” returns will not be permitted. Brackets should extend to the fascia or slightly beyond. A frieze board should occur below the eave.
- b. Plate Heights.** Plate heights will be no less than nine (9) feet for the first floor and eight (8) feet for the second or higher floors in front elevation zones.
- c. Entry Grade.** The grade of the outside entry stoop or porch will be elevated at least three (3) 6-inch steps above the front grade unless demonstrated on a grading plan that this is not feasible due to topography. Steps will be contiguous to the stoop or porch. The intent is to utilize a front dropped beam to simulate traditional elevated floor plate construction and minimize drainage problems over time.
- d. Residential Facing perimeter or Collector Streets.**
All homes in residential subdivisions which are proposed after the effective date of this Chapter which do not directly face Open Space, will face or side to streets (including perimeter streets). Such subdivisions will not be designed or laid out in a manner that will result in placing the rear of homes next to roadways.

e. Residential Accessory and Portable Building Setbacks

1. Portable and other accessory buildings will be set back 3 feet from a property line, and will be screened from streets and Open Space.

f. Fences**1. General fence provisions**

Fences will be constructed of durable, low maintenance materials, and have a high level of structural integrity.

- i. Wood fences greater than four (4) feet in height will be constructed using metal posts set in concrete.
- ii. Metal picket style fences will be constructed of a minimum ¾-inch material.
- iii. The finished side of all perimeter fencing which is visible from a public area or right-of-way, will face outward.
- iv. Where wood is permitted, it will be cedar or redwood. Such fence will be either painted or stained on both sides and will have a cap rail.
- v. Fences will not exceed six (6) feet in height.

2. Fences between houses

- i. Fences between houses may be solid (wood or masonry), but will not extend closer to the street than 10 feet behind the front outside corner of the home if a metal picket or masonry fence, or 20 feet if a wood fence. This includes fences which are parallel to the front property line.
- ii. Wood fences will be permitted between houses when located perpendicular to the front property line and not visible from a street or Open Space.

3. Fences in a front yard

- i. Picket fences will be permitted in the front yard and up to within 24 inches of a public sidewalk. The area between such fence and the sidewalk will contain ground cover, grasses or shrubs; not grass that must be mowed and trimmed.
- ii. Front yard picket fences will be a minimum of 50% open and include corner posts. They may be a maximum of 42 inches in height with posts up to 48 inches in height.

- iii. Front yard picket fences will be stained or painted cedar, stained or painted redwood, or metal picket. Flat topped (non-crimped or capped) plastic/PVC or similar material with integrated color will require approval of a Minor Warrant.

4. Fences along a side street

- i. Fences along a side street will be no closer to the street than the rear corner of the home, and will be constructed of metal picket.
 - ii. Side street fences along a side street will not overlap the house face.
 - iii. Notwithstanding i and ii above, picket fences meeting the standards for front yard fences above, will be permitted to within 24 inches of any sidewalk and must meet all requirements for such fences.
5. **HVAC Screening.** No HVAC equipment will be located in a front yard or sideyard facing a public street. HVAC must be screened from view of a public street, alley or Open Space.

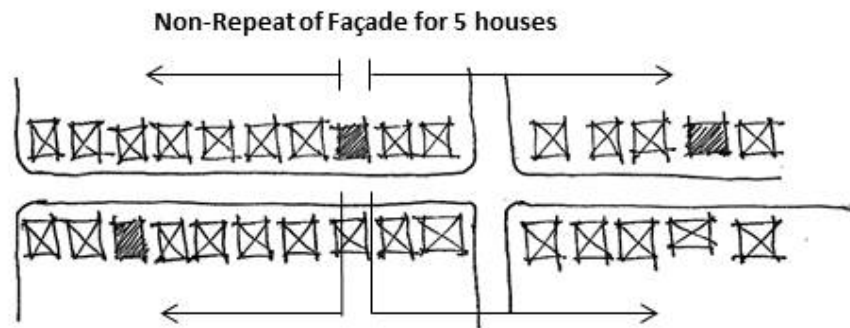
2.8.4. Architectural Standards for the following Building Types – Manor, Estate, Village, Cottage, Casita, Multi-Unit House and Townhome I

a. Facades and Roofs

- 1. All buildings will be designed such that no mechanical equipment (HVAC, etc.), except vents and stacks will be visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or roof.
- 2. Generally, windows will be oriented vertically and utilize distinct frames, materials or colors for window surrounds. Highly reflective and dark glass will not be permitted along a public street, trail or open space.
- 3. All windows, except in masonry walls, will have casings. Casings (or trim) will not be narrower than 3 ½-inches. Head casings (the top horizontal casing) will be equal to or wider than jamb (or side) casings.
- 4. The following finishes will be permitted: brick, stone, man-made stone, stucco utilizing a three-step process, and cementitious-fiber board plank with a 30-year manufacturer's warranty. Sheet material is prohibited.
- 5. The following finishes will not exceed a maximum of 30 percent of the Building Façade as an accent material: metal, glass block, tile, and wood.

6. Building walls will show no more than three materials on any exterior wall, not counting the foundation, columns or cornices. Heavier materials will be located toward the base of the building. Vertical joints between different materials (such as masonry versus siding) will only occur at the inside corners or 20-feet back from the front façade.
7. Painted facades will have at least 3 distinctively different colors/shades for the trim, field (or predominant wall color) and accent.
8. Side and rear facades will be of finished quality and of the same color and materials that blend with the front of the building. However, building facades facing a street or Open Space will be considered “A” frontages and will receive the best treatment, whereas “B” frontages such as those facing an alley or side yard should be treated in a compatible manner.
9. Roofs will be constructed of a process and of materials that will have a minimum installation and manufacturer’s warranty of 25 years. The following construction materials will be permitted: 3-dimensional 3-tab asphalt, concrete tile, slate, faux slate or metal. Minimum roof pitch will be 6/12, except for the roofs of sheds and porches. A variety of roof types and colors will be offered. Flat roofs may also be permitted.
10. Gables will no overlap except when the smaller gable is part of a balcony, porch or entrance.
11. Boxed eaves will return around the corner and die into the wall. “Pork chop” returns will not be permitted. Brackets should extend to the fascia or slightly beyond. A frieze board should occur below the eave.
12. Homes should be built to be capable of accommodating solar panels.

13. **Non-Repeat of Facades.** Facades with similar elevations will not repeat within a radius of 5 homes on either side of the street. Changes to façade materials, roof form and windows will constitute non-repeat of facades. This provision does not apply to floor plans.



- b. **Plate Heights.** Plate heights will be no less than nine (9) feet for the first floor and eight (8) feet for the second or higher floors in front elevation zones.
- c. **Entry Grade.** The grade of the outside entry stoop or porch will be elevated at least three (3) 6-inch steps above the front grade unless demonstrated on a grading plan that this is not feasible due to topography. Steps will be contiguous to the stoop or porch. The intent is to utilize a front dropped beam to simulate traditional elevated floor plate construction and minimize drainage problems over time.
- d. **Porches**
 - 1. Builders will offer porches as an option that have a minimum depth of 7 feet to the face of the porch and are a minimum of 10 feet long, on at least 80% of floor plans. Porches are encouraged to be wrapped on corner lots.
 - 2. At least 20 percent of homes in the entire development will be constructed with a front porch.
- e. **Residential Facing perimeter or Collector Streets.**
All homes in residential subdivisions which are proposed after the effective date of this Chapter which do not directly face Open Space, will face or side to streets (including perimeter streets). Such subdivisions will not be designed or laid out in a manner that will result in placing the rear of homes next to roadways. This may be achieved on major roadways by utilizing such techniques as large lots (capable of including additional parking and on-site maneuvering), eyebrows, slip streets, courts, green streets or deep well landscaped buffer-screens.

f. Residential Accessory and Portable Building Setbacks

1. Portable and other accessory buildings will be set back 3 feet from a property line, and will be screened from streets and Open Space.

g. Alley Requirements.

1. Garages that face alleys will be set back 7 to 9 feet from the rear property line, or will be set back 17 feet or more to allow for parking in front of the garage door.
2. Fences will be set back at least 3 feet from the rear property line. This area will be landscaped with grasses (not turf), ground cover or low perennial shrubs.
3. At least one 3-inch caliper shade tree will be planted within 10 feet of the rear property line.
4. Each garage will have one to two decorative light fixtures with a maximum 100 watt lighting source, mounted approximately 7 feet above grade. No flood lights or other high powered lighting will be permitted, except possibly when lighting the alley/street intersection and be on a timer or photoelectric switch.

h. Fences**1. General fence provisions**

Fences will be constructed of durable, low maintenance materials, and have a high level of structural integrity.

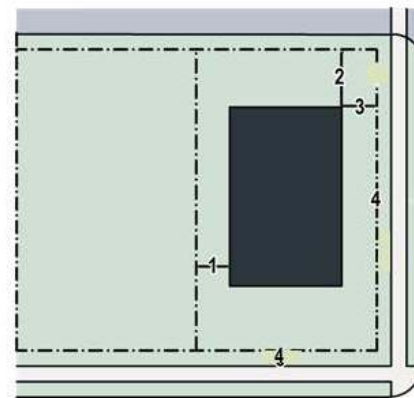
- i. Wood fences greater than four (4) feet in height will be constructed using metal posts set in concrete.
- ii. Metal picket style fences will be constructed of a minimum ¾-inch material.
- iii. The finished side of all perimeter fencing which is visible from a public area or right-of-way, will face outward.
- iv. Where wood is permitted, it will be cedar or redwood. Such fence will be either painted or stained on both sides and will have a cap rail.
- v. Fences will not exceed six (6) feet in height.

2. Fences between houses

- i. Fences between houses may be solid (wood or masonry), but will not extend closer to the street than 10 feet behind the front outside corner of the home if a metal picket or masonry fence, or 20 feet if a wood fence. This includes fences which are parallel to the front property line.
- ii. Wood fences will be permitted between houses when located perpendicular to the front property line and not visible from a street or Open Space.

3. Fences in a front yard

- i. Picket fences will be permitted in the front yard and up to within 24 inches of a public sidewalk. The area between such fence and the sidewalk will contain ground cover, grasses or shrubs; not grass that must be mowed and trimmed.



- 1, 2 Up to 6 ft. Metal picket, or other approved fence
- 3 Up to 42-Inch picket fence
- 4 Up to 42-Inch picket fence; set back at least 2 ft. behind sidewalk

- ii. Front yard picket fences will be a minimum of 50% open and include corner posts. They may be a maximum of 42 inches in height with posts up to 48 inches in height.
- iii. Front yard picket fences will be stained or painted cedar, stained or painted redwood, or metal picket. Flat topped (non-crimped or capped) plastic/PVC or similar material with integrated color will require approval of a Minor Warrant.

4. Fences along a side street

- i. Fences along a side street will be no closer to the street than the rear corner of the home, and will be constructed of metal picket.
- ii. Side street fences along a side street will not overlap the house face.
- iii. Notwithstanding i and ii above, picket fences meeting the standards for front yard fences above, will be permitted to within 24 inches of any sidewalk and must meet all requirements for such fences.

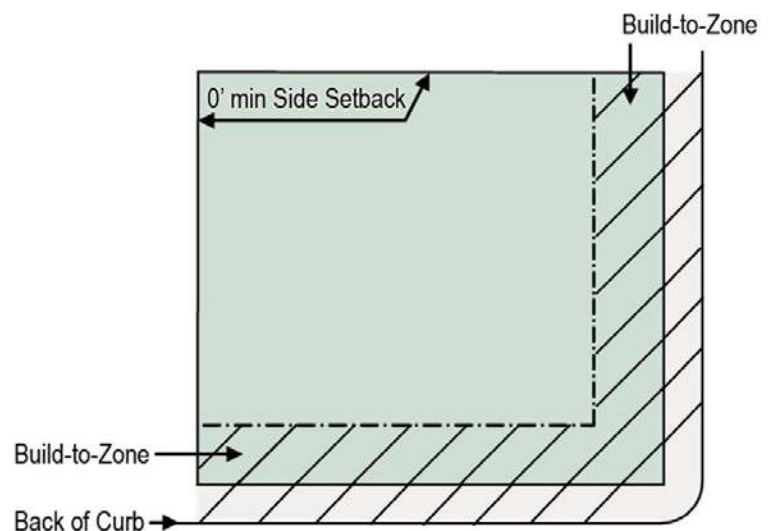
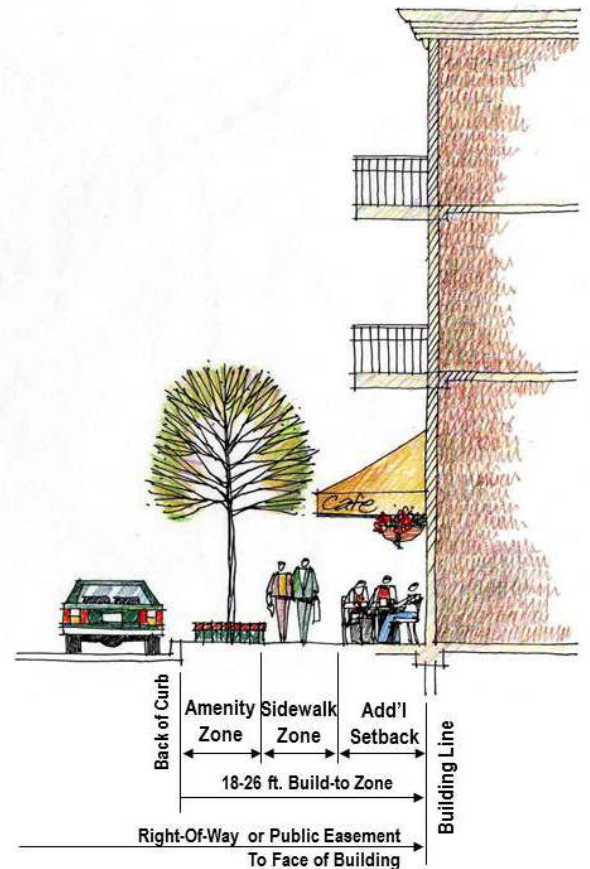
5. Fences along a rear alley

- i. Rear alley fences may be solid (wood or masonry) unless facing a trail or Open Space. The area between the fence and alley will be irrigated and planted with grasses, ground cover or shrubbery, and trees.
- 6. **HVAC Screening.** No HVAC equipment will be located in a front yard or sideyard facing a public street. HVAC must be screened from view of a public street, alley or Open Space.

2.8.5 Build to Lines and Zones for the following Building Types – Townhome II, Mixed Residential, Shopfront, Live-Work, Mixed-Use, Flex-Employment and Commercial

a. Build-to Lines and Zones

1. The Build-To Zone will be 18-26 feet from the planned back-of-curb, or as established in an approved Regulating Plan/Phased Development Plan or Development Plan.
2. Build-to Lines and Zones will be measured from existing or planned street back-of-curb as established by the City of Rowlett. The entire area between the back-of-curb and the primary building façade will be dedicated as public right-of-way or have a public access easement placed upon it.
3. Exterior steps, stoops, chimneys, and bay windows are considered “Gifts to the Street” and may encroach beyond Build-To Lines which are 18 feet or greater, by up to ten feet. “Gifts to the Street” will be carved out of the public right-of-way or public access easement through the platting process.
4. Awnings and balconies are also considered “Gifts to the Street” and may encroach up to 10 feet over a public sidewalk in the public right-of-way or public access easement. The design of awnings and balconies encroaching above sidewalks will comply with the City of Rowlett’s building code.



5. Any encroachment into a public right-of-way will require the City of Rowlett's approval. Use of sidewalk area for tables, merchandise and small portable signs may be allowed through a franchise agreement with the City of Rowlett.

2.8.6 Architectural Standards for the following Building Types – Townhome II, Mixed Residential, Shopfront, Live-Work, Mixed-Use, Flex-Employment and Commercial

a. Building Form.

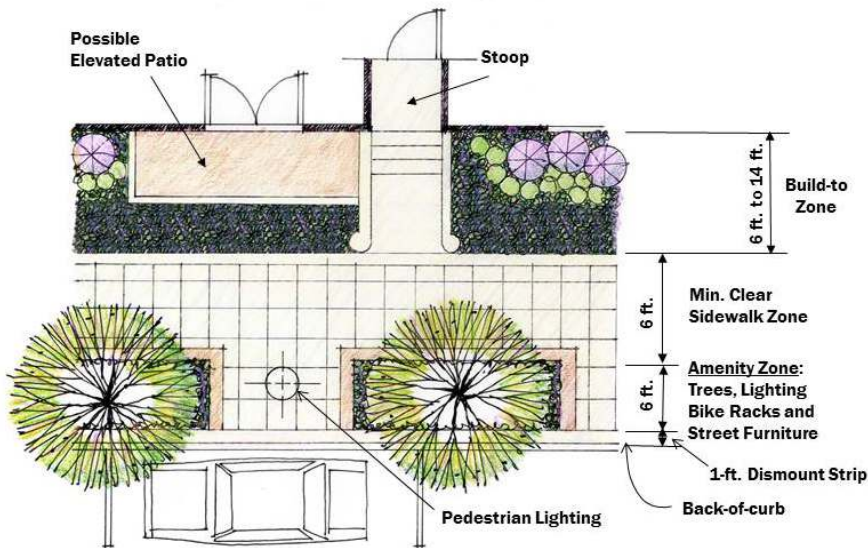
1. Buildings will generally maintain a façade rhythm of 20 to 30 feet. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.



2. At least 25 percent of above-grade residential units adjacent to a public street or open space will have balconies that extend at least 5 feet beyond the face of the façade. Balconies may extend over the sidewalk area and right-of-way provided that they maintain at least 10 feet of clearance above the sidewalk and do not substantially interfere with street tree growth. Balconies shall not be used for storage of bicycles that will be visible from the street.
3. All buildings will be designed and constructed in tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element will delineate the base and top. In buildings which have more than one material, the “heavier” material will go below the “lighter” material.

b. Residential At-Grade.

1. All residential units within 4 feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the sidewalk. Primary entry doors must be swing doors and will include glass and full operating hardware on the outside of the door. Sliding doors will not be permitted.
2. No parking below the building will be visible from the sidewalk or public Open Space.
3. Entries for grade-level units will be located a minimum of two (2) feet above the sidewalk elevation and will include a minimum 24 square foot stoop (i.e. stoop frontage). However, in buildings with 4 or more residential units, any ground floor units may be located at grade provided that a largely transparent fence a maximum of 48 inches in height encloses a small yard and the front door entry (i.e. dooryard frontage).
4. Units will include windows which provide residents a view of the street, public walkway or Open Space.
5. Lobbies to upper stories will have an entry from the front sidewalk.
6. Balcony railings, patio railings and fences will be largely transparent and constructed of glass or metal picket. Masonry columns may be used on patios and fences provided that they are used as accents. Wood fences, wood railings, and chain-link fences will be prohibited.
7. All residential at-grade building types will have:
 - i. A Build-to Zone of 18-26 feet from the back of curb.
 - ii. A minimum 6-ft. amenity zone with street trees, pedestrian level street lighting, trash containers and other street furniture.
 - iii. A minimum 6-ft. clear sidewalk area; a minimum 8-ft. clear sidewalk area shall be provided adjacent to buildings greater than 3 stories in height.
 - iv. A 1-ft. dismount strip where on-street parking is adjacent to a landscape planter directly adjacent to the curb.



c. Flex Space At-Grade

1. The ground floor entry will be located at the approximate elevation of the adjacent sidewalk.
2. Non-residential uses adjacent to the sidewalk at-grade will:
 - i. Be constructed to meet fire code separation from other uses as appropriate.
 - ii. Have a minimum clear height of 12 feet between finished floor and the bottom of the structure above.
 - iii. Have an awning or canopy which extends a maximum of 8 feet over the sidewalk for at least 75% of the frontage of the building. Such awning or canopy will maintain a minimum 8-foot clearance over the sidewalk.
 - iv. Have windows for at least 60%, but no greater than 80%, of the ground floor façade of the commercial frontage. All windows will be highly transparent glass (i.e. .51 - .60 visual transmittance).
 - v. Have all entries covered with awnings, canopies, or be inset behind the front façade by at least 6 feet. A door will not be permitted to swing into a public right-of-way or minimum sidewalk area.
3. All non-residential at-grade building types will have:
 - i. A Build-to Zone of 18-26 feet from the back of curb.
 - ii. A minimum 6-foot amenity zone with street trees, pedestrian level street lighting, trash containers and other street furniture.

- iii. A minimum 8-ft. clear sidewalk area; a minimum 12-ft. clear sidewalk area will be provided adjacent to buildings greater than 3 stories in height.
- iv. A 1-ft. dismount strip where on-street parking is adjacent to a landscape planter directly adjacent to the curb.



d. Facades and Roofs

1. **Mechanical Equipment.** All buildings will be designed such that no mechanical equipment (HVAC, etc.), except vents and stacks, will be visible from the public right-of-way or Open Space, whether the equipment is located on the ground, exterior walls or the roof. All vents and stacks will be painted a color to blend with the roof.
2. **Permitted Finishes.** The following finishes will be permitted: brick, stone, man-made stone and stucco utilizing a three-step process. Cementitious-fiber board plank with a 30-year manufacturer's warranty may be used for trim, but will require approval of a Minor Warrant to use as a principal façade material.

The following finishes will not exceed a maximum of 30% of a building facade as an accent material: metal, glass block, tile, wood, cementitious fiber board and Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base. EIFS will not be utilized in areas subject to pedestrian contact.

3. **Side and Rear Facades.** Side and rear facades will be of finished quality and of the same color and materials that blend with the front of the building. However, building facades facing a street or Open Space will be considered “A” frontages and will receive the best treatment, whereas “B” frontages such as those facing an alley or side yard should be treated in a compatible manner.
4. **Roofs.** Roofs will be constructed of a process and of materials that will have a minimum installation and manufacturer’s warranty of 25 years. The following construction materials will be permitted: 3-dimensional 3-tab asphalt, concrete tile, slate, faux slate or metal. Minimum roof pitch will be 6/12, except for the roofs of sheds and porches. Flat roofs will be permitted.
5. **Ceiling Heights.**
 - i. For first floor residential with a stoop frontage, clear ceiling heights will be no less than 10 feet.
 - ii. For first floor residential with a dooryard frontage, clear ceiling heights will be no less than 12 feet.
 - iii. For retail and restaurant users, clear ceiling heights will be no less than 12 feet.
 - iv. Floor heights will be at least 9 feet for the second or higher floors.

e. Windows

Windows, except for retail at-grade, will be vertical in proportion and have at least a 2 inch reveal (or inset). A series of vertically proportioned windows which are joined together by a mullion will be considered as meeting this standard.

1. Each building and separate lease space with non-residential uses at-grade along the street edge will have a functioning Primary Entry from the sidewalk. (See 2.4.5.c *Flex Space At Grade* above.) Functioning entries will be located no greater than 60 feet apart. Corner entries may count as a Primary Entry for both intersecting street frontages. Entries to lease spaces from a courtyard or plaza may be flush with the building façade provided there is weather protective cover.

2. Windows and glazing will be a minimum of 30% up to a maximum of 70% of each building elevation. Administrative approval of a Minor Warrant may permit a reduction from 30% to 20% for Mixed Residential Building Types. (See 2.4.5.c *Flex Space At Grade* above.) Highly reflective glass will not be permitted on building facades facing a public street, trail or Open Space.

f. Fences

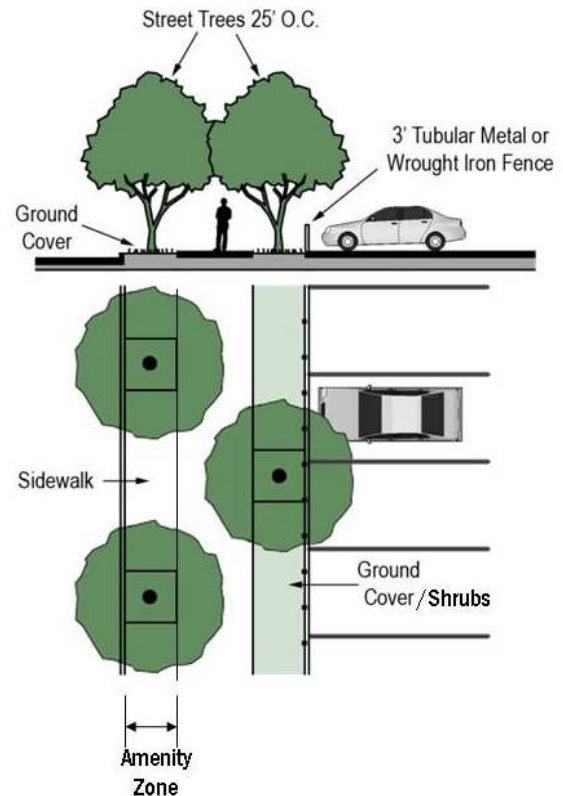
1. General:
 - i. Metal picket fences will be constructed of minimum ¾-inch thick material.
 - ii. The finished side of all fencing which is visible from a public area or right-of-way will face outward.
2. Fences adjacent to the public realm:
 - i. Except for handicapped accessible residential units at grade, (see 2.4.5.b above) fences will not exceed 4 feet in height.
 - ii. Fences will not have barbs or sharp finials.
 - iii. Fences will be no closer to the street than the near corner of the building.
3. Perimeter fences:
 - i. Fences will be a maximum of 6 feet in height and constructed of masonry, metal picket, glass or other approved material. Wood and chain link fences will be prohibited unless fully covered by landscaping.
 - ii. **HVAC Screening.** All HVAC equipment will be located behind a fence or solid landscape screen or on a rooftop and screened. HVAC equipment will not be located in a front yard or side yard facing a street.

2.8.6 Parking lot landscape for the following Building Types – Townhome II, Mixed Residential, Shopfront, Live-Work, Mixed-Use, Flex-Employment and Commercial

a. Parking lot landscape

1. Surface Parking Lots Adjacent to Streets and Open Space

- i. Surface parking lots, where approved, adjacent to streets and plazas will be screened by street trees planted an average of 25 feet on center and a 40-inch masonry wall or a metal picket fence with low shrubs.
- ii. The fence may be constructed of ornamental metal or a combination of ornamental metal with masonry columns or a masonry base. Evergreen plant materials may be used in place of a fence. Planting beds for screen planting will be a minimum of five feet in width.
- iii. There will be pedestrian access between the parking lot and the sidewalk at least every 60 feet.



2. Interior Parking Lot Landscape

- i. Interior parking lot landscape will include the planting of large trees to reduce heat buildup. Parking lots will not exceed eight spaces in a row without being interrupted by a landscaped island. Islands will be planted with a minimum of one large tree for every 8 cars. However, longitudinal landscape islands which are a minimum 7 feet wide (tire stop to tire stop) and which includes trees, may be used to meet this requirement.
- ii. Parking lot islands will be a minimum 7 by 17 feet. They will be covered with a minimum 2" deep layer of landscape industry standard mulch and plantings of drought tolerant ground cover or grasses.

3. Relief of Landscape Screening

Relief of all or a portion of the landscape and screening requirements may be approved by Minor Warrant in combination with a bond, if the parking is determined to be temporary or short term. For the purpose of this Chapter, short term parking must be approved by the City Manager or designee, and may include parking which has a likelihood of being in place for a period of 1 year or less or used intermittently for special events.

(SUB-SECTION 2.9 IS RESERVED)

2.10 STREETS

2.10.1 Intent

It is the intent that public and private streets (with public access easements) provide a framework grid that facilitates the movement of pedestrians, cyclists and automobiles in an attractive environment, and connect to surrounding development. The resulting street framework is intended to provide for incremental long term revitalization and redevelopment of parcels to meet changing market sector needs.

All streets and blocks in a FB District will conform to the provisions of this Chapter.

2.10.2 Streets

- a. New streets in areas governed by this Chapter, will be constructed according to the standards in *Appendix 2.2 Street Typologies*. These standards can be found in *Table 1. Flexible Design Guidelines* and *Table 2. Streetside Criteria*, or may be modified and approved as part of a Framework, Regulating or Development Plan.
- b. Streetscaping will be provided in accordance with the provisions of this Chapter.

2.10.3 Access Drives

All access drives will require a Minor Warrant in order to minimize the number of access drive intersections along a Block Face.

2.10.4 Street Network

- a. Streets within the Regulating Plan/Phased Development Plan and/or Development Plan may be shifted in any direction provided that the street network, block size and block face length shall meet the intent of this Chapter.

- b. Street grade shall be no greater than 4 percent in order to ensure that units are directly accessible from the sidewalk.
- c. The street network within one project area will stub out to allow for an adjacent project to tie into. Along stubbed out streets, the street right-of-way will be dedicated and funds will be escrowed to the City of Rowlett to construct the remainder of the street once an adjacent property develops.

2.11 TREE MITIGATION

2.11.1 New Neighborhood

Due to the extensive requirement for street trees in New Neighborhood FB Districts, the City's Tree Mitigation standards are modified as set out below. However, Framework, Regulating and Development Plans will be reviewed to encourage the preservation of Protected Trees and tree clusters as defined in the RDC as part of the public Open Space required of each development.

- a. **Mitigation** for New Neighborhood FB Districts
 - i. **Base.** Identify and locate all eight-inch and larger Oak, Elm and Pecan trees on a site plan, and total their caliper inches.
 - ii. **Health.** Determine their health (healthy, poor or diseased)
 - iii. **Mitigation.** Mitigate healthy and poor trees by planting new trees at a rate of 1:1 (one caliper inch per one caliper inch). Trees which are very diseased or dying, are not required to be mitigated.
 - iv. **Saved.** If any eight-inch to twenty-three-inch healthy Protected Tree can be saved, a credit of 2:1 (two caliper inches for each caliper inch saved) will be provided. If any healthy greater than twenty-three inch Protected Tree can be saved, a credit of 4:1 (four caliper inches for each caliper inch saved) will be provided.
 - v. **Street and Open Space Trees.** Credit will also be provided for street, trail and public Open Space trees provided.
 - vi. **Surplus Mitigation.** Additional tree-caliper mitigation that is not replaced on site, shall be paid into the City's Reforestation Fund using the following formula:

$$((A+B+C+D)/4)/4 * X = \text{Surplus Mitigation Fee}$$
 where A,B,C, and D represent the installed cost of a three-inch tree (as determined by the Planning Director from four sources), from four sources, and where X represents the required number of replacement tree inches.

Mitigation Calculation

[Base] – [Poor Health + Street,
Trail and Open Space Trees]
= Surplus Mitigation

- vii. **Requirements.** A City approved Arborist must carry out the Tree Survey, and a certified tree preservation company must be contracted with to ensure that preserved trees are not harmed during the entire grading and construction process.

2.11.2 Urban Village and Commercial Center

Due to the high density of the Urban Village and Commercial Center FB Districts and the extensive requirement for street trees and parking lot trees, the City's Tree Mitigation standards are modified as set out below. However, Framework, Regulating and Development Plans will be reviewed to encourage the preservation of Protected Trees and tree clusters as defined in the RDC.

There are two options for mitigating the removal of Protected Trees in Urban Village and Commercial Center FB Districts:

- a. **Standard Mitigation** for Urban Village and Commercial Center FB Districts
 - i. **Base.** Identify and locate all eight-inch and larger Oak, Elm and Pecan trees on a site plan, and total their caliper inches.
 - ii. **Health.** Determine their health (healthy, poor or diseased)
 - iii. **Mitigation.** Mitigate healthy and poor trees by planting new trees at a rate of 1:1 (one caliper inch per one caliper inch). Trees which are very diseased or dying, are not required to be mitigated.
 - iv. **Saved.** If any healthy eight-inch to twenty-three-inch Protected Tree can be saved, a credit of 4:1 (four caliper inches for each caliper inch saved) will be provided. If any healthy greater than twenty-three inch Protected Tree can be saved, a credit of 6:1 (six caliper inches for each caliper inch saved will be provided.
 - v. **Street and Plaza Trees.** Credit will also be provided for street, trail, Open Space and plaza trees that are provided.
 - vi. **Surplus Mitigation.** Additional tree-caliper mitigation that is not replaced on site, shall be paid into the City's Reforestation Fund using the following formula:

$$((A+B+C+D)/4)/4 * X = \text{Surplus Mitigation Fee}$$
 where A,B,C, and D represent the installed cost of a three-inch tree (as determined by the Planning Director) from four sources, and where X represents the required number of replacement tree inches.
 - vii. **Requirements.** A City approved Arborist must carry out the Tree Survey, and a certified tree preservation company must be contracted with to ensure that preserved trees are not harmed during the entire grading and construction process.

Mitigation Calculation

[Base] – [Poor Health + Street, Trail, Open Space and Plaza Trees] = Surplus Mitigation

- a. **Sustainable Mitigation** for Urban Village FB Districts will require approval of a Minor Warrant
 - i. No tree survey or mitigation will be required in an Urban Village FB District if
 - 1. 20% of existing tree canopy, or which at least 10% is comprised of oak, elm or pecan, as determined by a city-approved tree arborist, is preserved.
 - 2. The sidewalk and amenity area along streets in the development utilizes a [structural sidewalk system] that includes amended soils and some storm water retention capability.
 - 3. Tree canopy and approximate percentage of Oak, Elm and Pecan trees may be determined by aerial photography and calculation by the applicant or certified arborist.

2.11.3 Rural Neighborhood

Due to the requirement for street trees in Rural Neighborhood FB Districts, the City's Tree Mitigation standards are modified as set out below. However, Framework, Regulating and Development Plans will be reviewed to encourage the preservation of Protected Trees and tree clusters as defined in the RDC as part of the public Open Space required of each development.

- a. **Mitigation** for New Neighborhood FB Districts
 - i. **Base.** Identify and locate all eight-inch and larger Oak, Elm and Pecan trees on a site plan, and total their caliper inches.
 - ii. **Health.** Determine their health (healthy, poor or diseased)
 - iii. **Mitigation.** Mitigate healthy and poor trees by planting new trees at a rate of 1:1 (one caliper inch per one caliper inch). Trees which are very diseased or dying, are not required to be mitigated.
 - iv. **Saved.** If any eight-inch to twenty-three-inch healthy Protected Tree can be saved, a credit of 1:1 (one caliper inch for each caliper inch saved) will be provided. If any healthy greater than twenty-three inch Protected Tree can be saved, a credit of 3:1 (three caliper inches for each caliper inch saved) will be provided.
 - v. **Street and Open Space Trees.** Credit will also be provided for street, trail and public Open Space trees provided.
 - vi. **Surplus Mitigation.** Additional tree-caliper mitigation that is not replaced on site, shall be paid into the City's Reforestation Fund using the following formula:

$$((A+B+C+D)/4)/4 * X = \text{Surplus Mitigation Fee where } A, B, C, \text{ and } D \text{ represent the installed cost of a three-inch tree (as$$

Mitigation Calculation

[Base] – [Poor Health + Street, Trail and Open Space Trees]
= Surplus Mitigation

determined by the Planning Director from four sources), from four sources, and where X represents the required number of replacement tree inches.

- vii. **Requirements.** A City approved Arborist must carry out the Tree Survey, and a certified tree preservation company must be contracted with to ensure that preserved trees are not harmed during the entire grading and construction process.

2.11.4 Urban Neighborhood

Due to the extensive requirement for street trees in Urban Neighborhood FB Districts, the City's Tree Mitigation standards are modified as set out below. However, Framework, Regulating and Development Plans will be reviewed to encourage the preservation of Protected Trees and tree clusters as defined in the RDC as part of the public Open Space required of each development.

- a. **Mitigation** for New Neighborhood FB Districts
 - i. **Base.** Identify and locate all eight-inch and larger Oak, Elm and Pecan trees on a site plan, and total their caliper inches.
 - ii. **Health.** Determine their health (healthy, poor or diseased)
 - iii. **Mitigation.** Mitigate healthy and poor trees by planting new trees at a rate of 1:1 (one caliper inch per one caliper inch). Trees which are very diseased or dying, are not required to be mitigated.
 - iv. **Saved.** If any eight-inch to twenty-three-inch healthy Protected Tree can be saved, a credit of 3:1 (three caliper inches for each caliper inch saved) will be provided. If any healthy greater than twenty-three inch Protected Tree can be saved, a credit of 5:1 (five caliper inches for each caliper inch saved) will be provided.
 - v. **Street and Open Space Trees.** Credit will also be provided for street, trail and public Open Space trees provided.
 - vi. **Surplus Mitigation.** Additional tree-caliper mitigation that is not replaced on site, shall be paid into the City's Reforestation Fund using the following formula:

$$((A+B+C+D)/4)/4 * X = \text{Surplus Mitigation Fee}$$
 where A,B,C, and D represent the installed cost of a three-inch tree (as determined by the Planning Director from four sources), from four sources, and where X represents the required number of replacement tree inches.
 - vii. **Requirements.** A City approved Arborist must carry out the Tree Survey, and a certified tree preservation company must be contracted with to ensure that preserved trees are not harmed during the entire grading and construction process.

Mitigation Calculation

[Base] – [Poor Health + Street, Trail and Open Space Trees]
= Surplus Mitigation

2.12 PARK FEES

2.12.1 New Neighborhood and Urban Neighborhood

- a. Due to the requirements in this Chapter to provide and landscape trails and public Open Space, no Park Fees for residential units will be assessed.

2.12.2 Urban Village and Commercial Center

- a. If the entire public Open Space requirement is met onsite, no Park Fees for residential units will be assessed.
- b. If none or a portion of the entire public Open Space requirement is met onsite, Park Fees will be required for each residential unit at 50% of the approved rate for single family homes in the City. This will be used for maintenance purposes to ensure that well landscaped public squares, plazas and pocket parks are provided in the Urban Village FB District. The Park Fees will be proportionate to the amount of Open Space being provided onsite.

2.13 ENVIRONMENTAL

2.13.1 New Neighborhood and Urban Neighborhood

- a. New Neighborhood and Urban Neighborhood FB Districts will incorporate water quality, conservation and low impact development (LID) principles such as iSWM.
- b. Drought tolerant trees, plants and grasses will be utilized for meeting the landscape requirements for this Chapter. (See *Appendix 2.4 Street Trees and Plant Materials*)
- c. Trees, tree groupings and vegetation will generally be preserved in flood plains and the City's Take Area.

2.13.2 Urban Village and Commercial Center

- a. Where possible, Urban Village and Commercial Center FB Districts will incorporate water quality, conservation and low impact development (LID) principles such as iSWM.
- b. Drought tolerant trees, plants and grasses will be utilized for meeting the landscape requirements for this subsection. (See *Appendix 2.4 Street Trees and Plant Materials*)
- c. Trees, tree groupings and vegetation will generally be preserved in flood plains and the Take Area.

ARTICLE 3 PARKING AND ACCESSIBILITY

3.1 PARKING

3.1.1 Intent

It is the intent of this Article to:

a. Generally

1. Ensure adequacy of available parking, but avoid an over-supply of parking.
2. Provide ease of access to parking, but ensure that off-street parking and garages do not dominate the public realm.
3. Avoid large expanses of concrete or asphalt that can create heat-island micro-climates.

b. In Commercial and Mixed-Use areas:

1. Provide for flexibility in leasing of allowed uses.
2. Support the creation of Shared Parking in order to enable visitors to park once at a convenient location and to access a variety of commercial enterprises in a pedestrian and bicycle-friendly environment.
3. Avoid diffused, inefficient single-purpose reserved parking, except for residential use.
4. Manage parking so that it is convenient and efficient, and supports an active and vibrant mixed-use retail and residential environment.
5. Provide flexibility for changes in land uses which have different parking requirements within the FB District.
6. Provide flexibility for the redevelopment of small sites.
7. Avoid adverse parking impacts on existing residential neighborhoods.
8. Ensure that parking structures do not dominate the public environment, by lining the edge of structures with residential or commercial uses where visible from public roads and Open Space.

3.1.2 Parking Requirements for the following Building Types – Rural Estate, Manor, Estate, Village, Cottage, Casita, Multi-Unit House, Townhome I

a. On-Site Parking

1. On-site parking requirements will be per the RN, NN and UN Building Type as specified in *Appendix 2.1 Building Types*.

3.1.3 Parking Requirements for the following Building Types – Townhome II, Mixed-Residential, Shopfront, Live-Work, Mixed-Use, Flex Employment and Commercial

a. On-Site At-Grade Parking

1. On-site parking will primarily be located behind buildings, and will not be visible from public streets or Open Space. However, when retail or commercial uses are adjacent to a major arterial, a slip street with parking may be allowed with approval of a Minor Warrant.
2. Where parking behind buildings is not possible, a Minor Warrant may be approved to allow parking adjacent to a sidewalk or Open Space. If approved, then all off-street surface parking will be located at least 6 feet behind any façade that faces on a street or public Open Space, and will be accessed by alley or short driveway between buildings. The setback and surface parking lot will be landscaped as set out in 2.4.7 *Parking Lot Landscape*.

b. Parking Requirements

Parking requirements will be established by this Chapter, but may be modified as set out below.

Table 1 Required Parking

RESIDENTIAL	Single-family, Townhome I and Townhome II: 2 per dwelling unit. Mixed Residential: 1.25 per efficiency; 1.5 per one-bedroom; 1.5 per two-bedroom unit 800 sq. ft. or less; 1.75 per two-bedroom unit over 800 sq. ft.; 1.75 per three-bedroom unit 900 sq. ft. or less; 2.5 per three-bedroom unit over 900 sq. ft.
HOTEL / MOTEL	1 per guestroom plus 1 per 400 sq. ft. of meeting or lounge area
OFFICE / FLEX SPACE	1 / 300 sq. ft.; or 1/400 with publicly shared parking ¹
RETAIL / RESTAURANT / ENTERTAINMENT	1 / 300 sq. ft. or 1/400 with publicly shared parking ¹
CIVIC	To be determined by Minor Warrant ²
EDUCATION	To be determined by Minor Warrant
OTHER	To be determined by Minor Warrant

Shared Parking Calculation

The calculation of parking required in mixed-use developments shall be calculated by the applicant and may be approved by the City Manager.

Notes:

1. Required Parking may be reduced to the lower amount if at least 80% of non-residential parking is available as publicly shared parking. Otherwise, the higher standard parking requirement shall apply.
2. Public Open Space shall not require parking.
3. Any Mixed Use Shared Parking study shall be prepared by a qualified engineer.

c. Shared Parking. Shared parking may be provided as Publicly or Privately shared:

1. The reduced parking standard in a FB District applies if at least 80% of the provided parking is available for public use.
2. Private shared parking is where two or more businesses or uses have a binding agreement, filed with the city, to share parking.

In these cases, uses may join in establishing shared parking areas if it can be demonstrated that the parking for two or more specific uses occurs at alternating time periods, or where shared parking is massed and configured in a way that increases its efficient use. This must be determined by a parking analysis study approved by the City Manager or designee.

3. Shared parking, whether it is publicly shared or shared between two or more specific businesses, will be clearly designated with signs and markings.

d. Reduction of Total Parking Requirement

1. On-street parking which is immediately adjacent and directly in front of the development site may be counted toward meeting the parking requirement for the development, except in single-family areas.
2. Properties which provide at least 80% of on-site parking as publicly shared parking may use the reduced requirement for non-residential uses. (See *Table 1 Required Parking*.)
3. In mixed-use buildings, the total required parking may be reduced using the "Shared Parking Calculation" referred to in *Table 1 Required Parking*.
4. Transit-Oriented Development Parking Reduction:
 - i. Land uses within 1,000 feet of a rail transit station platform (as measured along a public street or walkway) may be granted up to an additional 20% reduction in the parking requirement, except that standalone office use may only be granted a 12% reduction.
 - ii. Land uses between 1,000 and 2,000 feet of a rail transit station may be granted up to a 10% reduction in the parking requirement.

e. Achieving Automobile Parking

- i. Parking requirements may be met on-site, on-street, by lease from the City of Rowlett or its designated authority, or by payment of cash-in-lieu of parking to the City of Rowlett or its designated authority.
- ii. Cash-in-lieu of parking may be considered if there is a parking authority or the ability to create a surface or structure parking facility for the overall area. If these options are not available then adequate parking will still have to be provided on-site.
- iii. On-street parking and loading may not be reserved for private use.

Table 2
Cash-In-Lieu Calculation

$$\frac{A \times B}{E} = C$$

Where:

A = 350 s.f. (size of space and circulation)

B = Cost of Land (based on assessed value) and Construction in \$/s.f.

C = Cash In Lieu for One Space

E = Efficiency of Shared Use of Space, as established by the City

3.1.4 Parking Garages.

a. Where approved, parking garages which are adjacent to a street or Public Open Space will be set back a minimum of 30 feet from the front Build-To-Zone, and lined with buildings containing any permitted use but parking. There may be a gap in the liner building of up to 24 feet to provide for garage access from a street as needed.

b. Off-street below grade parking will be permitted to the lot lines, but will be designed to allow planting of landscape as provided for in this Chapter. Below grade parking beneath a building must not be visible from the sidewalk

3.2 BICYCLE PARKING**3.2.1 Intent**

Bicycle parking will be required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.

3.2.2 Required Bicycle Parking for the following Building Types – Townhome II, Mixed-Residential, Shopfront, Live-Work, Mixed-Use, Flex Employment and Commercial

Bicycle parking will be provided based on each building providing a minimum of 2 spaces or at least one (1) space for each 15 automobile parking spaces required as part of the Base Parking requirement in *Table 1 Required Parking* above, whichever is more.

a. Bicycle Parking Standards

1. Location:
 - i. Required bicycle parking will be located with easy access to building entrances. With approval of a Minor Warrant, some bicycle parking may be located in the public right-of-way.
 - ii. Any bicycle parking in the public right-of-way will be located within the Amenity Zone (the area between the back-of-curb and the sidewalk that contains street trees and pedestrian lighting); however, it will be placed in a manner that avoids conflicts with pedestrian and vehicular paths.
 - iii. Bicycle parking may also be provided within a building, but the location must be easily accessible to bicycles.
2. If covered spaces for motor vehicles are provided on-site, then 50% of the bicycle parking will also be covered, unless otherwise approved by Minor Warrant.
3. If bicycle parking is not visible from the street, then a sign will be posted indicating the location of the bicycle parking facilities.

b. Standards for Bicycle Rack Types and Dimensions

1. Bicycle rack types and dimensions will be approved by the City.
2. Parking Space Dimensions:
 - i. Bicycle parking spaces will be at least 6 feet long and 2 feet wide, and in covered situations, the overhead clearance will be at least 7 feet.
 - ii. An aisle for bicycle maneuvering will be provided and maintained beside or between each row of bicycle parking. This aisle will be at least 5 feet wide.
 - iii. Each required bicycle parking space will be accessible without moving another bicycle.

ARTICLE 4 LIGHTING, MECHANICAL AND UTILITIES

4.1 INTENT

4.1.1 Intent

It is the intent of this Article to provide a level and consistency of lighting that supports pedestrian activity and promotes safety, and to reduce the visual impact of mechanical equipment on the public realm.

4.2 STANDARDS

4.2.1 Lighting

- a. Average Lighting levels within public rights-of-way and pedestrian areas will meet the following averages —

Table 3 Lighting Levels

Land Use	Average Lighting Level
a. Residential	2 foot-candles (fc)
b. Retail	3 fc
c. Public Open Space	1.5 fc
d. Parking Areas	1 fc
e. Street Intersection	2 fc
f. Street Centerline	1 fc

1. Average light levels along the sidewalk may be achieved through a combination of both pedestrian-level lights and building-mounted lighting.
2. Alley lighting will be located on garage walls facing the alley and will be limited to a maximum of two carriage light fixtures mounted at about 7 feet in elevation, and not

exceeding the equivalent of 100 watts each. These lights will be controlled by automatic timers.

b. Lighting Elements

1. The following lighting elements will be permitted: incandescent, color-corrected LED (3000 – 4000 Kelvin), metal halide or halogen. The following lighting elements will not be permitted: flood, cobra head, HID – mercury vapor and sodium vapor, HPS and fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures).
2. Street lights will be approved by the City and may contain an exposed color-corrected lighting source and a horizontal or downward focus. Acorn, lantern, clear LED fixtures, etc. will be used to prevent glare.
3. Neon, as a lighting source, may be permitted with a Minor Warrant in Urban Village FB Districts.

- c. Screened Lighting Source.** All lighting will be focused downward or narrowly focused on its intended target such as signs, parking and pedestrian walkways. Glare from any lighting source will not be directly visible from public view or from a residential unit.

4.2.2 Screening of Equipment.

- a. Mechanical, communications and service equipment including satellite dishes and vent pipes will be screened from public view by parapets, walls, fences, dense evergreen foliage or other approved means.
- b. No air conditioning units or meters will be visible from a public street or Open Space.

ARTICLE 5 SIGNS

5.1 INTENT.

5.1.1 Intent

- a. The intent of this Article is to limit clutter and regulate commercial and locational signage. It is also intended to help enliven retail and restaurant mixed-use areas.
- b. Commercial and locational signage within a FB District are limited, regulated and controlled as provided in this Article, and all other signage will be subject to the requirements of such City of Rowlett ordinances, rules and regulations that are in effect at the time of application.

5.2 SIGNS GENERAL

5.2.1 General Standards

- a. Signage may only be externally lit with full-spectrum source, unless otherwise approved. Sources include direct lighting, back lighting and halo lighting.
- b. One address number, at least 6 inches in height, will be attached to the building in proximity to the principal entrance, and at least 3 inches on the rear entrance of a building.
- c. Restaurant and retail areas may have a neon or special designed exterior sign, if approved by the Minor Warrant. In considering the Warrant, such items as its artistic value to the district will be considered.
- d. Programmed Electronic Display signs will not change images more frequently than every 8 seconds. Brightness is limited to 0.3 foot-candles above ambient light conditions and signs will be equipped with automatic dimmers to transition from day to night.
- e. This Chapter does not prohibit "For Sale" signs, "For Lease" signs, construction signs, political signs or other freedom of speech signs otherwise allowed in the RDC.
- f. All signs will meet the City of Rowlett standards for construction and maintenance.

5.3 PROHIBITED SIGNS

5.3.1 Prohibited Signs

- a. The following signs will not be permitted:
1. Off-Premise signs (unless approved by Major Warrant for a facility or event of community or regional-wide importance).
 2. Internally lit sign boxes (Internally lit letters and business logos are acceptable).
 3. Flashing, animated or running light signs.
 4. Pole signs (unless approved by Major Warrant for a facility or event of community or regional-wide importance).
 5. Portable signs, except Sandwich/A-frame or similar signs in retail areas.
 6. Digital signs that change images more frequently than once every 8 seconds.
 7. Balloon and Inflatable Signs.
 8. Sail or Feather Signs.
 9. Spray painted and hand written signs, except window signs applied in a professional manner to the inside of the window using paints.
 10. Billboards.



Building on the left has individually internally lit letters. Building on the right has internally lit sign boxes which are prohibited.

5.3.2 Roof Signs

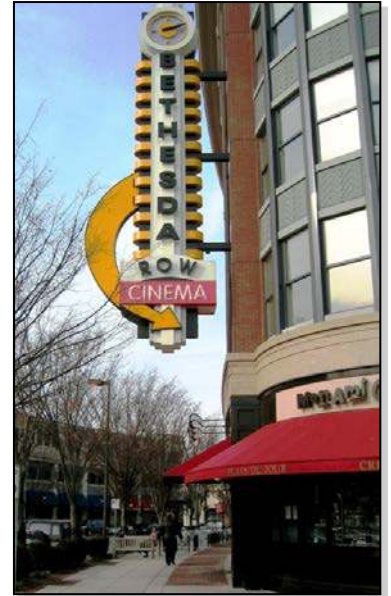
Roof Signs will not be mounted on roofs or project above the roof line without approval of a Minor Warrant; and the sign is determined to make a positive contribution to the FB District as a whole.

5.4 PERMITTED SIGNS

5.4.1. Wall Signs

- a. One Wall Sign will be permitted per occupancy, per street frontage. A Minor Warrant may be approved for a single-occupancy building to allow additional signage.
- b. The maximum size of a Wall Sign will be 30 square feet if located 12 feet or higher above grade, and 10 square feet if less than 12 feet above grade.
- c. There will be a minimum 10 foot distance between Wall Signs (excluding Building Identification Sign or Directory Sign).
- d. In addition, one Wall Sign not exceeding 6 square feet in area, will be permitted on any side or rear entrance that is open to the public. Such wall signs may only be lighted during the operating hours of business.

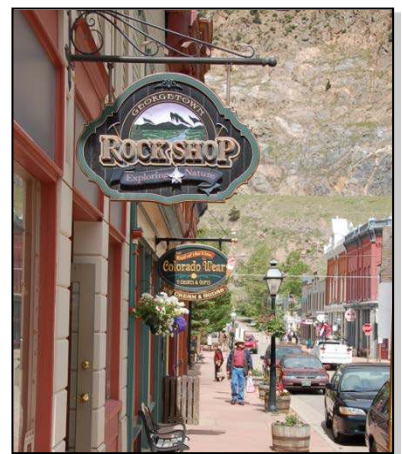
Blade Sign



5.4.2 Hanging / Projecting Signs

- a. Hanging Signs will be a maximum of one per occupancy, per building face.
- b. Hanging Signs will be a maximum area of 12 square feet per Building Face; and will not exceed 5 feet in width.
- c. Hanging Signs will be a minimum of 8 feet in distance from the ground to the lower edge of the sign.
- d. Hanging Signs will have a minimum 15-foot distance between signs.

Hanging/Projecting Sign



5.4.3 Blade Signs

- a. Blade Signs will be a maximum of one per Building Face.
- b. Blade Signs will be a maximum area of 60 square feet per Building Face; and will not exceed 5 feet in width.
- c. Blade Signs will be a minimum of 12 feet in distance from the ground to the lower edge of the sign.

- d. Blade Signs will have a maximum height so as not to exceed 2/3 the Building Face height in linear feet.

5.4.4 Home Occupation Signs

- a. Home Occupation Signs will be a maximum of one per residence.
- b. Home Occupation Signs will be a maximum area of 3 square feet per Building Face; and will not exceed 2 feet in width.
- c. Home Occupation Signs will be mounted on a Building Face near an entry.

5.4.5 Window Signs

- a. Window signs will not exceed 15 percent of the window area.

5.4.6 Building Identification Signs

- a. Building Identification Signs will be a maximum of one per Building Face.
- b. Building Identification Signs will be a minimum of 12 feet above sidewalk level.
- c. Building Identification Signs will be a maximum size of 25 square feet.
- d. Building Identification Signs will be a maximum height of 24 inches for letters or logos.
- e. Applied letters will be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters will not be permitted.

5.4.7 Awning Signs (for ground floor uses only)

- a. Awning Signs will be limited to one per occupancy, per Building Face.
- b. Awning Signs will be a minimum of 8 feet above sidewalk level for pedestrian clearance.
- c. Awning Signs will not exceed 10 square feet in sign area, and will only be located on the face or surface of the awning.
- d. If acting as the main business sign, Awning Signs will not be in addition to a wall-mounted sign. If an Awning Sign is acting as an auxiliary business sign, it will be located on the valance only, and the height of the lettering will not exceed 8 inches.

Awning Signs



5.4.8 Restaurants and Cafes

In addition to other signage, restaurants and cafes will be permitted the following, and will be limited to one of each type of sign per business:

- a. Menu Sign.** A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a willow wood or metal case, and clearly visible through a glass front.
 - i. The display case will be attached to the building wall, next to the main entrance, at a height of approximately 5 feet.
 - ii. The Menu Sign will not exceed a total area of 4 square feet, and may be lighted.
- b. A-Frame/Sandwich Sign.** A Sandwich/A-frame sidewalk sign displaying the name of the restaurant, offerings and hours of operation.
 - i. A-frame signs will not exceed 4 feet in height.
 - ii. A-frame signs will not exceed 8 square feet in area per Face.
 - iii. A-frame signs may be placed in the amenity zone created by street trees and pedestrian lighting. A sign permit will be obtained from the City of Rowlett for use of right-of-way and will not extend closer than one foot from face of curb. A minimum sidewalk width of 6 feet will remain free from intrusion.
 - iv. A-frame signs will be limited to one per occupancy.
 - v. A-frame signs will have a temporary duration; they will be permitted during business hours only.

5.4.9 Building Directory Signs

- a.** Building Directory Signs will be limited to one per entrance.
- b.** Building Directory Signs will be located next to the entrance.
- c.** Building Directory Signs will project out from the wall to which it is attached, a maximum of 6 inches.
- d.** Building Directory Signs will not extend above the parapet, eave or building façade.
- e.** Building Directory Signs will not exceed a size of eight square feet.

5.4.10 Marquee Signs

- a. A Marquee Sign is a permanent, roofed structure attached to and supported by the building and may project out over public property, and contain signage along its edge. It will only be permitted for movie houses and performance venues.
- b. Marquee Signs will maintain a vertical clearance over a sidewalk of at least 10 feet.
- c. Marquee Signs will be no closer than 2 feet from the back of curb of any street.
- d. The message area may extend the full length of the Marquee Sign.
- e. The message area will not exceed 8 feet in height.
- f. The message area will not exceed 200 square feet in area.
- g. Only 1 Marquee Sign will be permitted per building face.



5.4.11 Monument Signs (review design standards in RDC)

- a. Monument signs will be limited to one per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet).
- c. Monument signs will be limited to a maximum of 50 sq. ft. per sign face and 6 feet in height.
- b. Monument signs are only permitted along Highway 66/Lakeview Parkway, PG&T access road and Browsing Lane frontages.

5.4.12 Light Pole Banners

- a. Light pole banners may be approved by a Minor Warrant as part of a Development Plan.
- b. Light pole banners will be a maximum of 10 sq. ft. per sign face.
- c. Light pole banners will be limited to one or two per light pole
- d. All light pole banners must be approved by the appropriate utility company prior to consideration by the City of Rowlett.
- e. Light pole banners will be limited to publicize special districts, community wide events, holiday celebrations, public art, and other city sponsored events.

5.4.13 Yard Signs

- a. Yard signs will have a frame that is of the same architectural style of the structure and constructed with quality building materials.
- b. Yard Signs will be a maximum area of 12 square feet; and will not exceed 5 feet in width.
- c. Yard signs will be limited to one per lot per lot street frontage.
- d. Yard signs are only permitted in the Urban Village FB District where single-family structures are used for non-residential functions.

5.4.14 Banner Signs

- a. Must meet the standards in the RDC or be approved by Minor Warrant.

5.4.15 Wayfinding Signs

- a. May be approved by Minor Warrant as part of a Development Plan.

5.4.16 Mural Signs

- a. May be approved by Minor Warrant as part of a Development Plan.

5.4.17 Curated Signs/Art

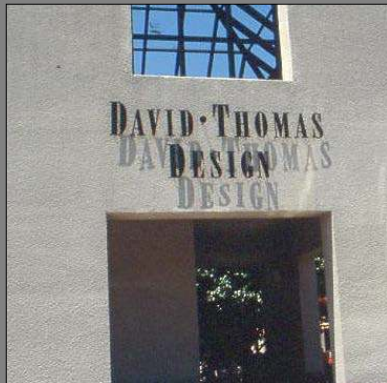
- a. May be approved by Minor Warrant as part of a Development Plan.

5.4.18 Sales, Leasing and Construction Related Signs

- a. Must meet the standards in the RDC or be approved as a Minor Warrant.

5.4.19 District or Neighborhood Signs

- a. May be approved by Minor Warrant as part of a Development Plan. These signs will be uniform in material and color in order to create a sense of place in the district.



5.5 SIGN PERMITS

5.5.1. Signs Requiring Permits

- a. Wall Signs
- b. Projecting Signs
- c. Hanging Signs
- d. Building Identification Signs
- e. Awning Signs
- f. Marquee Signs
- g. Wayfinding Signs
- h. Mural Signs
- i. Curated/Art Signs
- j. Residential Neighborhood Signs

5.5.2 Signs NOT Requiring Permits

- a. Window Signs
- b. Restaurant Menu Signs
- c. Restaurant Sandwich Signs
- d. Building Directory Signs
- e. Home Occupation Signs
- j. Sales, Leasing and Construction Related Signs

ARTICLE 6 DEFINITIONS

As used in this Chapter, the following terms have the meanings ascribed to them, unless the context clearly indicates otherwise.

Accessory Unit: an apartment not greater than 800 square feet sharing ownership with a Principal Building and or may not share utility connections. An Accessory Unit may or may not be within an outbuilding, but must include its own bathroom and kitchen facilities.

Alley: a vehicular passageway usually located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys will generally be paved with drainage by inverted crown at the center or with roll curbs at the edges.

Amenity Zone: the band between the back of curb and the sidewalk which contains such things as street trees, pedestrian scale lighting, street furnishings and bicycle parking.

Attached Green: a public open space which is located between a residential property and a street with adjacent homes facing the open space. An attached green is less than a block in length. Onsite residential parking, addressing and mail distribution is generally oriented along a Mews Alley.

Avenue (AV): a thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.

Block Face: the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Block: the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

Boulevard (BV): a thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

Building Face: an exterior building wall. For the purposes of this Chapter, it is one which is visible from a public street alley, or public trail or open space and subject to the standards herein.

Building Type: a structure category determined by function, position on the lot, and configuration, including frontage and height. For example, a townhome is a type, not a style.

Building Type Categories: are categories of building types that can represent different market sector demands, and are an important part of creating intergenerational neighborhoods.

Build-to. A line or zone in which a majority of the building façade must be built. It is usually measured from the property line in New Neighborhoods and the back-of-curb in other FB Districts.

Capped Blocks (or End-Capped Blocks): are blocks where along the short side, homes are turned 90 degrees and front on what is usually called a side street. This provides attractive block faces in all directions.



Casing: Casing is the trim/molding around a door or window. It may be either flat or molded. It can also be used to cover or encase a structural member, such as a post or beam.

Civic Building: a building designed specifically for a civic function. Civic Buildings include buildings for not-for-profit organizations dedicated to arts, culture, education, recreation, government and transit. These buildings are encouraged to be high image buildings and may exceed the standards set out in the FB District.

Commercial: the term collectively defining workplace, office, retail and light manufacturing/industrial functions.

District: See "Form Based District".

Façade, Building: An exposed exterior wall of a building.

Fire Fighting Master Plan: a plan that demonstrates the ability to fight fires from a front street or alley that has an especially narrow paving cross-section in certain areas. This may include the use of driveways or areas with a stabilized base where fire trucks can utilize their out-rigger apparatus.

Flex Space: Floor area built to provide for flexibility of use over time, and which is constructed in a manner that can accommodate residential, office or retail use. It will conform to commercial Building Code standards and ADA accessibility, and have at least a 12-foot clear ceiling height.

Form Based Code (FBC): Refers to development standards that focus primarily on the public realm such as street corridors, open space and civic areas. Such standards utilize timeless principles of “place making”. It also refers to this Chapter of the City’s Code of Ordinances.

Form Based District, (FB District): Refers to districts zoned to comply with the regulations adopted in this Chapter.

Gift to the Street: Building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, masonry-clad footed chimneys, sun rooms, attached pergolas and colonnades. Gifts to the street may encroach beyond the build-to zone but not into a public right-of-way.

Green Street: A common green or open space along a street for a block or more distance, which is lined by buildings facing the open space. No driveways may penetrate the open space.

Home Occupation: A residential unit providing for a combination of uses in which home occupation activity can occur. The occupation function will be incidental to the primary function of the building as residence. No person outside the residence may be employed unless the residence is a Live-Work unit. There will be no exterior display, no exterior storage of materials and no other variation from the residential character of the principal building, unless the residential unit is a Live-Work Unit or the building has been converted to a non-residential function consistent with applicable building codes and this Chapter. When permitted, home occupations must be conducted such that the use is not offensive (due to noise, smoke or odor) to adjacent or nearby properties or the use of adjacent or nearby public areas.

J-Swing Garage: a garage that faces 90 degrees to a street or alley and requires a 90-degree turning maneuver to enter the garage from the street or alley.

Landmark Feature: an architectural response to a prominent site location. It may include centering a building on the axis view, or expressing and entry, roof or building wall to respond to that location.

Liner Building: a building specifically designed to mask a parking lot or a parking garage from a street or open space. A Liner Building, must be at least 30 feet deep and accommodate any allowed use but parking.

Live-Work: a fee-simple dwelling unit that contains, to a limited extent, a separate commercial component. There will be separate entries to the commercial and residential components. There may also be an internal connection between the uses. At least one resident must be actively involved in the business.

Loft: a flexible residential space which may be partially used for an artist or design studio, or other allowed creative or commercial activity, and which is characterized by higher than normal ceilings, open floor plans and often, exposed duct work.

Mews Alley: and alley that serves residents or businesses which face directly on to public open space or a Green Street and is commonly used for addressing, fire protection, mail delivery and access to parking.

Open Space: Publicly accessible open space which may take several forms in different FB Districts.

Parking Structure: a building containing two or more stories of parking. The propensity of Parking Structures to create negative pedestrian experiences along their frontage will be



mitigated by the provision of a Liner Building.

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a Neighborhood or extent of a Community. A standard Pedestrian Shed is one quarter mile radius. Where transit is available or proposed, a Long Pedestrian Shed has an average walking distance of a half mile. Pedestrian Sheds should be conceived as oriented toward a central destination containing one or more important intersections, meeting places, retail center, public park, or civic buildings. Sometimes called a “Walkshed”.

Phasing Plan: a plan that establishes the order of development of a large project. It will address such things as required Building Type Categories, parks and open space, trails, roadway connections and other items as necessary.

Principal Building: the main building on a lot, usually located toward the frontage.

Public Realm: the area generally used by the public – streets, sidewalks, trails and open space. The quality of the public realm is greatly impacted by the design of elements within it, and by the land uses and architecture adjacent to it. A successful public realm creates value for the larger neighborhood and contributes to a positive regional image of the City.

Retail: premises available for the sale of merchandise, food, beverages and services.

Reveal: a. the part of the jamb of a window or door opening between the outer wall surface and the window or door frame; or b. the whole jamb of an opening between the outer and inner surfaces of a wall.

Rowlett Development Code (RDC): Chapter 77 of the City’s Code of Ordinances.

Shared Parking Policy: an accounting for parking spaces that are available to more than one use or property. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time.

Streetscape: the urban element that establishes a major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Substantial Modification: alterations to a building that is valued at more than 50% of the replacement cost of the entire building.

Terminated Vista: a location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan/Phased Development Plan is required to be designed in response to the axis.

Transit-Oriented Development (TOD): development which is oriented to and in close proximity, generally one quarter to one half mile from a transit station. These developments are characterized by higher density and have a higher level of pedestrian activity and transit use than other forms and location of development.

Transit-Ready Development: is development that is generally of a higher density (22 units/acre or more, or 1.5 FAR or more) that is a walkable, bicycle-friendly environment where the introduction of transit service would be immediately accommodated and supported.

Warrant, Major: a development approval that permits a practice that is not consistent with a provision or the Intent of this Chapter. Major Warrants are granted only by the City Council upon recommendation by the Planning and Zoning Commission.

Warrant, Minor: a development approval that permits a practice that is not consistent with a specific provision of this Chapter, but is justified by its Intent. Minor Warrants are approved administratively by the City Manager or designee upon recommendation by the UDO as part of a Framework, Regulating or Development Plan application.

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2.2 STREET TYPOLOGIES

2.3 INTERSECTIONS

2.4 OPEN SPACE TYPES

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3.2 ARCHITECTURAL GUIDELINES/URBAN VILLAGE/URBAN NEIGHBORHOOD/COMMERCIAL CENTER

APPENDICES

ROWLETT FORM BASED CODE

City of Rowlett, Texas

Adopted 15 April 2014



This set of appendices contains three sections to support the intent and direction contained in the Form Based Code. In all cases, the information contained in the Form Based Code supersedes the information contained in the appendices.

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APPENDIX 1. LAND USE

The following pages contain the Table of Allowable Uses for the City of Rowlett Form Based Code. Allowable uses, special uses and conditional uses are outlined for the New Neighborhood and Urban Village Districts.

1.1 TABLE OF ALLOWABLE USES

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A = Allowed Use S = Special Use	C = Conditional Use MajW= Major Warrant															
General Use Categories	Specific Use Types *gfa = gross floor area															
General Use Categories	Specific Use Types *gfa = gross floor area															
RESIDENTIAL USES																
Household Living	Dwelling HUD-code manufactured home															
	Dwelling, mixed use		A		A	A										
	Dwelling, multi-family		A		A	A										
	Dwelling, multi-unit home	A														
	Dwelling, live-work		A			A										
	Dwelling, single family (detached)	A			A	A										
	Dwelling, two-family															
	Dwelling, townhome I	A				A										
	Dwelling, townhome II		A				A									
	Dwelling, accessory unit	A	A		A	A										
	Dwelling, zero lot line	A				A										
	Manufactured housing park															
Group Living	Group home	MinW				MinW										
	Retirement home, nursing home, continuing care, or assisted living facility	MinW	A			MinW	A									
INSTITUTIONAL AND PUBLIC USES																
Aviation	Airports, landing fields															
	Heliports and helistops		MajW		MajW		MajW									
Community Facility	Animal shelter				MajW											
	Athletic stadium															
	Athletic field		MinW				MinW									
	Municipal uses	A	A		A	A	A									
Cultural Facilities	Library	A	A		A	A	A									
	Museum or art gallery		A				A									
Day Care	General day care, 20 or more enrolled	MajW	A		MajW	MajW	A									
	Limited day care, less than 20 enrolled	MajW	A		MajW	MajW	A									
	Home day care, less than 12 enrolled	MinW	MinW		MinW	MinW	MinW									
Education	College of university		A				A									
	Commercial school		A				A									
	Primary or secondary schools (Public or Private)	A	A		A	A	A									
Human Health Services	Dental or medical office or clinic		A			A	A									
	Medical laboratory		A				A									
	Hospital (medical)		A				A									
	Hospital (psychiatric)		A				A									
Parks and Open Space	Cemetery (expansion or modification)	MinW	MinW		MinW	MinW	MinW									
	Public golf course	MinW	MinW		MinW	MinW	MinW									
	Open space	A	A		A	A	A									
	Park or playground (public)	A	A		A	A	A									
Religious	All	A	A		A	A	A									
Telecommunication Facility	Amateur radio antenna, CB antenna, or satellite dish antenna	MinW	A		MinW	MinW	A									
	Tower (commercial, radio, television, relay, cellular or microwave) over 40 ft.	MajW	MajW		MajW	MajW	MajW									
	Radio broadcasting without tower		A				A									
Transit	Bus terminal															
	Transit station	MinW	A			MinW	A									
Utility	Utility facility, major	MajW	MajW		MajW	MajW	MajW									
	Utility facility, minor	MinW	MinW		MinW	MinW	MinW									
COMMERCIAL USES																
Agricultural	Agricultural cultivation	A	A		A	A										
	Agricultural grazing	A	A		A	A										
Animals Sales and Service	Kennel or veterinarian office (with outside pens or runs)				MajW											Subchapter 77-302C.3
	Kennel or veterinarian office (no outside pens or runs)		A		MajW	A	A									Subchapter 77-302C.3
Assembly	Clubs (service), lodges, sororities and fraternities		A				MajW	A								
Financial Services	Automated teller machine		A				A	A								
	Financial institution with drive-in facilities		MajW/A*					MajW								*Allowed on the Downtown Regulating Plan for properties immediately adjacent to Major Arterials and have a proposed Browsing Lane for access.
	Financial institution without drive-in facilities		A					A	A							
	Alternative financial institutions		MajW				MajW	MajW								
Food and Beverage Service	Delicatessen or specialty foods store (i.e. donut shop)		A					A	A							
	Nightclub or private club with alcohol beverage sales		A					A								Subchapter 77-302C.5
	Restaurant (no drive-thru)		A					A	A							Subchapter 77-302C.7
	Restaurant (with drive-thru)		MajW/A*						MajW							Subchapter 77-302C.7 , Allowed on the Downtown Regulating Plan for properties immediately adjacent to Major Arterials and have a proposed Browsing Lane for access.
Office	Single tenant office use		A					A	A							
	Single-phase office building or office complex with less than 100,000 sq.ft./gfa		A					A	A							
	Single-phase office building or office complex with 100,000 sq.ft./gfa or more		A					A	A							
Parking Facility	Commercial parking facility (surface lot only)		MajW						MajW							Subchapter 77-302C.2
	Interior commercial parking garage		A						A							
Recreation and entertainment, indoor	Recreation and entertainment center		A						A							Subchapter 77-302C.1
	Sexually oriented business															Subchapter 77-302C.8
	Sports arena (indoor)	MajW	MajW						MajW							
	Theater		A													
	Amusement park		MajW						MajW							
Recreation and entertainment, outdoor	Commercial amusement		A						A							Subchapter 77-302C.1
	Commercial stable	MajW	MajW		A			MajW	MajW							
	Driving range, putting course	MinW	MinW		MinW	MinW	MinW	MinW	MinW							
	Private golf course with or without country club	MinW	MinW		MinW	MinW	MinW	MinW	MinW							
	Motor raceway															
	Private stable	MajW	MajW		A			MajW	MajW							
	Theater (outdoor)	MajW	A					MajW	A							

Appendix 1. Land Use
1.1 - TABLE OF ALLOWABLE USES

A = Allowed Use S = Special Use	C = Conditional Use MajW= Major Warrant						
	Specific Use Types *gfa = gross floor area	New Neighborhood	Urban Village	Rural Neighborhood	Urban Neighborhood	Commercial Center	Use-Specific Regulations
General Use Categories							
Retail (Personal Service)	Barbershop or beauty shop		A		A	A	
	Nail salon		A		A	A	
	General personal service establishment		A		A	A	
	Laundry or dry cleaners - pick-up or drop-off		A		A	A	
	Laundromat		MajW		MajW	MajW	
	Spa or massage establishment		A		A	A	Subchapter 77-302C.4.
	Permanent cosmetics		A		A	A	
Retail (General)	Bakery		A		MinW	A	
	Building improvement center (with no outside display of merchandise)		A		MinW	A	
	Building improvement center (with approved outdoor storage)		MajW			MajW	
	General retail, 25,000 sq.ft./gfa or more		MinW			MinW	
	General retail, 14,000-24,999 sq.ft./gfa		A		MinW	A	
	General retail, less than 14,000 square feet sq.ft./gfa		A		A	A	
	Feed store (with no outside display of merchandise)		A		A	A	
	Flea market		MajW			MajW	
	Funeral parlor or mortuary		A		MajW	A	
	Greenhouse and/or plant sales		MajW		MajW	MajW	
	Commercial grower						
	Pet store		A		A	A	
	Print shop		A		A	A	
	Repair shop		A		A	A	Not automotive or similar.
	Shopping center, 150,000 sq.ft./gfa or more		MajW			MajW	
	Shopping center, 75,000-149,000 sq.ft./gfa		MajW			MajW	
	Shopping center, 20,000-74,999 sq.ft./gfa		MinW			MinW	
	Shopping center, less than 20,000 sq.ft./gfa		A		A	A	
	Convenience store (gas pumps required)		MajW			MajW	
	Small-scale manufacturing for on-site retail sale		MinW			A	
Vehicals and Equipment	Car wash, self service						
	Car wash, commercial						
	Towing and storage facilities						
	Vehicle and boat sales and rental (new)						
	Retail vehicle filling station other than associated with a convenience store						Subchapter 77-302C.9.
	Vehicle service and repair, heavy						
	Vehicle service and repair, light						
Visitor Accommodations	Bed and breakfast	MajW	A		A	A	
	Hotel		A			A	

A = Allowed Use S = Special Use	C = Conditional Use MajW= Major Warrant						
	Specific Use Types *gfa = gross floor area	New Neighborhood	Urban Village	Rural Neighborhood	Urban Neighborhood	Commercial Center	Use-Specific Regulations
General Use Categories							
INDUSTRIAL USES							
Industrial services	Building materials and outdoor lumberyard sales						
	Contractor shop or storage yard						
	Research and scientific laboratory		MinW			MinW	
Manufacturing and Production	Assembly of heavy electronics and devises						
	Batching or manufacturing plant						Subchapter 77-302D.1.
	Dry cleaning plant or commercial laundry						
	Natural gas or petroleum drilling or storage						
	Heavy manufacturing, general						
	Light manufacturing, general		MinW			MinW	
	Research and production of medical, biological, high technology and similar "clean" manufacturing		A			A	
Warehouse, Freight Movement, and Trucking Facilities (including RV or Boat Storage)	Freight or truck terminal						
	Mini-warehouse/self storage						
	Wholesale distribution center						
	Wholesale or bulk storage or gasoline, propane or butane, or other petroleum products						
Waste and Salvage	Reclamation facilities						
	Portable recycling collection point		MajW			MajW	Subchapter 77-302D.2.
	Recycling plant						
	Wrecking and salvage yard						Subchapter 77-302D.3






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APPENDIX 2. DESIGN STANDARDS

The following pages contain the Design Standards for the City of Rowlett's Form Based Code. Required practices for Building Types, Street Typologies, Open Space Standards, and Street Trees + Plant Materials are detailed. This Appendix is a companion piece to the Rowlett Form Based Code and the following pages are intended to support and reinforce the form and pattern of development delineated in the pages prior.

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NEW NEIGHBORHOOD		COMMON NAMES	LOT WIDTHS (MIN - MAX) ⁽¹¹⁾	LOT DEPTH (MIN)	SIDE YARD (MIN) ⁽¹⁾	BUILD-TO ZONE FRONT STREET ⁽²⁾	BUILD-TO ZONE SIDE STREET ⁽²⁾
	CATEGORY 1	Manor	70'+	120'	5' or 3' / 7' split	25' – 30'	10' min.
		Estate	60' – 69'	110'	5' or 3' / 7' split	20' – 30'	10' min.
		Village	50' – 59'	110'	5' or 3' / 7' split	15' – 25'	10' min.
	CATEGORY 2	Cottage	40' – 49'	100'	5' or 3' / 7' split	10' – 25'	10' min.
		Casita	25' – 39'	90'	5' or 3' / 7' split	5' – 10'	10' min.
	CATEGORY 3	Cottage on Mews, Court or "Zero" Lot Line	40' – 49'	90'	3' / 7' split	5' – 15'	10' min.
		Casita on Mews, Court or "Zero" Lot Line	25' – 39'	80'	3' / 7' split	5' – 10'	10' min.
		Multi-Unit House ⁽⁷⁾	60' – 100'	110' / 100' on mews	10'	25' – 30'	10'-15'
		Townhome I	25' – 35'	90' / 80' on mews	0' / 5' split	4' – 10'	10'-15'

(1) Side yard 5' unless a 3' / 7' ("zero" lot line) split. The total between buildings shall be 10 ft., except 15 ft. of Multi-Unit Homes.

(2) Build-To Zone is measured from the front property line in the New Neighborhood District.

(3) An enclosed garage shall be constructed of the same material as the main residential structure, and setback 7-9 feet, or 17 or more feet, from the rear property line. Rear loaded garages may be attached at the side property line.

(4) Front-loaded garages will be limited to lots which are at least 60-feet wide and will be located behind the front building corner by 20 feet, of the "drive-through" to the rear yard.

Covered breezeways connecting the garage and the house are allowed.

Garage Access Location. (R)= Rear, (F) = Front

(5) Porches, stoops, bay windows, balconies, masonry clad chimneys and sunrooms ("Gifts to the Street") may encroach beyond the set BTL no more than 10 feet for a given street, except the encroachment shall not exceed 5 feet on "side streets" and not encroach into the public ROW.

(6) The accessory units are permitted up to 600 square feet in Categories 2 and 3, and 800 sf. in Category 1. They may have a kitchen, bathroom and off-street parking space; but shall not require a separate water meter or electrical panel. Accessory unit area does

REAR LOADED GARAGE ⁽¹²⁾	OFF STREET PKG SPACES / DWELLING UNIT	MAX. HEIGHT IN STORIES	AREA (SF) / DWELLING UNIT (MIN - MAX) ⁽¹⁰⁾	GIFTS TO THE STREET ⁽⁵⁾	PORCH DEPTH (MIN)	ACCESSORY UNIT ⁽⁶⁾
R/F ⁽⁴⁾	2	3 ⁽⁸⁾	3800 – No Max	Permitted	7'	Permitted
R/F ⁽⁴⁾	2	3 ⁽⁸⁾	3000 – 4000	Permitted	7'	Permitted
R ⁽⁴⁾	2	2.5	2000 – 3200	Permitted	7'	Permitted
R ⁽⁴⁾	2 ⁽⁹⁾	2.5	1400 – 2800	Permitted	7'	Permitted
R ⁽⁴⁾	2 ⁽⁹⁾	2.5	850 – 1400	Permitted	7'	Permitted
R ⁽⁴⁾	2 ⁽⁹⁾	2.5	1400 – 2200	Permitted	7'	Permitted
R ⁽⁴⁾	2 ⁽⁹⁾	2.5	850 – 1400	Permitted	7'	Permitted
R ⁽⁴⁾	1.5	2.5 – 3 ⁽⁸⁾	850 – No Max	Permitted	7'	Permitted
R ⁽⁴⁾	2	2.5 – 3 ⁽⁸⁾	1000 – No Max	Permitted	7'	Permitted

not count against the maximum dwelling size.

(7) 2 to 6 units shall be allowed, however, one entry per street frontage shall be primary, so that the building has the image of a large single family dwelling. Other units may have entries directly from the outside, or from the interior.

(8) 3 Stories allowed only if the building is located next to a 2-story or taller building, or if the building's side yard is adjacent to an alley, pedestrian way or street, or if it pre-dates adjacent buildings.

(9) At least one off street parking space must be located in a garage.

(10) A Minor Warrant is required to increase the size of houses up to 15% larger

(11) The maximum lot width may be increased by 5 feet on corner lots to accommodate

wrap around porches, secondary entries and other approved features.

(12) An accessory unit must have 1 dedicated off-street parking space (enclosed or not enclosed) in addition to the primary unit's requirement

URBAN VILLAGE	COMMON NAMES	BUILD- TO ZONE (1 & 2)	FRONTAGE	USE: GROUND	USE: UPPER
TOWNHOME II	Rowhouse Townhouse Brownstone	18' – 26'	Dooryards, Stoops, patios, porches and lawns permitted; Vehicular access from rear alley required	Residential required	Residential required
MIXED RESIDENTIAL	Apartment Garden Apartment Condominium Lofts	18' – 26'	Dooryards, Stoops, patios, porches and lawns permitted	Residential or residential amenity; Up to 10% of ground floor may be flex space	Residential required
SHOPFRONT	Pad Retail Junior Anchors	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail required	Retail or office
LIVE-WORK	Live-Work	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail or office	Residential required
MIXED USE	Mixed Use	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Retail or office	Retail, office or residential
COMMERCIAL	Commercial Office Medical Office Hotel	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Retail, office or hotel; Up to 10% of ground floor may be retail	Office or hotel


(1) Build-To Zone is measured from the back of curb line in the Urban Village District.

(2) Minimum Sidewalk Widths. Residential Buildings: 6' minimum, may be reduced with a

minor waiver if the result is an appropriately wide sidewalk. Residential Buildings (greater than 3 stories): 8' - 12' minimum. Mixed Use and Commercial Buildings: 8' - 12' minimum.

FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS ⁽³⁾	MIN. GROUND FLOOR-TO-CEILING HEIGHTS	REFERENCE IMAGES
Stoop Frontage - Minimum 24" above sidewalk grade; Dooryard Frontage - at sidewalk grade	Balcony Bay windows Footed chimneys Stoop Patio	Stoop Frontage - 10' (First Floor); Dooryard Frontage - 12' (First Floor) 8'-6" (Above)	  
Stoop Frontage - Minimum 24" above sidewalk grade; Dooryard Frontage - at sidewalk grade; Lobby access at grade	Awning / canopy Balcony & Bay windows Blade signs Footed chimneys Stoop Patio	Stoop Frontage - 10' (First Floor); Dooryard Frontage - 12' (First Floor) 9' (Above)	   
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12'	   
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12' (First Floor) 9' (Above)	   
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12'	   
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12'	   

(3) Projections may extend beyond the build-to zone.

RURAL NEIGHBORHOOD	COMMON NAMES	LOT WIDTHS (MIN - MAX) ⁽¹¹⁾	LOT DEPTH (MIN)	SIDE YARD (MIN) ⁽¹⁾	BUILD-TO ZONE FRONT STREET ⁽²⁾	BUILD-TO ZONE SIDE STREET ⁽²⁾
	Rural Estate	140' +	240'	7.5'	25' - 35'	35'

(2) Build-To Zone is measured from the front property line in the New Neighborhood District.

(4) Front-loaded garages will be limited to lots which are at least 60-feet wide and will be located behind the front building corner by 20 feet, of the "drive-through" to the rear yard. Covered breezeways connecting the garage and the house are allowed.

Garage Access Location. (R)= Rear, (F) = Front

(5) Porches, stoops, bay windows, balconies, masonry clad chimneys and sunrooms ("Gifts to the Street") may encroach beyond the set BTL no more than 10 feet for a given street, except the encroachment shall not exceed 5 feet on "side streets" and not

encroach into the public ROW.

(6) The accessory units are permitted up to 800 square feet. They may have a kitchen, bathroom and off-street parking space; but shall not require a separate water meter or electrical panel. Accessory unit area does not count against the maximum dwelling size.

(8) 3 Stories allowed only if the building is located next to a 2-story or taller building, or if the building's side yard is adjacent to an alley, pedestrian way or street, or if it pre-dates adjacent buildings.


(9) At least one off street parking space must be located in a garage.

(10) A Minor Warrant is required to increase the size of houses up to 15% larger

2.1 - BUILDING TYPES*Rural Neighborhood*

REAR LOADED GARAGE ⁽¹²⁾	OFF STREET PKG SPACES / DWELLING UNIT	MAX. HEIGHT IN STORIES	AREA (SF) / DWELLING UNIT (MIN - MAX) ⁽¹⁰⁾	GIFTS TO THE STREET ⁽⁵⁾	PORCH DEPTH (MIN)	ACCESSORY UNIT ⁽⁶⁾
R/F ⁽⁴⁾	2	3	3800 - No Max	Permitted	7'	Permitted

(12) An accessory unit must have 1 dedicated off-street parking space (enclosed or not enclosed) in addition to the primary unit's requirement

URBAN NEIGHBORHOOD	COMMON NAMES	RECOMMENDED PLACEMENT	LOT WIDTHS (MIN - MAX) ⁽¹¹⁾	LOT DEPTH (MIN)	SIDE YARD (MIN) ⁽¹⁾	BUILD-TO ZONE FRONT STREET ⁽²⁾	BUILD-TO ZONE SIDE STREET ⁽²⁾
	Cottage on Mews, Court or "Zero" Lot Line	Interior Lot	40' – 49'	90'	3' / 7' split	5' – 15'	10' min.
	Casita on Mews, Court or "Zero" Lot Line	Interior Lot	25' – 39'	80'	3' / 7' split	5' – 10'	10' min.
	Townhome I	Interior Lot	25' – 35'	90' / 80' on mews	0' / 5' split	4' – 10'	10'-15'

(1) Side yard 5' unless a 3' / 7' ("zero" lot line) split. The total between buildings shall be 10 ft., except 15 ft. of Multi-Unit Homes.

(2) Build-To Zone is measured from the front property line in the New Neighborhood District.

(3) An enclosed garage shall be constructed of the same material as the main residential structure, and setback 7-9 feet, or 17 or more feet, from the rear property line. Rear loaded garages may be attached at the side property line.

(4) Front-loaded garages and "drive-through" to garages in the rear yard will not be permitted. Covered breezeways connecting the garage and the house are allowed.

"J-swing" garages will not be permitted in front yards. Rear entry garages approached from an alley will be located either 7 to 9 feet back from the property line or 17 feet or more from the property line to allow for parking in front of the garage door. Alley-oriented swing-loaded garages will be set back a minimum of 3 feet from the alley property line because the garage door does not open toward the alley.

Garage Access Location. (R)= Rear, (F) = Front

(5) Porches, stoops, bay windows, balconies, masonry clad chimneys and sunrooms ("Gifts to the Street") may encroach beyond the set BTL no more than 10 feet for a given street, except the encroachment shall not exceed 5 feet on "side streets" and not

2.1 - BUILDING TYPES*Urban Neighborhood*

REAR LOADED GARAGE ⁽¹²⁾	OFF STREET PKG SPACES / DWELLING UNIT	MAX. HEIGHT IN STORIES	AREA (SF) / DWELLING UNIT (MIN - MAX) ⁽¹⁰⁾	GIFTS TO THE STREET ⁽⁵⁾	PORCH DEPTH (MIN)	ACCESSORY UNIT ⁽⁶⁾
R ⁽⁴⁾	2 ⁽⁹⁾	2.5	1400 – 2200	Permitted	7'	Permitted
R ⁽⁴⁾	2 ⁽⁹⁾	2.5	850 – 1400	Permitted	7'	Permitted
R ⁽⁴⁾	2	2.5 – 3 ⁽⁸⁾	1000 – No Max	Permitted	7'	Permitted

encroach into the public ROW.

(6) The accessory units are permitted up to 600 square feet. They may have a kitchen, bathroom and off-street parking space; but shall not require a separate water meter or electrical panel. Accessory unit area does not count against the maximum dwelling size.

(8) 3 Stories allowed only if the building is located next to a 2-story or taller building, or if the building's side yard is adjacent to an alley, pedestrian way or street, or if it pre-dates adjacent buildings.

(9) At least one off street parking space must be located in a garage.

(10) A Minor Warrant is required to increase the size of houses up to 15% larger

(11) The maximum lot width may be increased by 5 feet on corner lots to accommodate

wrap around porches, secondary entries and other approved features.











(12) An accessory unit must have 1 dedicated off-street parking space (enclosed or not enclosed) in addition to the primary unit's requirement

URBAN NEIGHBORHOOD	COMMON NAMES	RECOMMENDED PLACEMENT	BUILD- TO ZONE (1 & 2)	FRONTAGE	USE: GROUND	USE: UPPER
MIXED RESIDENTIAL	Apartment Garden Apartment Condominium Lofts	Corner Lot	18' – 26'	Dooryards, Stoops, patios, porches and lawns permitted	Residential or residential amenity; Up to 10% of ground floor may be flex space	Residential required
SHOPFRONT	Pad Retail Junior Anchors	Corner Lot	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail required	Retail or office
LIVE-WORK	Live-Work	Interior Lot	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail or office	Residential required
MIXED USE	Mixed Use	Corner Lot	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Retail or office	Retail, office or residential

(1) Build-To Zone is measured from the back of curb line in the Urban Village District.

(2) Minimum Sidewalk Widths. Residential Buildings: 6' minimum, may be reduced with a

minor waiver if the result is an appropriately wide sidewalk. Residential Buildings (greater than 3 stories): 8' - 12' minimum. Mixed Use and Commercial Buildings: 8' - 12' minimum.

FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS ⁽³⁾	MIN. GROUND FLOOR-TO-CEILING HEIGHTS	REFERENCE IMAGES
Stoop Frontage - Minimum 24" above sidewalk grade; Dooryard Frontage - at sidewalk grade; Lobby access at grade	Awning / canopy Balcony & Bay windows Blade signs Footed chimneys Stoop Patio	Stoop Frontage - 10' (First Floor); Dooryard Frontage - 12' (First Floor) 9' (Above)	   
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Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12'	   


(3) Projections may extend beyond the build-to zone.

COMMERCIAL CENTER	COMMON NAMES	BUILD- TO ZONE (1 & 2)	FRONTAGE	USE: GROUND	USE: UPPER
TOWNHOME II	Rowhouse Townhouse Brownstone	18' – 26'	Dooryards, Stoops, patios, porches and lawns permitted; Vehicular access from rear alley required	Residential required	Residential required
MIXED RESIDENTIAL	Apartment Garden Apartment Condominium Lofts	18' – 26'	Dooryards, Stoops, patios, porches and lawns permitted	Residential or residential amenity; Up to 10% of ground floor may be flex space	Residential required
SHOPFRONT	Pad Retail Junior Anchors	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail required	Retail or office
LIVE-WORK	Live-Work	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail or office	Residential required
MIXED USE	Mixed Use	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Retail or office	Retail, office or residential
COMMERCIAL	Commercial Office Medical Office Hotel	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Retail, office or hotel; Up to 10% of ground floor may be retail	Office or hotel
FLEX - EMPLOYMENT	Flex - Employment	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Office or industrial; Up to 10% of ground floor may be retail	Office or industrial

(1) Build-To Zone is measured from the back of curb line in the Urban Village District.

(2) Minimum Sidewalk Widths. Residential Buildings: 6' minimum, may be reduced with a

minor waiver if the result is an appropriately wide sidewalk. Residential Buildings (greater than 3 stories): 8' - 12' minimum. Mixed Use and Commercial Buildings: 8' - 12' minimum.

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Stoop Frontage - Minimum 24" above sidewalk grade; Dooryard Frontage - at sidewalk grade; Lobby access at grade	Awning / canopy Balcony & Bay windows Blade signs Footed chimneys Stoop Patio	Stoop Frontage - 10' (First Floor); Dooryard Frontage - 12' (First Floor) 9' (Above)	   
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(3) Projections may extend beyond the build-to zone.

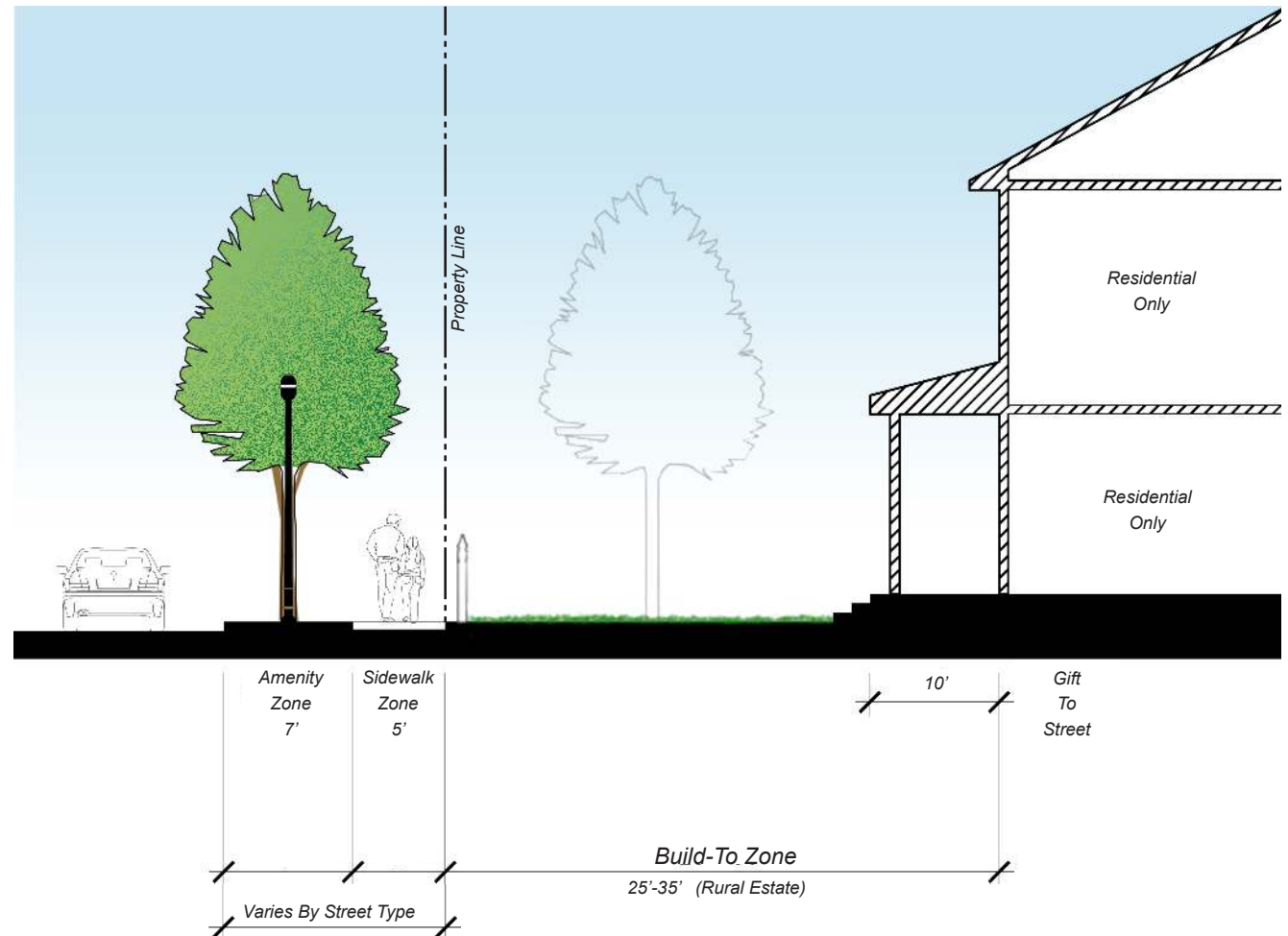
RURAL ESTATE

INTENT

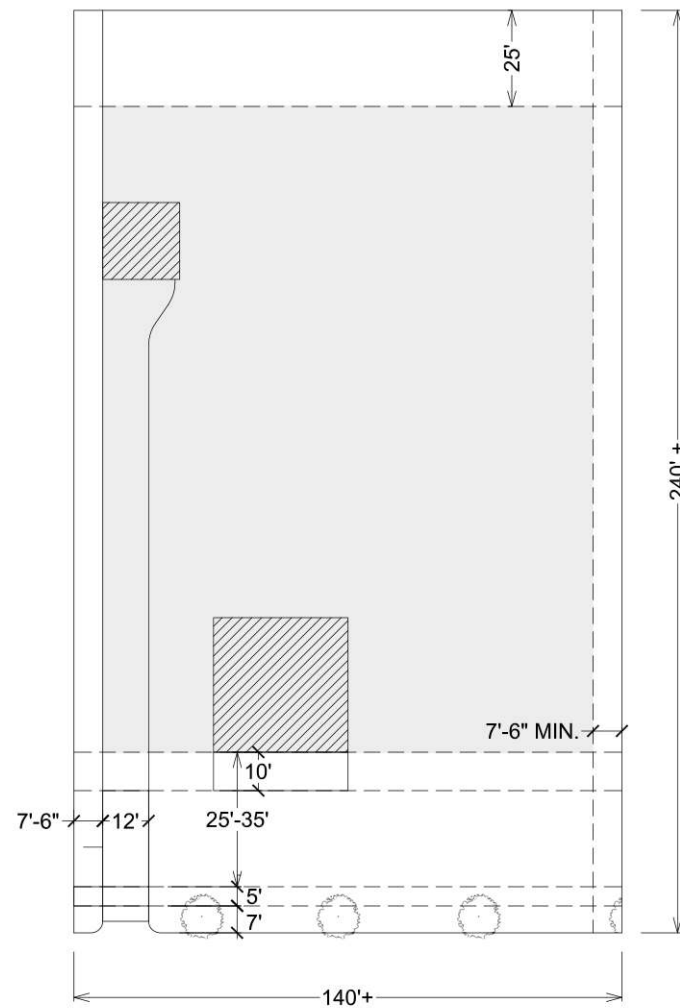
This building type is intended for larger, single family households who desire large lots in more rural settings. They should be located along primary streets, or along secondary streets when transitioning from existing rural estate building types.



SECTION



RURAL ESTATE



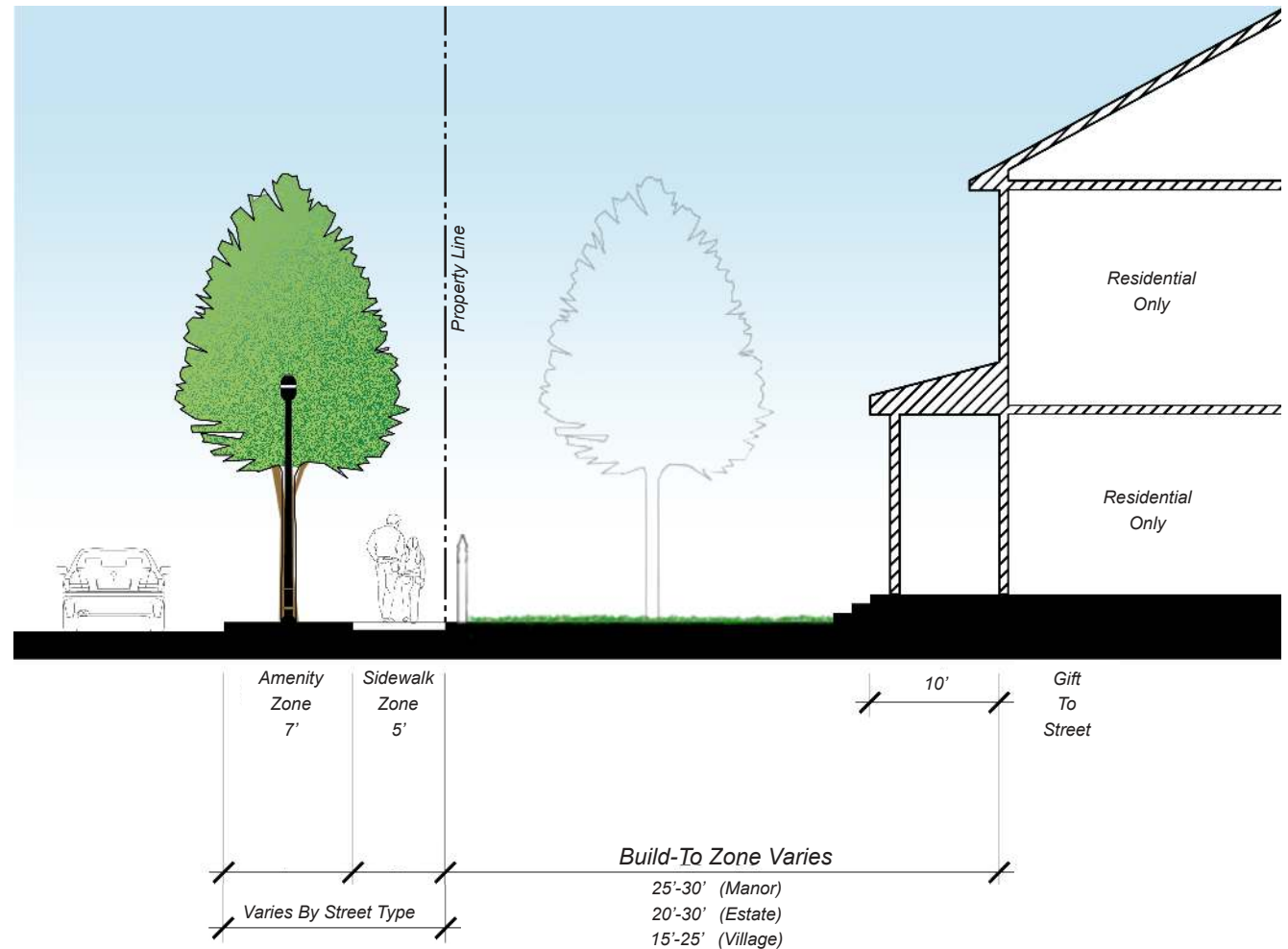
MANOR, ESTATE, AND VILLAGE

INTENT

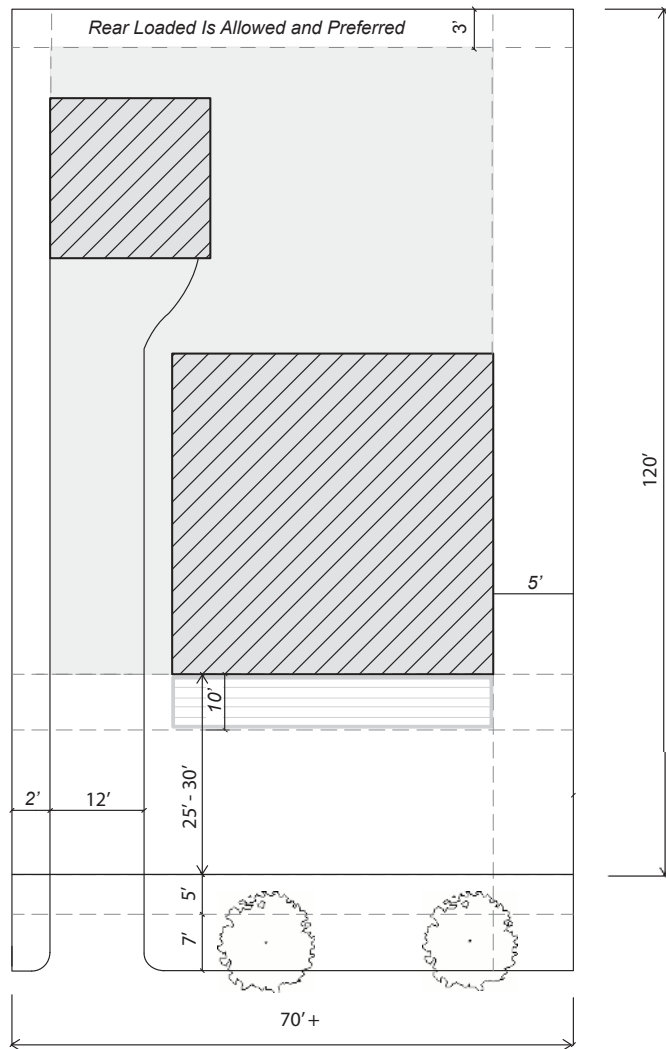
This building type is intended for larger families and children. It should be located on primary streets and have good access to trails and schools.



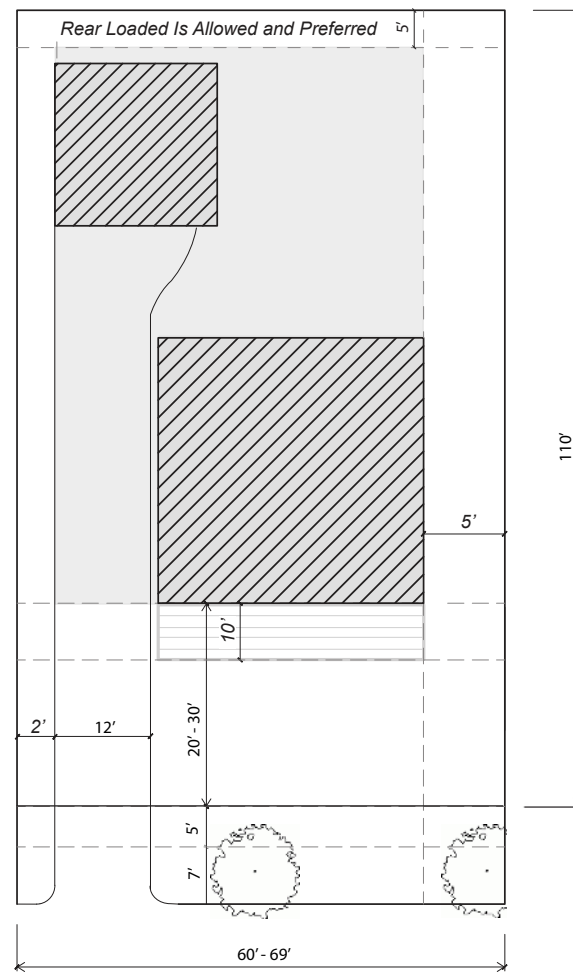
SECTION



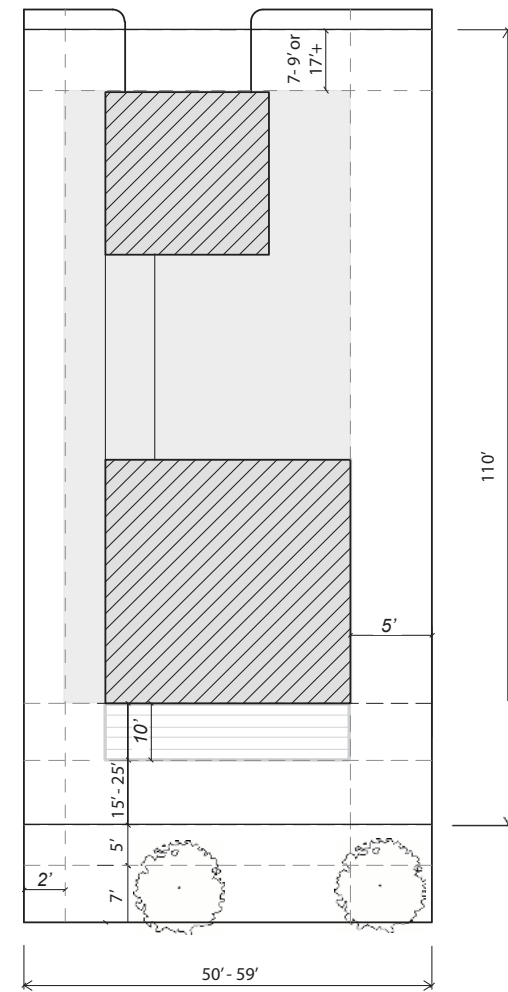
MANOR



ESTATE



VILLAGE



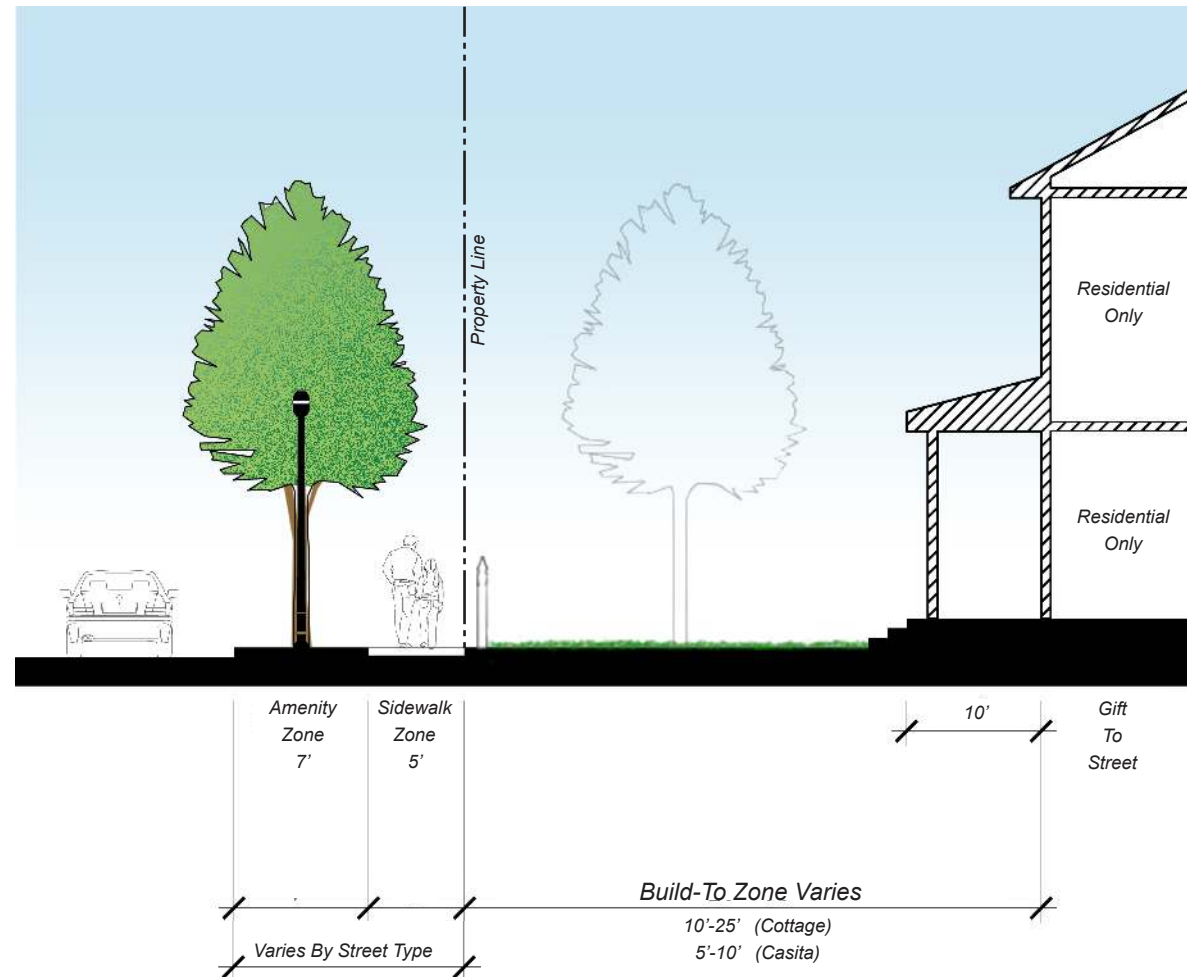
COTTAGE AND CASITA

INTENT

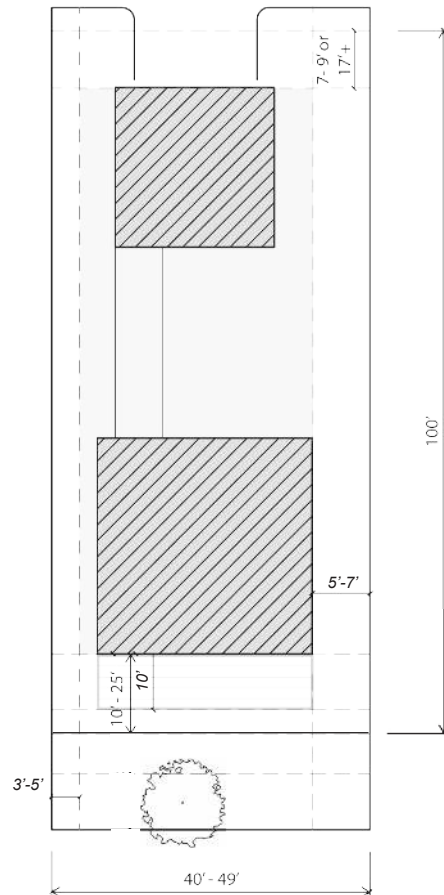
This building type is intended for a range of household sizes including professional couples, families with children, and retirees. It should be located with easy access to open space and trails.



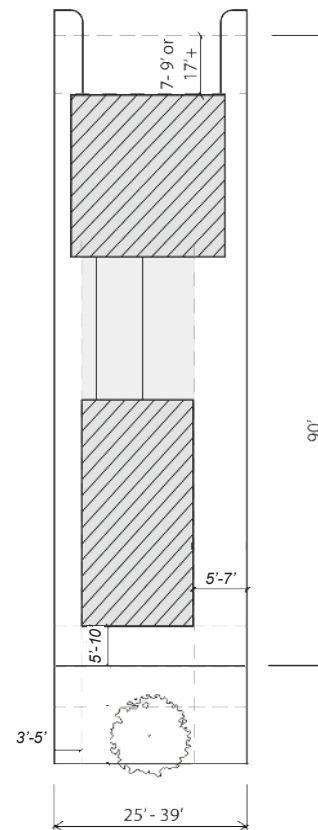
SECTION



COTTAGE



CASITA

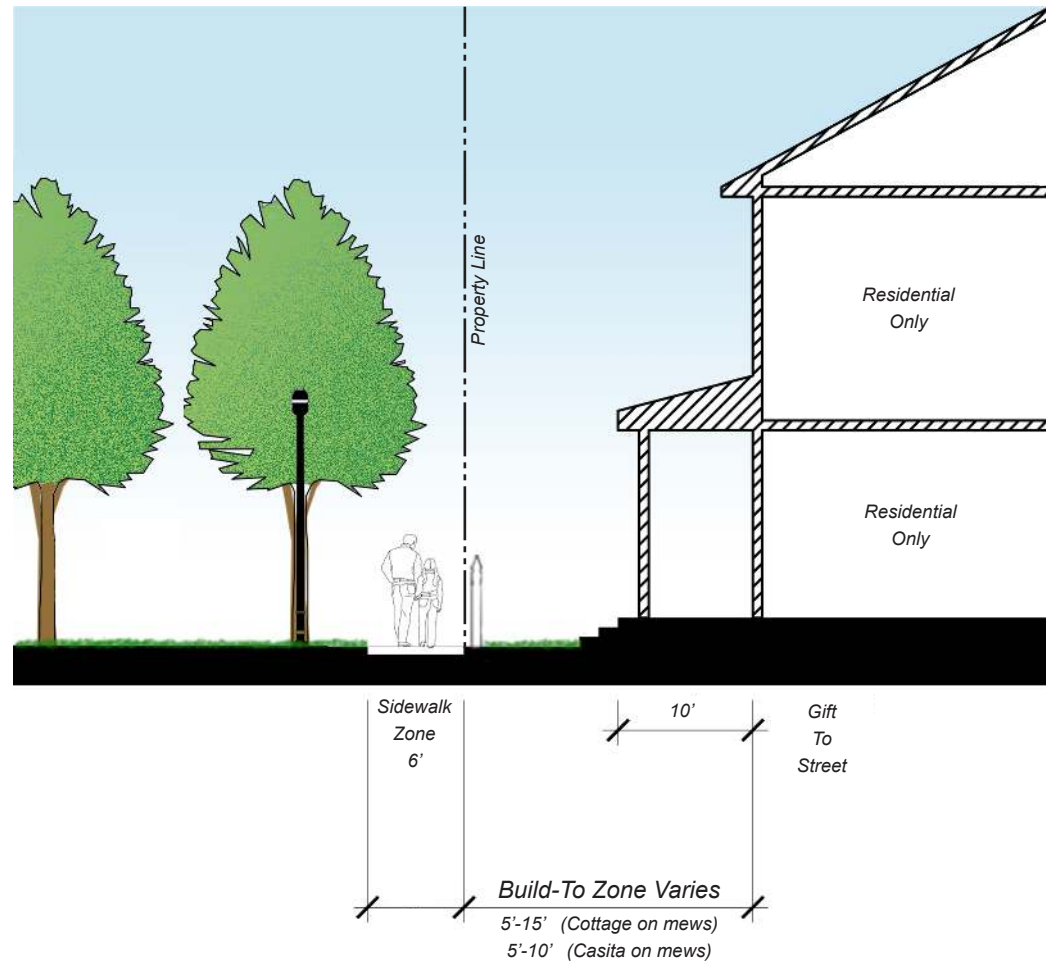


COTTAGE ON MEWS AND CASITA ON MEWS

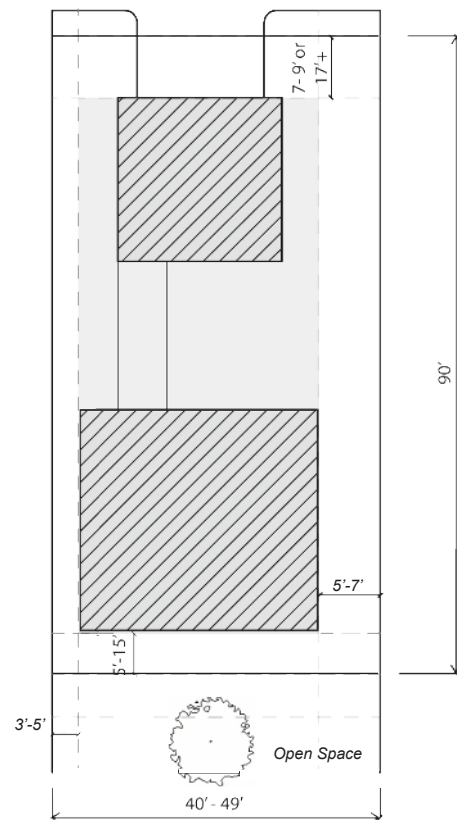
INTENT

This building type is intended for very small households of one to two people which may include young professionals, retirees, and singles. It should be located away from the major roadway and be in close proximity to open space.

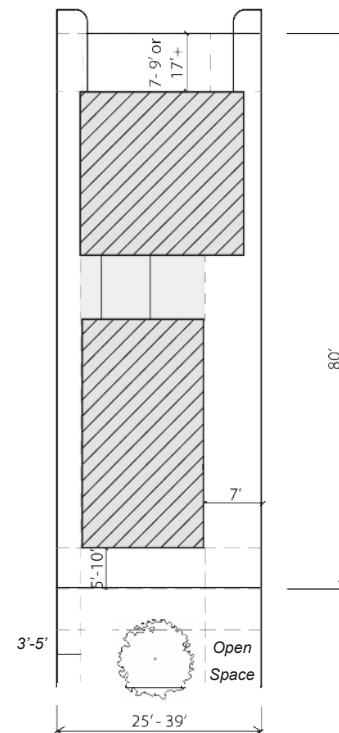
SECTION



COTTAGE ON MEWS



CASITA ON MEWS



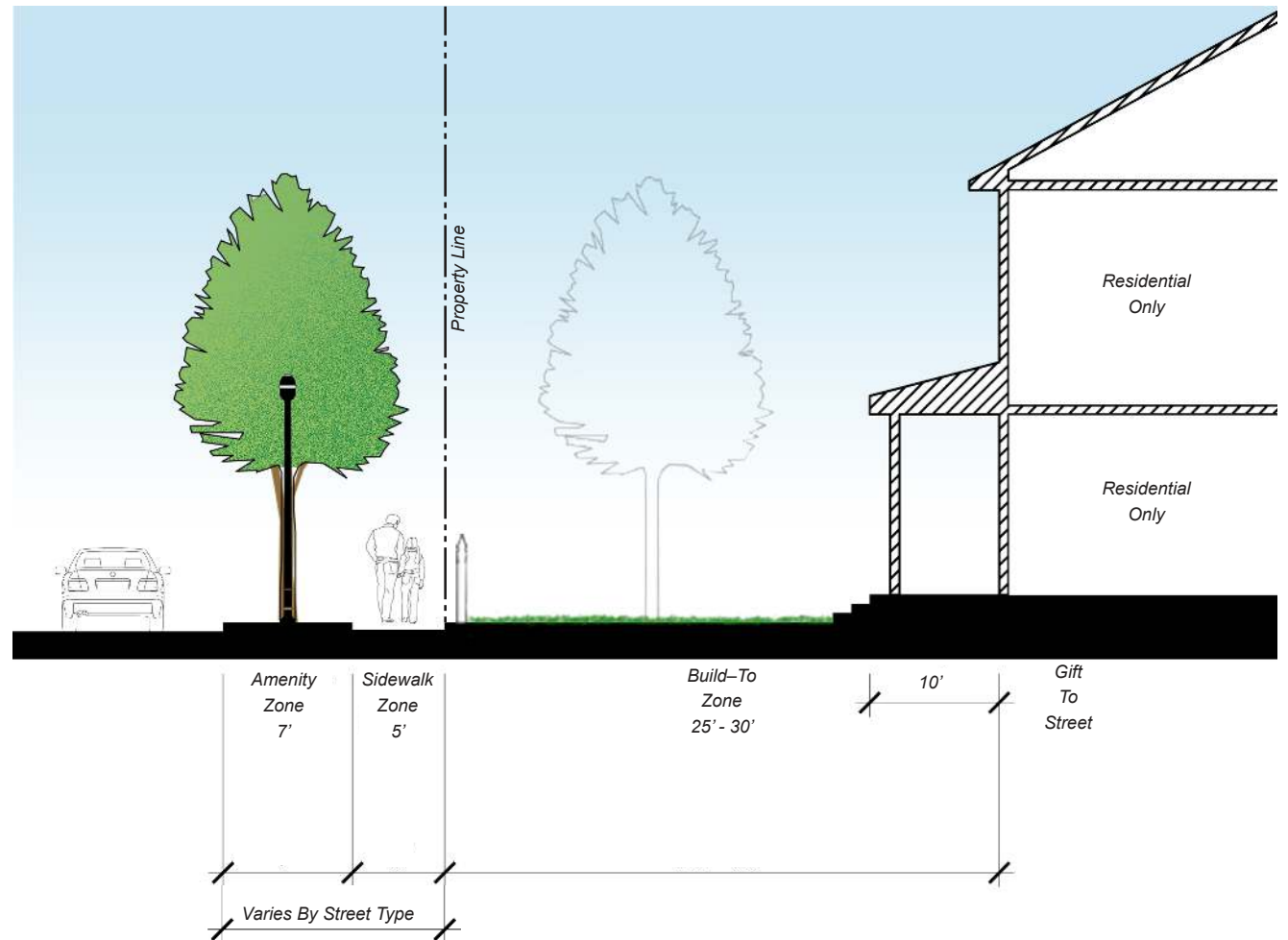
MULTI-UNIT HOUSE

INTENT

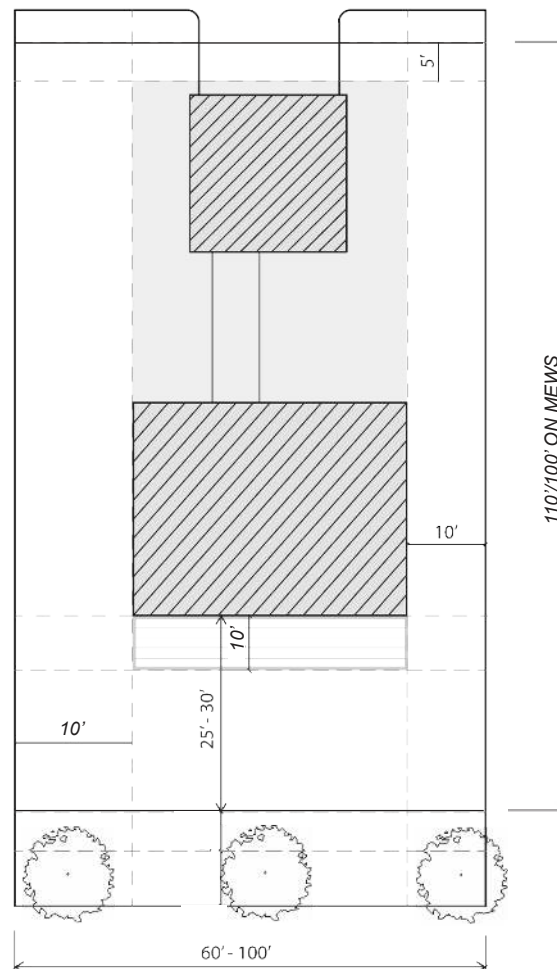
This unit type is intended for small households of 1-3 people who do not want the responsibility of maintenance. This may include people who travel, young professionals, and the elderly. They should be located with good access to trails, neighborhood amenities, and nearby commercial services. They may also be located on primary roadways.



SECTION



MULTI-UNIT HOUSE



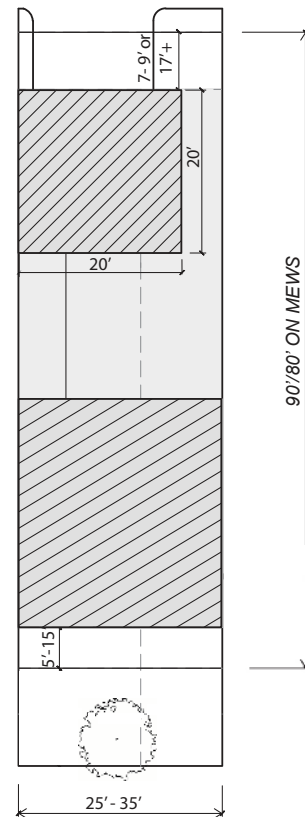
TOWNHOME I

INTENT

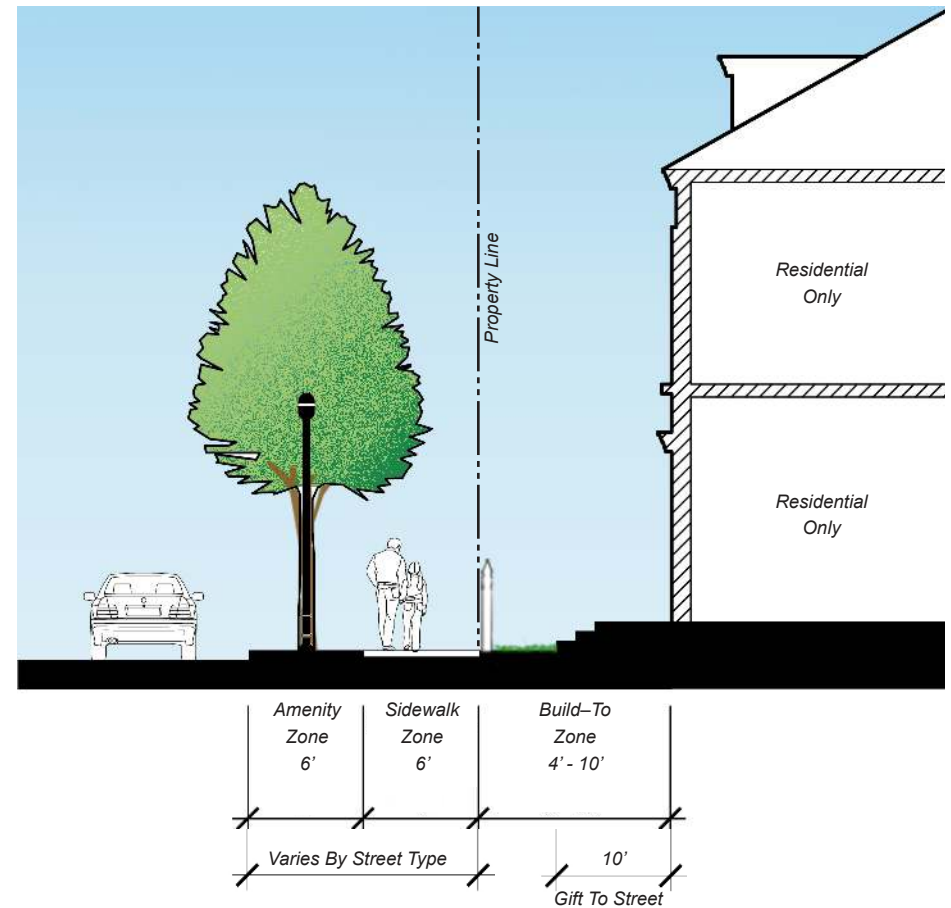
This unit type is intended for a range of household sizes including professional couples, families with children, and retirees who want a minimum amount of maintenance responsibility. They should be located in close proximity to trails, open space, and other neighborhood amenities.



TOWNHOME I

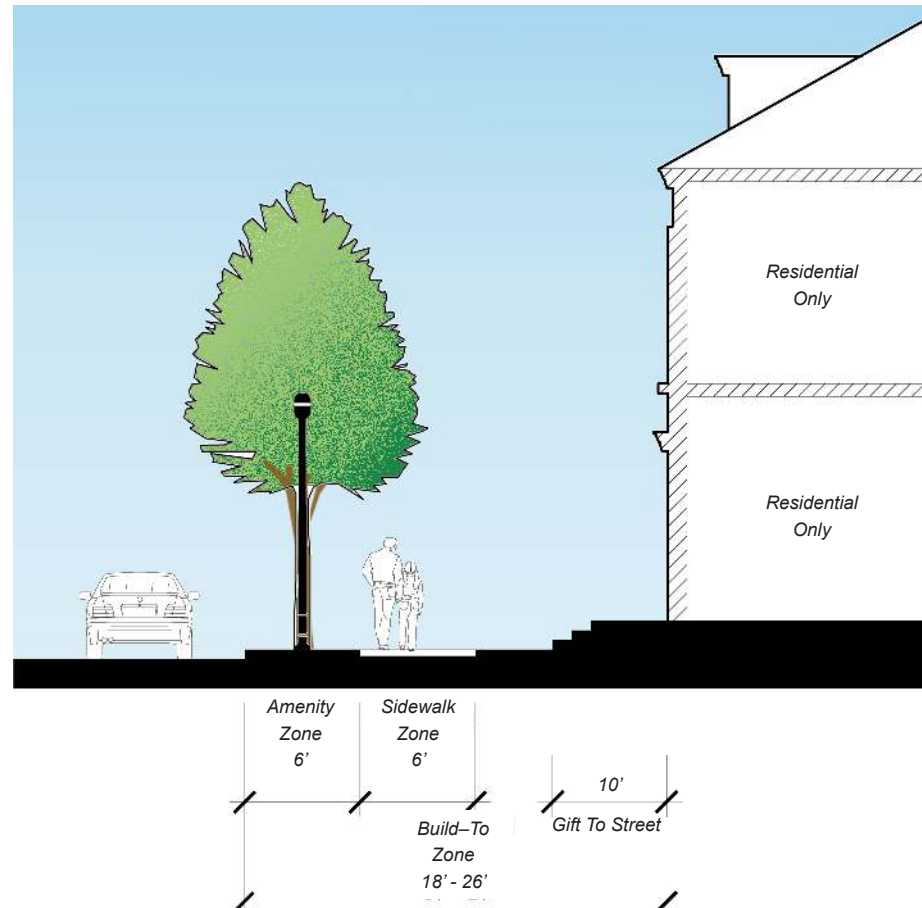


SECTION



TOWNHOME II

SECTION



INTENT

This unit type is intended for a range of household sizes including professional couples, families with children, and retirees who want a minimum amount of maintenance responsibility. They should be located in close proximity to trails, open space, and other neighborhood amenities.



MIXED RESIDENTIAL

INTENT

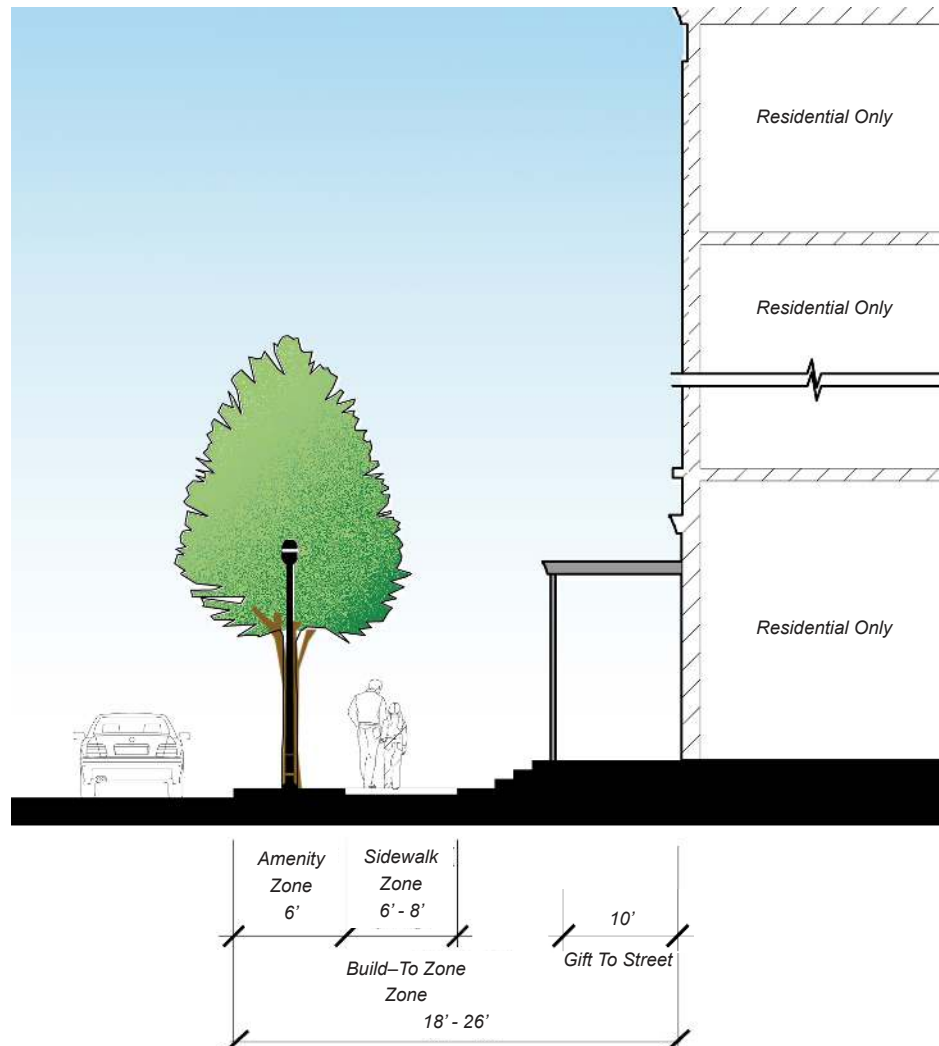
Mixed Residential buildings are single structures divided into multiple apartment, condominium or loft-style units. Ground floor units must have direct access to the street with entries set above the sidewalk to provide clear separation between public and private property.



Private outdoor open space is generally provided in a courtyard or rear yard configuration. Common outdoor open space should be designed to serve multiple units.

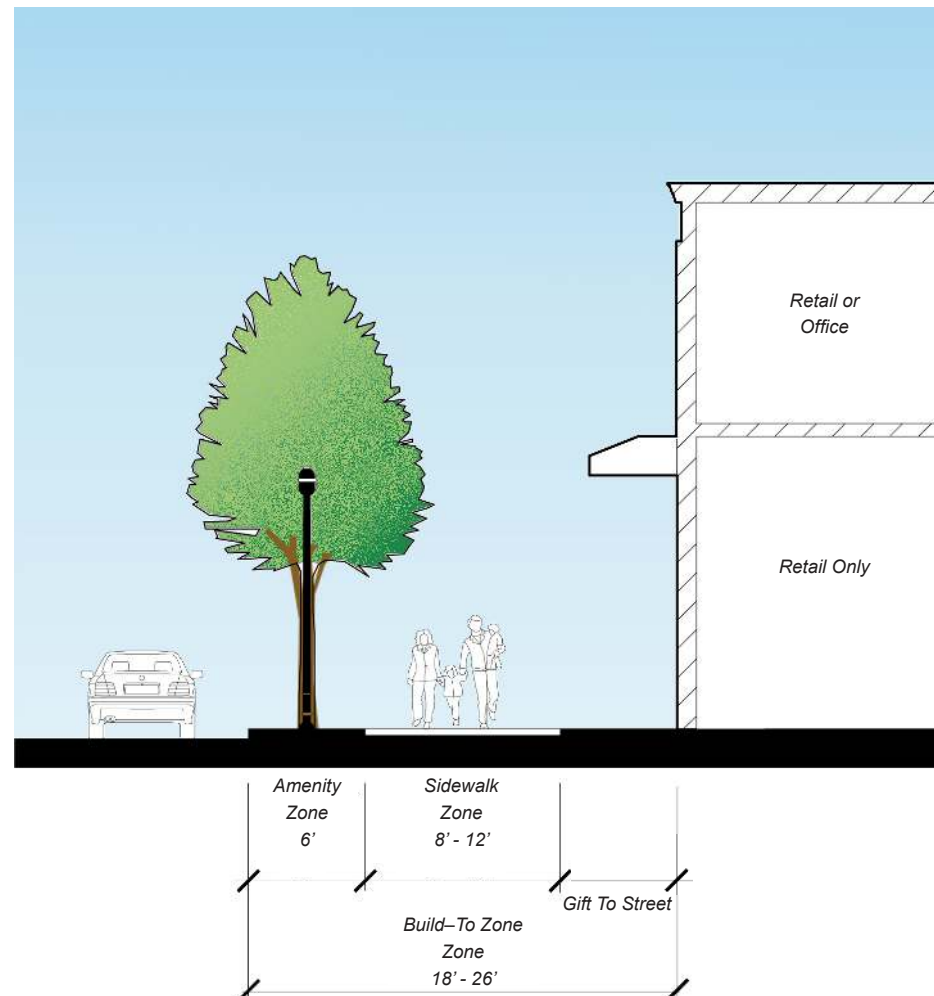
Parking may be located below-grade, in a structured garage or in a well-designed surface lot behind the building.

SECTION



SHOPFRONT

SECTION



INTENT

Shopfront buildings are primarily intended to provide space for retail uses in a smaller, single-story format store. In some cases, Shopfront buildings may be two stories and allow limited commercial office uses on the upper floors.



Shopfront buildings may accommodate single tenants or be designed to accommodate multiple tenants in a single structure. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies.

LIVE - WORK

INTENT

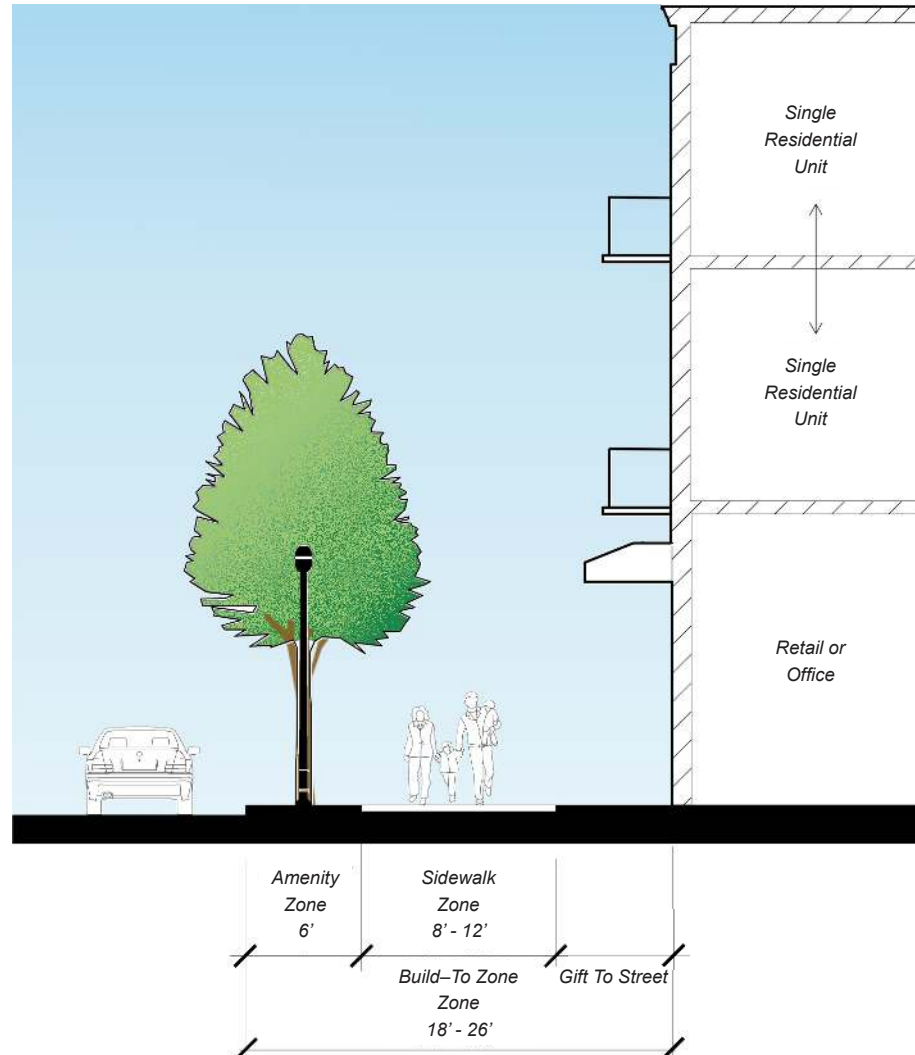
Live/Work buildings are the smallest form of vertically-integrated mixed-use building. The units are owned individually or as condominiums and provide an excellent transition from townhomes to mixed residential, commercial or other mixed-use types of development.



Live/Work buildings have at-grade entries to allow the ground floor commercial access to function properly. A separate entrance, designed to appear more private, must be provided to permit access to the residential quarters above.

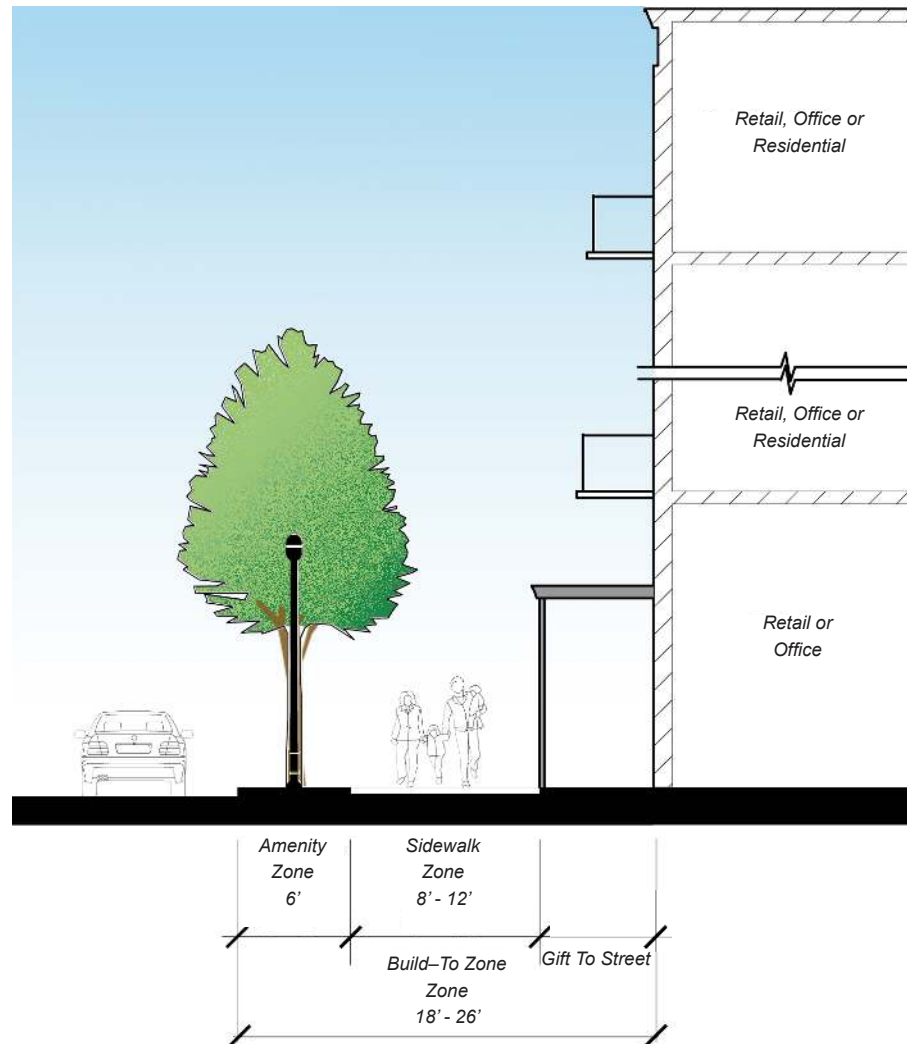
Parking for both the commercial activity and the residential uses is often provided in a shared lot configuration behind the building.

SECTION



MIXED USE

SECTION



INTENT

Mixed use buildings provide space for multiple activities and multiple tenants in a single structure. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies.

Mixed use buildings have outside spaces that focus on the public realm at the ground level. These outdoor spaces may be outfitted with tables and chairs for outdoor dining and cafes or hardscape plazas or other features for passive recreation. Parking is located in a shared lot behind the building or in a parking structure which is screened from view.



COMMERCIAL

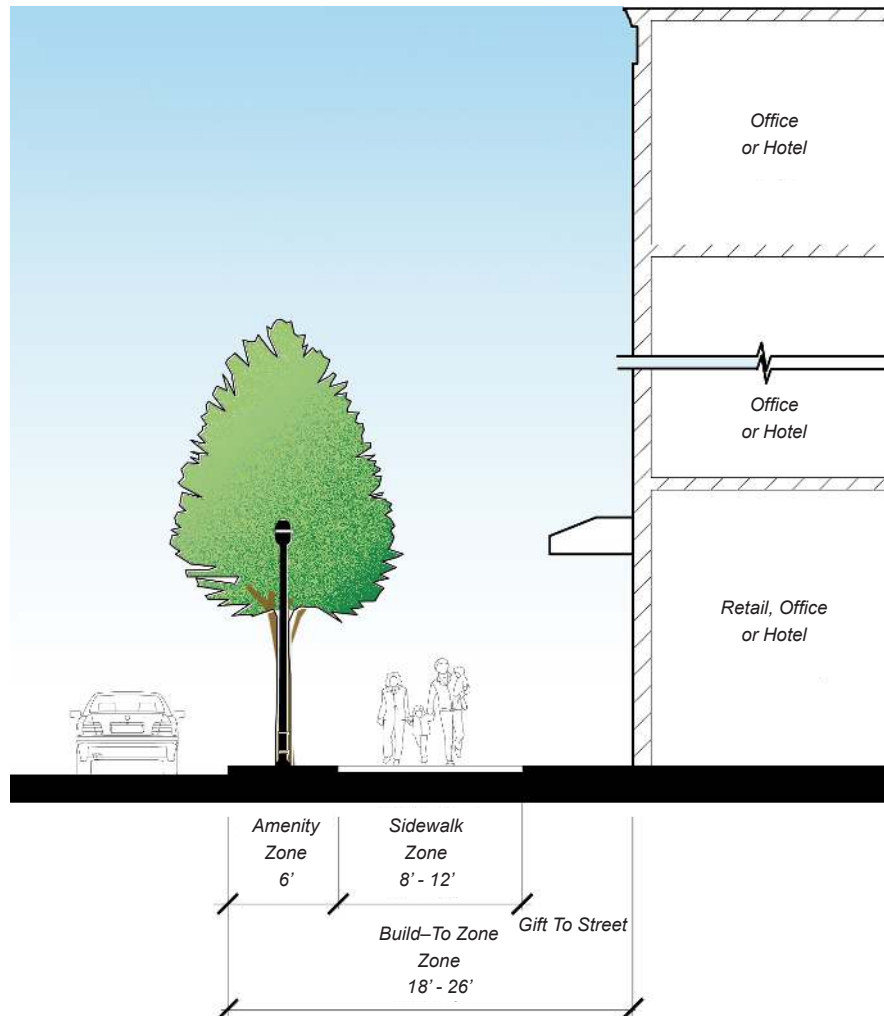
INTENT

Commercial buildings are single structures that may be occupied by one tenant or divided for multiple tenant occupancy or ownership. They may be designed for commercial offices, medical offices or hotel uses. Buildings that are designed primarily for office or hotel uses may also include limited space, usually at the ground level, for support services such as restaurants, health clubs, barber or beauty shops or a mailing service, open to patrons outside the building.

Upper floor uses may be accessed via a common lobby and at-grade spaces will often have individual entryways to attract patrons from outside the building. Depending on the size of the building, parking may be provided below grade, in a structured garage or in a well-designed surface lot located at the rear of the property and screened from the street. Outdoor common space may be provided in a courtyard configuration or, for larger developments, in a plaza or green.

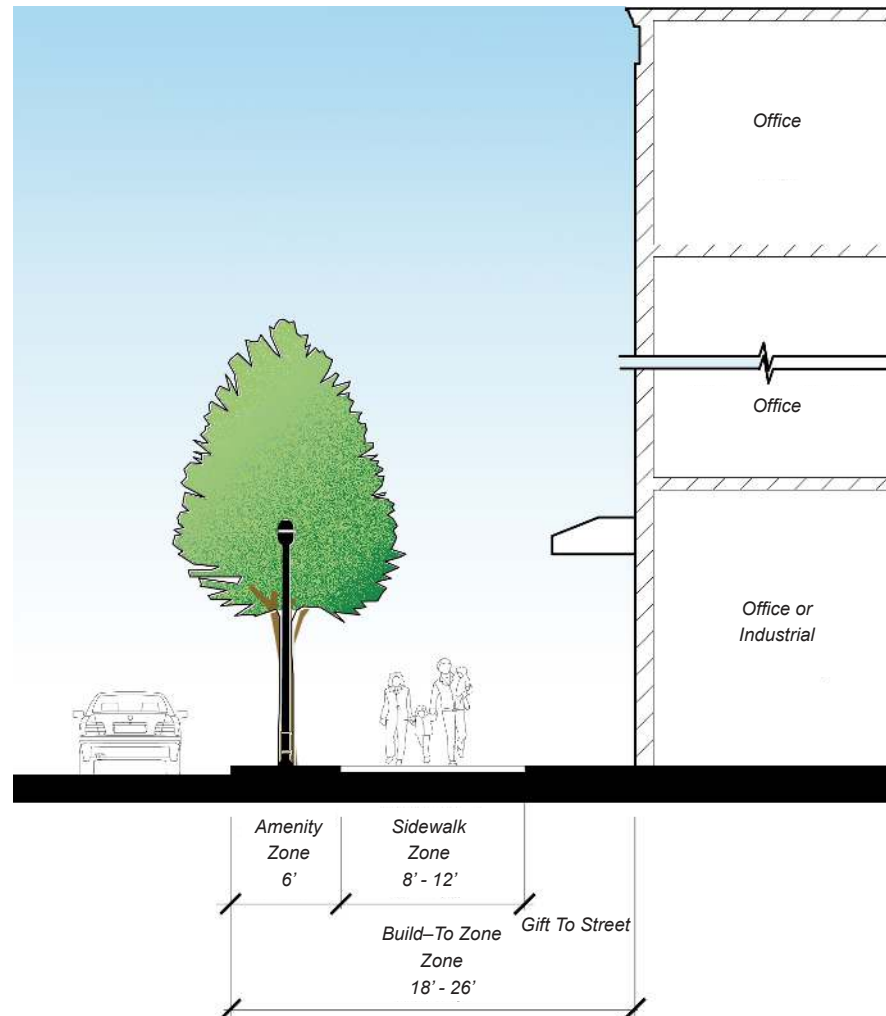


SECTION



FLEX EMPLOYMENT

SECTION



INTENT

Flex Employment buildings are single structures that may be occupied by one tenant or divided for multiple tenant occupancy or ownership. They may be designed to provide flexible space for a number of uses ranging from commercial to light industrial. In an office configuration, these buildings may have upper floor uses, may be accessed via a common lobby and at-grade spaces will often have individual entryways to attract patrons from outside the building. In a more light industrial configuration, the buildings may have open floor plates to accommodate light assembly or clean manufacturing activities. These buildings often provide incubator space for small businesses. Over time, these buildings have the flexibility to reconfigure to accommodate varying space needs of multiple use types. Depending on the size of the building, parking may be provided in a structured garage or in a well-designed surface lot located at the rear of the property and screened from the street. Outdoor common space may be provided in a courtyard configuration or, for larger developments, in a plaza or green.

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STREET TYPOLOGIES

CITYWIDE STANDARDS

Street design and thoroughfare planning is an important element of comprehensive city planning that helps guide city engineers, roadway designers and private developers to determine appropriate standards to facilitate safe and livable streets within the City of Rowlett. Currently, Rowlett has a series of 7 different roadway standards that are used to differentiate between thoroughfares in the City. These standards have been codified and give guidance to the form of new roadway construction.

Recent trends in development, locally and across the nation, have changed the approach to roadway planning, allowing for greater flexibility in thoroughfare design which better compliments surrounding land uses and activities. This new flexible approach to street design provides an opportunity for alternative cross section designs and to better improve the transportation-land use connection.

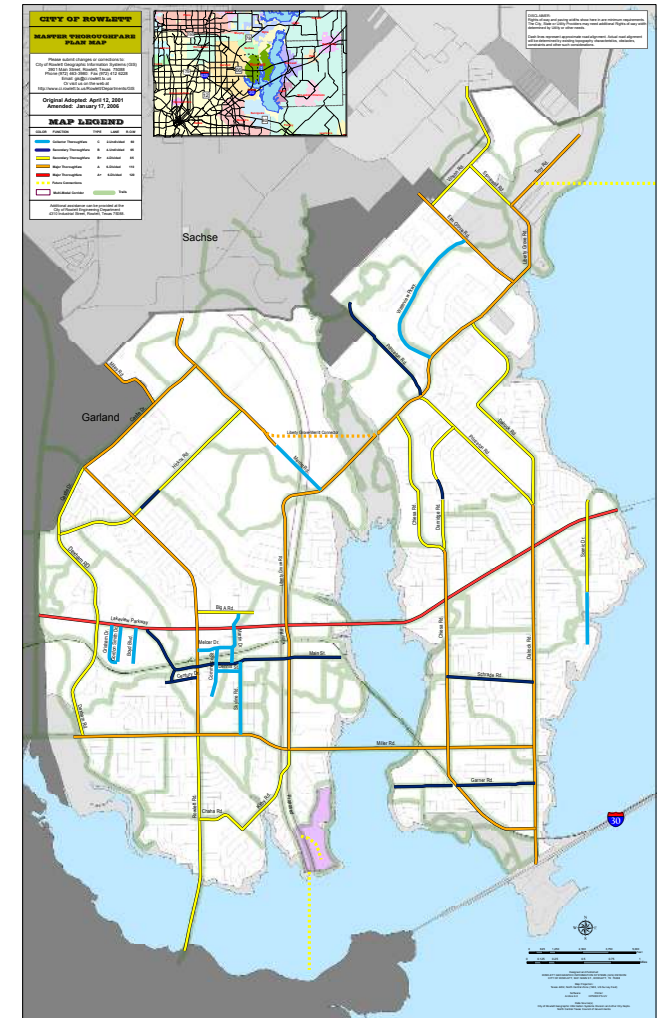
By providing new street design guidelines in Rowlett it allows for a greater ability for the City and developers to enhance their developments with streets that integrate into the surrounding land uses.

THOROUGHFARE PLAN

Thoroughfare planning is a long-range plan that identifies the location and type of roadway facilities that are needed to meet the projected long-term growth with the City. The long-term growth is typically projected using a travel demand model which utilizes future land use inputs and assigns the future traffic generation onto the thoroughfare network of streets. The helps enable to city to determine the hierarchy of the street network and whether a corridor should have 2, 4 or 6 lanes of traffic to accommodate the future demand.

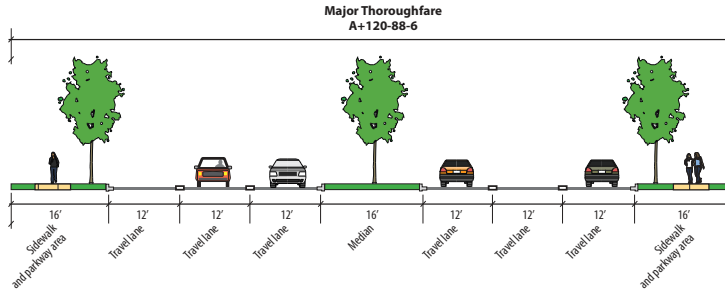
The thoroughfare plan serves as a tool to enable the City to preserve future corridors for transportation system development as the need arises. One of the most important elements of the thoroughfare plan is the right-of-way (ROW). The ROW in the thoroughfare plan allows for the city to require future development to dedicate necessary ROW to accommodate new demand on the street network. Not having this element in thoroughfare planning can result in difficult and costly land acquisition and potential mobility issues in the City.

Within the current City of Rowlett Thoroughfare Plan and the City's design guidelines, there are 7 different standards that are available for future street development.

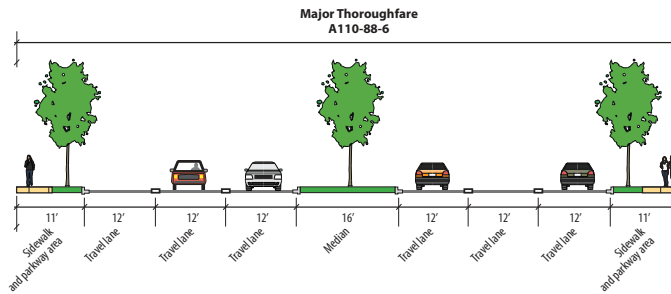


THOROUGHFARE TYPES *The street types below are intended for City wide application and for perimeter streets adjacent to FBC areas. The street types for each FBC area (i.e. Downtown, Healthy Living, Woodside Living, etc.) is provided within the supplemental documents associated with the respective Framework Plan and/or Regulating Plan.

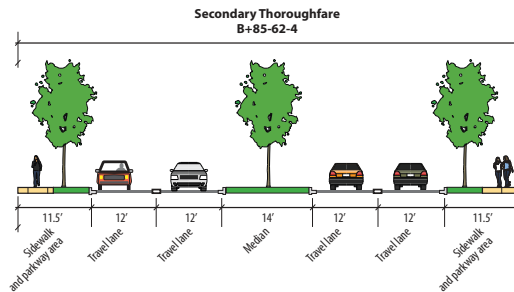
A+
Major
Thoroughfare
120'



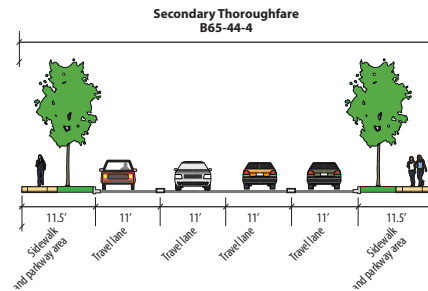
A
Major
Thoroughfare
110'



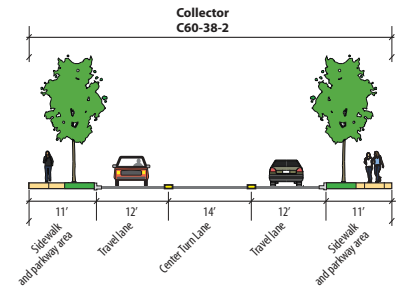
B+
Secondary
Thoroughfare
85'



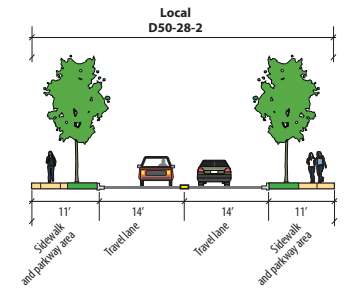
B
Secondary
Thoroughfare
65'



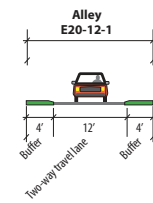
C
Collector
Thoroughfare
60'



D
Local
50'



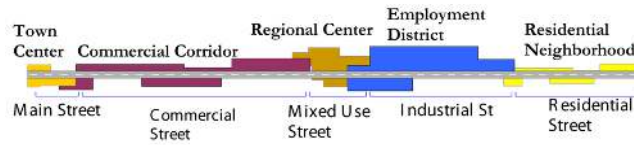
E
Alley
20'



STREET TYPES

Together with more flexible street design guidelines, the street context, or character of the area adjacent to the roadway, will play an important role in the way a street looks. One type of street design will not satisfy all of the different needs within the City. Therefore it is important that the design standards offer flexibility to allow for these distinctions. There is no “one size that fits all” in the framework of street design.

The City of Rowlett has different context zones (New Neighborhood, Urban Village and public Open Space) to allow for flexible design standards to be applied to the various area types within the City. The following describe the context areas in more detail.



NEW NEIGHBORHOOD

Unlike typical suburban street design which typically allows for a single street design standard, New Neighborhood is defined by having varying housing types and amenities. This form of development provides a framework to deliver great streets that generate pedestrian-friendly neighborhoods with close proximity to open space, trails and services.

New Neighborhood streets primarily serve residential land uses. These streets can serve high, medium or low volume roadways. They likely have good pedestrian, bicycle and transit activity to connect to neighborhood destinations.

The higher standards that are present in the New Neighborhood classification provide intergenerational durability and a more cost-effective operational benefit. In the past, developers have used minimum standards to

allow for the highest profits possible to provide residential products for the City and residents of Rowlett. This minimum performance allows for quick turnaround for development, but puts an enduring cost of infrastructure on the City in the years to come. The higher standards for construction provide a more sustainable tax base and a street maintenance future that is more manageable and cost effective.



URBAN VILLAGE

In most thoroughfare plans, urban cross sections are typically not available for developers. This is mostly due to the fact that in most cities, new development occurs in suburban locations. The Urban Village designation is intended to provide higher density development in a pedestrian-friendly environment. This development type may include uses such as housing, retail, office and service.

Urban Village streets encompass a variety of streets and land uses with buildings typically close to the street. Adjacent land uses have a vibrant blend of opportunities to live, work, shop and play. On-street parking is common and large parking areas and other auto-oriented land uses are located at the edges of the development. In some areas, Urban Village

may carry high traffic volumes while in lower traffic areas will have a greater focus on pedestrian and bicycle activity.

The emphasis in Urban Village is to provide standards for different mobility types. These may include additional pedestrian accommodation, landscaping or other furnishings to provide more pedestrian amenities within the corridor. It also provides for varying types of on-street parking opportunities and bicycle facilities. These additional street considerations have the benefit of improving corridor aesthetics and provide access for multi-modal uses that are typically not planned for. All of these factors provide for a more vibrant district that can create a place or destination.



RURAL RESIDENTIAL

The Rural Residential purpose is to maintain the balance between rural residential development and the surrounding transportation demands. This typology complements rural living and is characterized by large lots, open space, and natural views. Residential properties tend to be widely spaced and include single-family homes, ranchettes, urban farms, barns and sheds. Streetsides incorporate more natural elements and have the flexibility to have shared use paths for biking, hiking and equestrian use instead of sidewalks.



URBAN NEIGHBORHOOD

The Urban Neighborhood designation is intended to provide opportunities for higher density residential in a pedestrian-friendly environment. This development type may include a range of housing types including townhomes, apartments, condominium and lofts with additional neighborhood retail and services. Urban Neighborhood streets encompass a variety of streets and land uses with buildings typically close to the street. Adjacent land uses have a vibrant blend of housing and neighborhood scaled commercial services. In some areas, Urban Neighborhoods may carry high traffic



volumes while in lower traffic areas will have a greater focus on pedestrian and bicycle activity. The emphasis in Urban Neighborhood is to provide standards for different mobility types. These may include additional pedestrian accommodation, landscaping or other furnishings to provide more pedestrian amenities within the corridor. It also provides for varying types of on-street parking opportunities and bicycle facilities. These additional street considerations have the benefit of improving corridor aesthetics and provide access for multi-modal uses that are typically not planned for. All of these factors provide for a more vibrant district that can create a place or destination.

COMMERCIAL CENTER

The Commercial Center designation is provided to encourage opportunities of commercial activities. Commercial Center locations focus development on non-residential uses that involve retail, service, and office characteristics. These activities require unique roadway considerations.

Commercial Center streets primarily serve non-residential land uses. These streets can serve high, medium or low volume roadways. They require a high level of access to surrounding land uses to encourage economic activity. There also needs to be a unique consideration for truck traffic including deliveries and parking requirements. The streets likely have good pedestrian, bicycle and transit activity to allow for a “park-once” concept which can include on-street parking on lower volume streets. The higher standards that are present in the Commercial Center classification provide intergenerational durability and a more cost-effective operational benefit. This minimum performance allows for quick turnaround for development, but puts an enduring cost of infrastructure on the City in the years to come. The higher standards for construction provide a more sustainable tax base and a street maintenance future that is more manageable and cost effective.



OPEN SPACE

The City of Rowlett has a significant amount of natural features due to its proximity to Lake Ray Hubbard; because of this, a number of streets within the City have adjacent to them open space, parks and other natural elements.

Open space streets extend through/along natural areas where there is a desire to maintain or create a park-like feel to the roadway. They are adjacent to parkways including lakes, rivers and floodplains, streams and parks. Elements of open space streets may include wider landscaped medians, natural materials on structures, and shared use paths alongside the road instead of sidewalks.



These streets provide an opportunity for increased multi-modal activity that includes off-street hike and bike facilities and increased corridor aesthetics. It is important for these streets to embrace the natural environment with landscaping that integrates the surrounding vegetation.

TABLE 1. Flexible Street Design Guidelines

Street Types & Dimensions																								
	Rural Residential							Urban Neighborhood							Commercial Center									
	A+	A	B+	B	C	D	E	A+	A	B+	B	C	D	E	A+	A	B+	B	C	D	E			
Right-of-way	120	110	85	65	60	50	20	120	110	85	65	60	50	20	120	110	85	65	60	50	20			
Pavement Width (min. feet)	20	20	20	20	20	20	10	20	20	20	20	20	20	10	20	20	20	20	20	20	10			
Median																								
Raised Median (min. feet)	16	14	14	8	-	-	-	16	14	14	8	-	-	-	16	14	14	8	-	-	-			
Two Way Left Turn Lanes (feet)	-	-	-	14	14	-	-	-	-	-	14	14	-	-	-	-	-	14	14	-	-			
Travel Lanes																								
Number of Lanes (minimum)	4	4	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
Width (minimum)	12	12	11	11	11	10	6	12	12	11	11	11	10	6	12	12	11	11	11	10	6			
Bike Facility																								
Bike Lane (min. feet)	6	6	6	6	6	-	-	5	5	5	5	5	-	-	5	5	5	5	5	-	-			
Sharrow (min. feet)	-	-	-	-	-	-	-	-	-	11	11	11	10	-	-	-	11	11	11	10	-			
Trail (min. feet)	8	8	8	8	8	-	-	8	8	8	8	8	-	-	8	8	8	8	8	-	-			
Parking																								
Angle (min. feet)	-	-	-	-	-	-	-	-	-	18	18	18	18	-	-	-	18	18	18	18	-			
Parallel (min. feet)	-	-	-	-	-	-	-	-	-	8	7	7	7	-	-	-	8	7	7	7	-			
Streetside Zone																								
Pedestrian Buffer (min. feet)	-	-	-	-	-	-	-	6	6	6	4	4	4	-	6	6	6	4	4	4	-			
Pedestrian Buffer with Street Tree (min. feet)	-	-	-	-	-	-	-	6	6	6	6	6	6	-	6	6	6	6	6	6	-			
Sidewalk (min. feet)	-	-	-	-	-	-	-	6	6	6	5	5	5	-	6	6	6	5	5	5	-			
Setback (min. feet from back of curb)	25	25	25	25	25	25	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Build-to Distance (min. feet from back of curb)	-	-	-	-	-	-	-	18	18	18	18	18	18	18	18	18	18	18	18	18	18			

	New Neighborhood							Urban Village							Open Space									
	A+	A	B+	B	C	D	E	A+	A	B+	B	C	D	E	A+	A	B+	B	C	D	E			
Right-of-way	120	110	85	65	60	50	20	120	110	85	65	60	50	20	120	110	85	65	60	50	20			
Pavement Width (min. feet)	20	20	20	20	20	20	10	20	20	20	20	20	20	10	20	20	20	20	20	20	10			
Median																								
Raised Median (min. feet)	16	14	14	8	-	-	-	16	14	14	8	-	-	-	16	14	14	8	-	-	-			
Two Way Left Turn Lanes (feet)	-	-	-	14	14	-	-	-	-	-	14	14	-	-	-	-	-	14	14	-	-			
Travel Lanes																								
Number of Lanes (minimum)	4	4	4	2	2	2	2	2	2	2	2	2	2	2	4	4	4	2	2	2	2			
Width (minimum)	12	12	11	11	11	10	6	12	12	11	11	11	10	6	12	12	12	12	12	10	6			
Bike Facility																								
Bike Lane (min. feet)	5	5	5	5	5	-	-	5	5	5	5	5	-	-	6	6	6	6	6	-	-			
Sharrow (min. feet)	-	-	-	-	-	-	-	-	-	11	11	11	10	-	-	-	-	-	-	-	-			
Trail (min. feet)	8	8	8	8	8	-	-	8	8	8	8	8	-	-	8	8	8	8	8	-	-			
Parking																								
Angle (min. feet)	-	-	-	-	-	-	-	-	-	18	18	18	18	-	-	-	-	-	-	-	-			
Parallel (min. feet)	-	-	8	8	7	7	-	-	-	8	7	7	7	-	-	-	-	-	-	-	-			
Streetside Zone																								
Pedestrian Buffer (min. feet)	6	6	6	4	4	4	-	6	6	6	4	4	4	-	-	-	-	-	-	-	-			
Pedestrian Buffer with Street Tree (min. feet)	6	6	6	6	6	6	-	6	6	6	6	6	6	-	-	-	-	-	-	-	-			
Sidewalk (min. feet)	6	6	6	5	5	5	-	6	6	6	5	5	5	-	-	-	-	-	-	-	-			
Setback (min. feet from back of curb)	25	25	25	25	25	25	25	-	-	-	-	-	-	-	50	50	50	50	50	50	50			
Build-to Distance (min. feet from back of curb)	-	-	-	-	-	-	-	18	18	18	18	18	18	18	-	-	-	-	-	-	-			

* Needs to be validated with regulations

DESIGN MATRIX & STREETSIDE DIMENSIONS

Before this new design matrix, street construction occurred based on the standard cross section details as shown on page 29 of Appendix 2. This allowed for clear direction on street design however it did not allow for flexible dimensions and additional elements such as bike facilities and on-street parking. The citywide sections still remain as the base for road design while the street design matrix provides for flexibility if different street elements or widths are desired from the typical based on adjacent context and building types (See *Table 1: Flexible Street Design Guidelines*).

Similar to the relationship of the streets to the surrounding context, the building types that front the street can have different alternatives.

Table 2: Streetside Criteria, identifies different streetside, parking, median and bicycle facility elements and what may be more appropriate based on the adjacent buildings within each context type.

These matrices allow the developer or City to change the proposed thoroughfare cross sections to reflect the goals

and objectives of new or existing corridors based on context and building types.

The framework plan at the end of this document demonstrates how flexibility can be used to determine alternative cross sections for thoroughfares within the City. That section can be looked at as a case study or a design guidelines application to provide flexibility in the street cross sections.

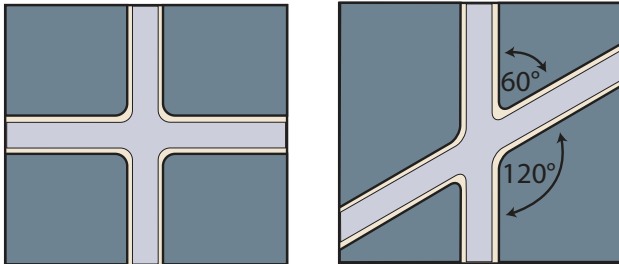
TABLE 2. Streetside Criteria

	New Neighborhoods						Urban Village						Open Space					Rural Res.	Urban Neighborhood						Commercial Center							
	Manor	Estate	House	Mews	Multi-unit House	Townhome	Townhome	Mixed Residential	Shopfront	Live-work	Mixed Use	Commercial	Green	Sqaure	Plaza	Pocket Park/Plaza	Trail/Path	Rural Estate	Mews	Townhome	Mixed Residential	Shopfront	Live Work	Mixed Use	Townhome	Mixed Residential	Shopfront	Live Work	Mixed Use	Commercial	Flex Employment	
Landscape Buffer																																
Tree Well	○	○	○	○	◐	◐	◐	◐	●	●	◐	◐	○	○	○	◐	○	○	○	◐	◐	◐	●	●	◐	◐	●	●	●	●	●	
Planting Strip	●	●	●	●	●	●	●	●	◐	◐	◐	●	●	●	●	●	●	●	●	●	●	●	●	◐	◐	●	●	◐	◐	●	●	●
Sidewalk																																
Desired Width (feet)	6	6	6	6	6	6	6	8	10	8	8	8	5	5	5	5	5	-	6	6	8	10	8	8	6	8	10	8	8	8	8	
Build-to																																
Front Street	25'- 30'	20'- 30'	20'- 30'	10'- 20'	25'- 30'	12'- 16'	12'- 16'	7' min.	7' min.	7' min.	7' min.	7' min.	-	-	-	-	-	-	10'- 20'	12'- 16'	7' min.	7' min.	7' min.	7' min.	12'- 16'	7' min.	7' min.	7' min.	7' min.	7' min.	7' min.	
Side Street	7' min.	7' min.	7' min.	7' min.	10'- 15'	11'- 24'	11'- 24'	7' min.	7' min.	7' min.	7' min.	7' min.	-	-	-	-	-	-	7' min.	11'- 24'	7' min.	7' min.	7' min.	7' min.	11'- 24'	7' min.	7' min.	7' min.	7' min.	7' min.	7' min.	
Parking																																
Parallel	◐	◐	◐	●	●	●	●	●	●	●	●	●	○	◐	◐	◐	◐	-	●	●	●	●	●	●	●	●	●	●	●	●	●	
Angled	○	○	○	○	○	◐	○	●	●	◐	●	◐	◐	◐	◐	◐	◐	-	○	○	●	●	◐	●	○	●	●	◐	●	◐	◐	
Off-Street Only	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	-	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	
Medians																																
Raised Median	○	○	◐	◐	◐	◐	◐	◐	○	◐	◐	●	◐	◐	◐	◐	◐	◐	◐	◐	◐	○	◐	◐	◐	◐	○	◐	◐	●	◐	
Travel Lanes																																
Number of Lanes	2	2	2-4	2-4	2-4	2-4	2-4	2-4	2	2-4	2-4	4-6	2-6	2-6	2-6	2-6	2-6	2	2-4	2-4	2-4	2	2-4	2-4	2-4	2-4	2	2-4	2-4	4-6	2-4	
Bike Facility																																
Bike Lane	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐		◐	◐	◐	○	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	
Buffered Bike Lane (Raised or Painted)	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐		◐	◐	◐	○	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	
Sharrow	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	○	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	
Off-Street Trail	◐	◐	◐	◐	◐	◐	○	○	○	○	○	○	◐	◐	◐	◐	●	◐	◐	○	○	○	○	○	○	○	○	○	○	○	○	
	● Yes	○ No	◐ Optional																													

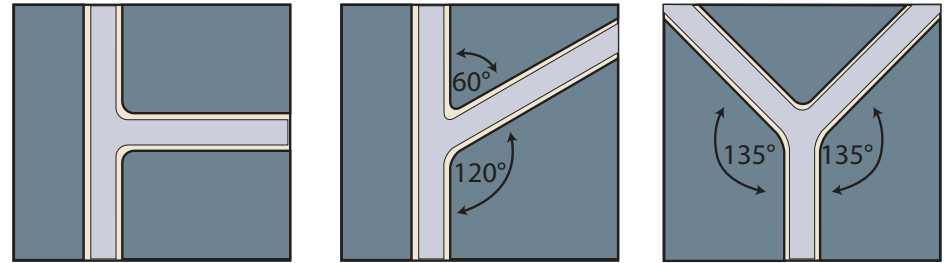
● Yes ○ No ○ Optional

INTERSECTION CHARACTERISTICS

FOUR-LEG INTERSECTIONS. Four-leg intersections can vary from two lightly traveled local roads to a complex intersection of two main roadways. The intersection control can vary from uncontrolled, yield controlled, stop controlled or for intersections with higher volumes, signal controlled. The type of intersection control varies based on traffic speed, traffic volumes, pedestrian crossing volumes and sight distance. For traffic purposes, intersections function best when designed at 90 degree or perpendicular. However in urban areas there may be a desire to allow flexibility in intersection approach angles to allow for unique urban design features. This intersection skew should not be less than 60 degrees. If it less than 60 degrees, then intersection modifications should be implemented to reduce the skew.



THREE-LEG OR T-INTERSECTIONS. Many of the design principles found in four-leg intersections apply to three-leg intersections. Intersection control can vary depending on a number of factors and the intersection skew of a T-intersection should not be less than 60 degrees. For a “Y” intersection the typical approach angles are 135 degrees. These intersections are uncommon but provide urban design features that can add unique architectural and design elements to the area.



MODERN ROUNDABOUTS (FROM DESIGNING WALKABLE URBAN THOROUGHFARE: A CONTEXT SENSITIVE APPROACH)

The purpose of a modern roundabout is to increase vehicle capacity at the intersection, slow traffic and reduce the severity of collisions. They are not generally used to enhance pedestrian and bicycle safety. Roundabouts are not always the appropriate solution. General principles and considerations for the design of modern roundabouts include the following:

- Type of design vehicle;
- Use by disabled and visually impaired persons; and
- Effects on pedestrian route directness.

A modern roundabout should be designed to reduce the relative speeds between conflicting traffic streams and the absolute speed of vehicles to improve pedestrian safety. The curved path that vehicles must negotiate slows the traffic. Vehicles entering need to be properly deflected and yield to traffic already in the circulating roadway of the roundabout.

A single-lane modern roundabout. Source: Designing Walkable Urban Thoroughfare: A Context Sensitive Approach, Community, Design + Architecture.

CURB EXTENSIONS (FROM DESIGNING WALKABLE URBAN THOROUGHFARE: A CONTEXT SENSITIVE APPROACH)

Curb extensions (also called nubs, bulb-outs, knuckles, or neck-downs) extend the line of the curb into the traveled way, reducing the width of the street. Curb extensions typically occur at intersections but can be used at midblock locations to shadow the width of a parking lane, bus stop, or loading zone. Curb extensions can provide the following benefits:

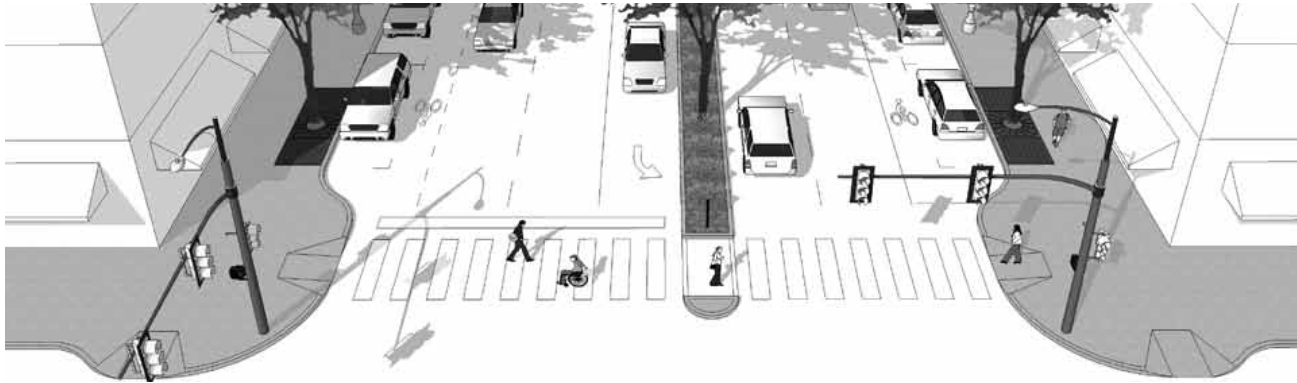


Illustration of a boulevard with bulb-outs and mid-block crossing. Source: Designing Walkable Urban Thoroughfare: A Context Sensitive Approach, Claire Vlach, Bottomley Design & Planning.


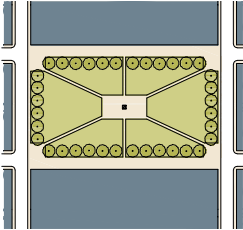
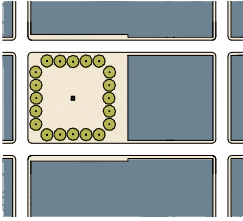
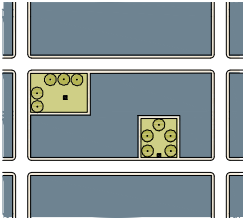


Constructing a Curb Extension, www.pedbikeimages.org/ Dan Burden

- Reduce pedestrian crossing distance and exposure to traffic;
- Improve driver and pedestrian visibility at intersections;
- Separate parking maneuvers from vehicles turning at the intersections;
- Visually and physically narrow the traveled way, resulting in a calming effect;
- Encourage and facilitate pedestrian crossing at preferred locations;
- Keep vehicles from parking too close to intersections and blocking crosswalks;
- Provide wider waiting areas at crosswalks and intersection bus stops;
- Reduce the effective curb-return radius and slow turning traffic;
- Provide space for level landings and clear space required at pedestrian push buttons, as well as double perpendicular curb ramps with detectable warnings; and
- Provide space for streetscape elements if extended beyond crosswalks.

Curb extensions serve to better define and delineate the traveled way as being separate from the parking lane and streetside. They are used only where there is onstreet parking and the distance between curbs is greater than what is needed for the vehicular traveled way.

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OPEN SPACES	DIAGRAM	MINIMUM SIZE	DESCRIPTION
GREEN		10,000 sf	An Open Space, available for unstructured recreation. A Green may be spatially defined by streets, landscaping and/or building frontages. Its landscape consists of lawn and trees. The minimum size is 10,000 square feet (approximately .25 acres).
SQUARE		10,000 sf	An Open Space available for unstructured recreation and civic purposes. A Square is spatially defined by building frontages or streets. Its landscape consists of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size is 10,000 square feet (approximately .25 acres) and the maximum is 5 acres.
PLAZA		3,000 sf	An Open Space available for civic purposes and commercial activities. A Plaza shall be spatially defined by building frontages or streets. Its landscape consists primarily of pavement but include shade in the form of trees or a shade structure. Plazas should be located at the intersection of important streets. The minimum size is 3,000 square feet (approximately 0.1 acres).
POCKET PARK/ PLAZA		400 sf	An Open Space available for civic purposes and commercial activities. They shall be spatially defined by building frontages and streets. Its landscape consists primarily of pavement but includes shade in the form of trees or a shade structure. The minimum size is at least 400 square feet (approximately 0.01 acres).



2.4 - OPEN SPACE

NEW NEIGHBORHOOD REFERENCE IMAGES



URBAN VILLAGE REFERENCE IMAGES



OPEN SPACES	DIAGRAM	MINIMUM SIZE	DESCRIPTION
TRAIL / PATH		6' - 12' wide	Trail and Path corridors are landscaped and contain a trail of at least 8' in width for trails within a development and 6' for paths connecting through blocks. They may be counted toward the minimum Open Space requirement when added to an existing road right-of-way or located as a connection through a block. The minimum easement or right-of-way will be 16 feet if located separately. Trails/Paths shall be largely shaded and landscaped along its length. City-wide trails that are on the City's Master Trail Plan will be 12' in width. There is no minimum length required.
FLOODPLAIN		No minimum	An Open Space for informal walking and recreation. It may be largely left in a natural state, but may be managed in terms of vegetation. It may also include, with special approval, facilities that can withstand periodic flooding. Residential homes or commercial uses must face the flood plain directly or immediately across a street in order to count toward the minimum open space requirement. There is no minimum size.

2.4 - OPEN SPACE









**NEW NEIGHBORHOOD
REFERENCE IMAGES**









**URBAN VILLAGE
REFERENCE IMAGES**
















NA

STREETSCAPE ELEMENT	DESIGN / MATERIALS	DIMENSIONS	REFERENCE IMAGES
BENCH	STEEL/WOOD OR ALL METAL(ALUMINUM) W/ POWDER COAT FINISH FREESTANDING/SURFACE MOUNT SUPPORT STANDARD COLOR: DARK GREY OR BLACK	6' - 8' LONG W/ BACK AND ARM REST VERTICAL OR HORIZONTAL 1 ½" WIDE SLATS	  
TREE GRATE	CAST IRON BAKED OIL FINISH	6'X6' SQUARE MAXIMUM ½" VERTICAL & HORIZONTAL SLOTS	 
PEDESTRIAN LIGHT	ROUND SPUN-CAST CONCRETE 4" DIAMETER POLE W/ TAPERED SHAFT AND CONE SHAPED BASE	12' HIGH POLE	  



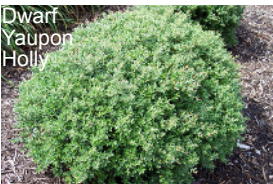











2.5 - STREETScape

STREETSCAPE ELEMENT	DESIGN / MATERIALS	DIMENSIONS	REFERENCE IMAGES	
TRASH RECEPTACLE	STEEL/WOOD OR ALL METAL (ALUMINUM) W/ POWDER COAT FINISH SWING-OUT SIDE OPENING HINGED DOOR COLOR: DARK GREY OR BLACK	24" DIAMETER 40" HIGH MIN. 30 GALLON CAPACITY VERTICAL 1 ½" SLATS		
BIKE RACK	ROUND STEEL POWDER COAT FINISH EMBEDDED COLOR: DARK GREY OR BLACK	APROX. 25"-28" WIDE APROX 27"-32" HIGH		
BOLLARD	POWDER COAT STEEL DARK GREY OF BLACK	12" DIAMETER 33" HIGH TOP LIGHTING (RIGHT IMAGE)		

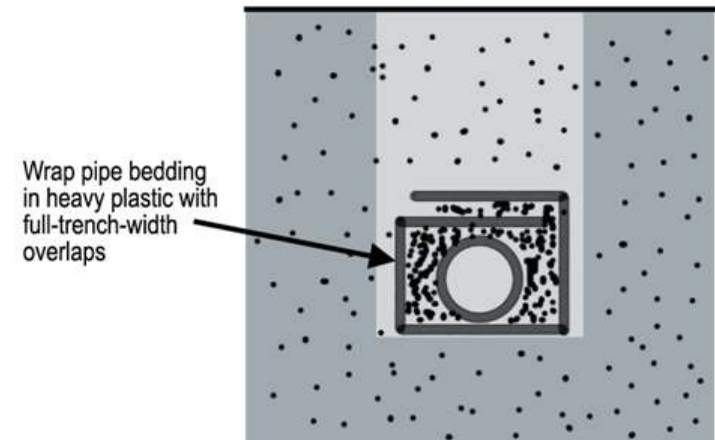
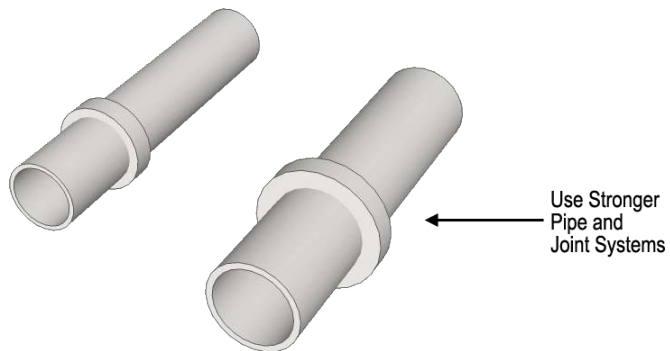
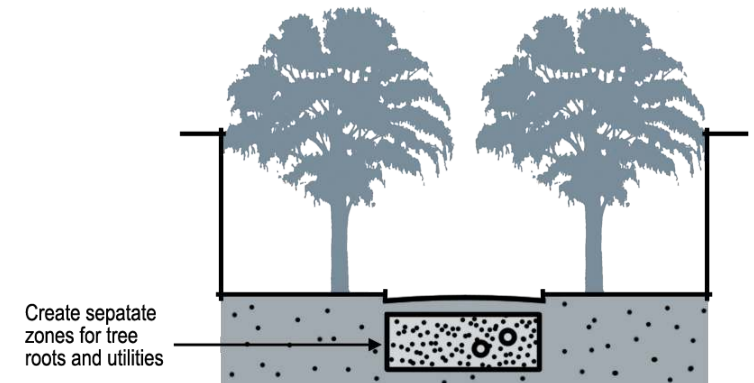
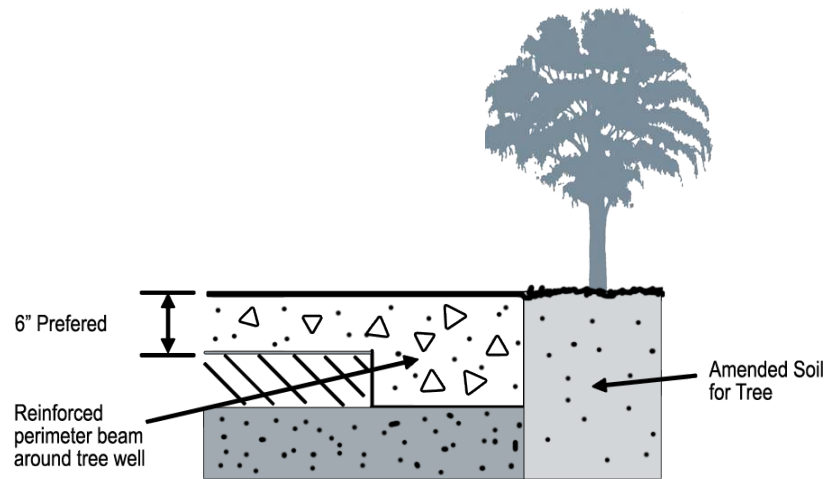
STREET TREES (Sidewalks, Parking Lots, Plazas)	RECOMMENDED	LARGE TREES (Parks, Greens)	RECOMMENDED	UNDERSTORY / ORNAMENTAL TREES (Beneath Overhead Utilities)	RECOMMENDED
<p>Allee Elm</p> <p>Chinquapin Oak, <i>Quercus muhlenbergii</i> ²</p> <p>Shumard Red Oak ²</p> <p>Autumn Blaze Maple ¹</p> <p>Cedar Elm</p> <p>Chinese Pistachio (male)</p> <p>Homestead Elm</p> <p>Locust / Shade Master Locust ^{1,3}</p> <p>October Glory Maple ¹</p> <p>Red Maple ¹</p> <p>Shantung Maple ¹</p> <p>Urbanite Ash / Green Ash</p>	<p>Allee Elm</p>  <p>Chinquapin Oak</p>  <p>Shumard Red Oak</p> 	<p>Bur Oak, <i>Quercus macrocarpa</i></p> <p>Lacebark Elm – <i>Ulmus parvifolia</i> <i>sempervirens</i></p> <p>Cedar Elm</p> <p>Live Oak, <i>Quercus virginiana</i> ⁴</p> <p>Shumard Red Oak, <i>Quercus shumardii</i></p> <p>Allee Elm</p> <p>American Elm, <i>Ulmus americana</i></p> <p>Bald Cypress – <i>Taxodium distichum</i></p> <p>Black Jack Oak – <i>Quercus marilandica</i></p> <p>Black Locust, <i>Robinia pseudocacia</i></p> <p>Caddo Maple, <i>Acer baratum</i> or <i>Acer saccharum</i> "October Glory" or "Autumn Flame"</p> <p>Callery Pear – <i>Pyrus calleryana</i></p> <p>Cedar Elm, <i>Ulmus crassifolia</i></p> <p>Chinquapin Oak, <i>Quercus muhlenbergii</i></p> <p>Chittamwood, <i>Bumelia lanuginosa</i></p> <p>Durand Oak, <i>Quercus durandii</i></p> <p>Eastern Red Cedar, <i>Juniperus virginiana</i></p> <p>Homestead Elm</p> <p>Pecan, <i>Carya illinoensis</i> "Caddo Sioux" or "Kansa"</p> <p>Pond Cypress – <i>Taxodium ascendens</i></p> <p>Post Oak, <i>Quercus stellata</i></p> <p>Red Maple – <i>Acer rubrum</i></p> <p>Soapberry (Has fruit)</p> <p>Sweetgum, <i>Liquidamber styraciflua</i></p> <p>Texas Ash, <i>Fraxinus texensis</i></p> <p>Texas Buckeye – <i>Aesculus glabra</i></p> <p>Texas Hickory – <i>Carya</i> spp.</p> <p>Texas Persimmon – <i>Diospyros texana</i></p> <p>Texas Red Oak, <i>Quercus texana</i></p> <p>Urbanite Ash / Green Ash</p> <p>Walnut – <i>Juglans nigra</i></p> <p>Western Soapberry, <i>Sapindus drummondii</i></p> <p>White Oak, <i>Quercus alba</i></p> <p>Winged Elm, <i>Ulmus alatus</i></p>	<p>Bur Oak</p>  <p>Lacebark Elm</p>  <p>Cedar Elm</p>  <p>Live Oak</p>  <p>Shumard Red Oak</p> 	<p>Possumhaw Holly, <i>Ilex decidua</i></p> <p>Mexican Plum, <i>Prunus mexicana</i></p> <p>Desert Willow, <i>Chilopsis linearis</i></p> <p>Waxmyrtle, <i>Myrica cerifera</i></p> <p>Redbud, <i>Cercis</i> spp.</p> <p>Ashe Juniper, <i>Juniperus ashei</i></p> <p>American Holly, <i>Ilex opaca</i> and cv.</p> <p>Buckeye, <i>Aesculus</i> sp.</p> <p>Carolina Buckthorn, <i>Rhamnus caroliniana</i></p> <p>Cherry Laurel, <i>Prunus caroliniana</i></p> <p>Crabapple – <i>Malus floribunda</i></p> <p>Eastern Red Cedar, <i>Juniperus virginiana</i></p> <p>Eve's Necklace, <i>Sophora affinis</i></p> <p>Farkleberry, <i>Vaccinium</i> spp.</p> <p>Flameleaf Sumac, <i>Rhus lanceolata</i></p> <p>Parsley Hawthorn, <i>Crataegus marshallii</i></p> <p>Red Maple</p> <p>Rough Leaf Dogwood – <i>Cornus drummondii</i></p> <p>Rusty Blackhaw Viburnum – <i>Viburnum rufidulum</i></p> <p>Smoke Tree, <i>Cotinus obovatus</i></p> <p>Sweet Bay Magnolia, <i>Magnolia virginiana</i></p> <p>Texas Persimmon, <i>Disopyros texana</i></p> <p>Texas Pistachio, <i>Pistacia texana</i></p> <p>Wright Acacia, <i>Acacia wrightii</i></p> <p>Yaupon Holly, <i>Ilex vomitoria</i></p> <p>floodplain/Open space trees_____</p> <p>American Elm, <i>Ulmus americana</i></p> <p>Black Gum, <i>Nyssa sylvatica</i></p> <p>Black Walnut, <i>Juglans nigra</i></p> <p>Black Willow, <i>Salix babylonica</i></p> <p>Cedar Elm, <i>Ulmus crassifolia</i></p> <p>Pecan, <i>Carya illinoensis</i></p> <p>Persimmon, <i>Diospyros virginiana</i></p>	<p>Possumhaw Holly</p>  <p>Mexican Plum</p>  <p>Desert Willow</p>  <p>Waxmyrtle</p>  <p>Redbud</p> 

- Notes:**
1. Suitable for location beneath power lines
 2. Should provide a limited root barrier to direct spreading roots downward.
 3. Locust trees have a problem with reflected heat when young: trunk should be wrapped during early stages.
 4. Live Oak shall not be used as a street tree.

2.6 - STREET TREES & PLANT MATERIALS

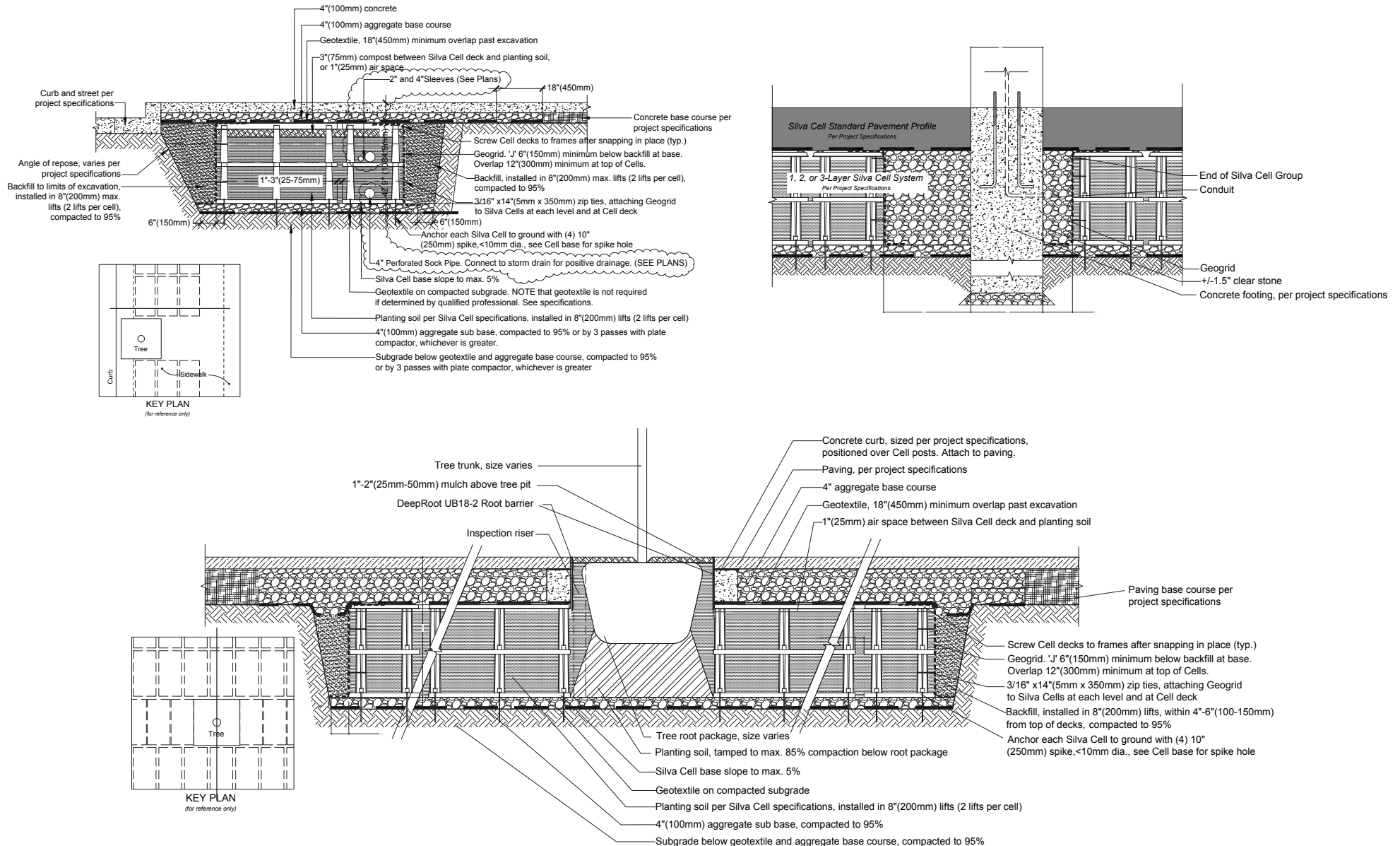
SHRUBS FOR SCREENING	RECOMMENDED	GROUNDCOVER / VINES	RECOMMENDED	ORNAMENTAL GRASSES	RECOMMENDED
<p>Red Yucca, <i>Yucca, Hesperaloe parviflora</i></p> <p>Texas Sage – <i>Leucophyllum frutescens</i></p> <p>Dwarf Yaupon Holly, <i>Ilex vomitoria 'nana'</i></p> <p>Autumn Sage - <i>Salvia greggii</i></p> <p>Dwarf Burford Holly</p> <p>Dwarf Wax Myrtle</p> <p>Agarita, <i>Berberis trifoliolata</i></p> <p>American Beautyberry, <i>Callicarpa americana</i></p> <p>Arkansas Yucca, <i>Yucca gloriosa</i></p> <p>Coralberry, <i>Symphoricarpos orbiculatus</i></p> <p>Evergreen Sumac, <i>Rhus virens</i></p> <p>Roughleaf Dogwood – <i>Cornus drummondii</i></p> <p>Turk's Cap – <i>Malvaviscus arboreus</i></p>	<p>Red Yucca</p>  <p>Texas Sage</p>  <p>Dwarf Yaupon Holly</p>  <p>Autumn Sage</p>  <p>Dwarf Burford Holly</p>  <p>Dwarf Wax Myrtle</p> 	<p>(Minimum 1 gal. container at installation except Wisteria minimum 5 gal.)</p> <p>Crossvine</p> <p>Virginia Creeper, <i>Parthenocissus quinifolia</i></p> <p>Purple Winter Creeper, <i>Euonymus</i></p> <p>Lady Banks Rose, <i>Rosa banksia lutea</i></p> <p>Asian Jasmine, <i>Trachelosperum Asiaticum coloratus</i></p> <p>Santolina, <i>Santolina virens</i></p> <p>Trumpet Vine, <i>Campsis radicans</i></p> <p>Coral Honeysuckle, <i>Lonicera sempervirens</i></p> <p>Purple Honeysuckle, <i>Lonicera japonica 'purperia'</i></p> <p>Wisteria, <i>Wisteria sinensis</i></p> <p>Vinca (major), <i>Vinca major</i></p>	<p>Crossvine</p>  <p>Virginia Creeper</p>  <p>Purple Winter Creeper</p>  <p>Lady Banks Rose</p> 	<p>Gulf Muhly Grass – <i>Muehlenbergia lindheimeri</i></p> <p>Feather Reed Grass</p> <p>Miscanthus</p> <p>Indian Grass</p> <p>Purple Autumn Grass</p>	<p>Gulf Muhly Grass</p>  <p>Feather Reed Grass</p>  <p>Miscanthus</p>  <p>Indian Grass</p> 

2.7 - UTILITY PLACEMENT TO MINIMIZE CONFLICT



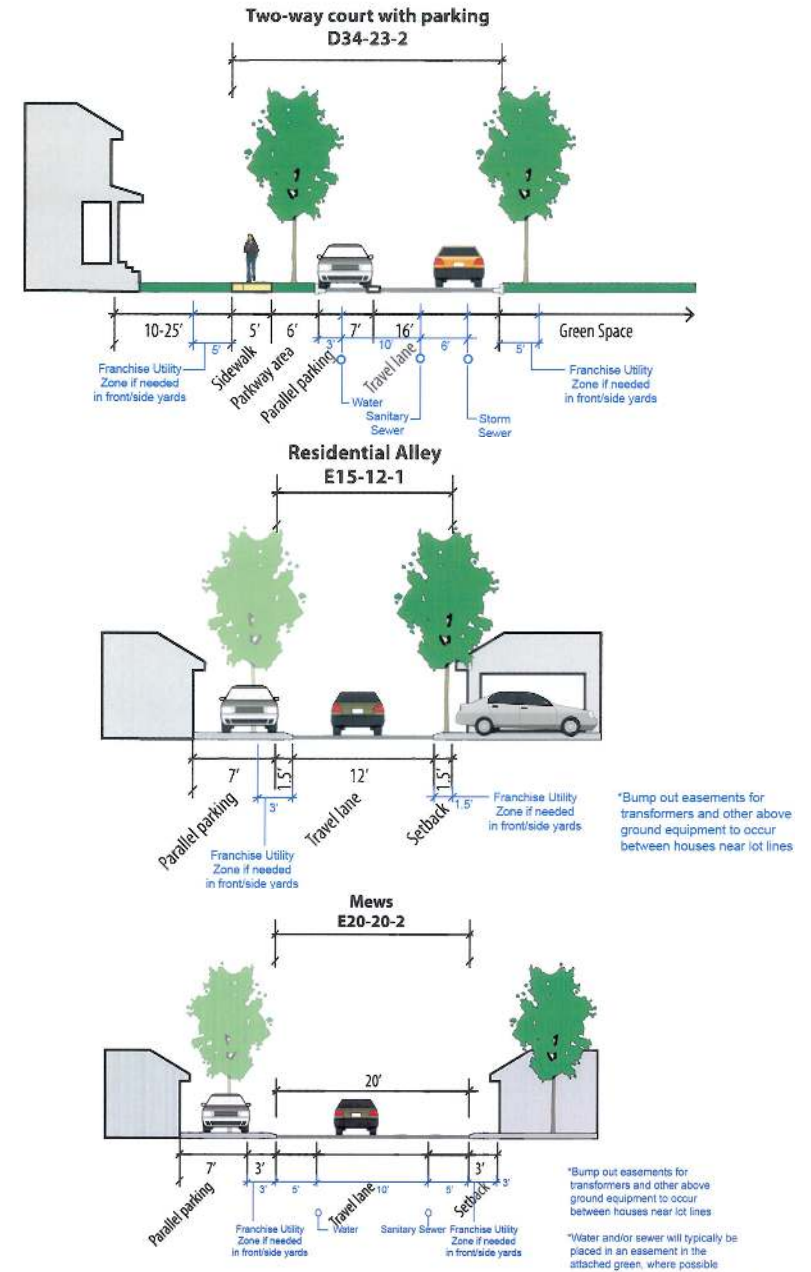
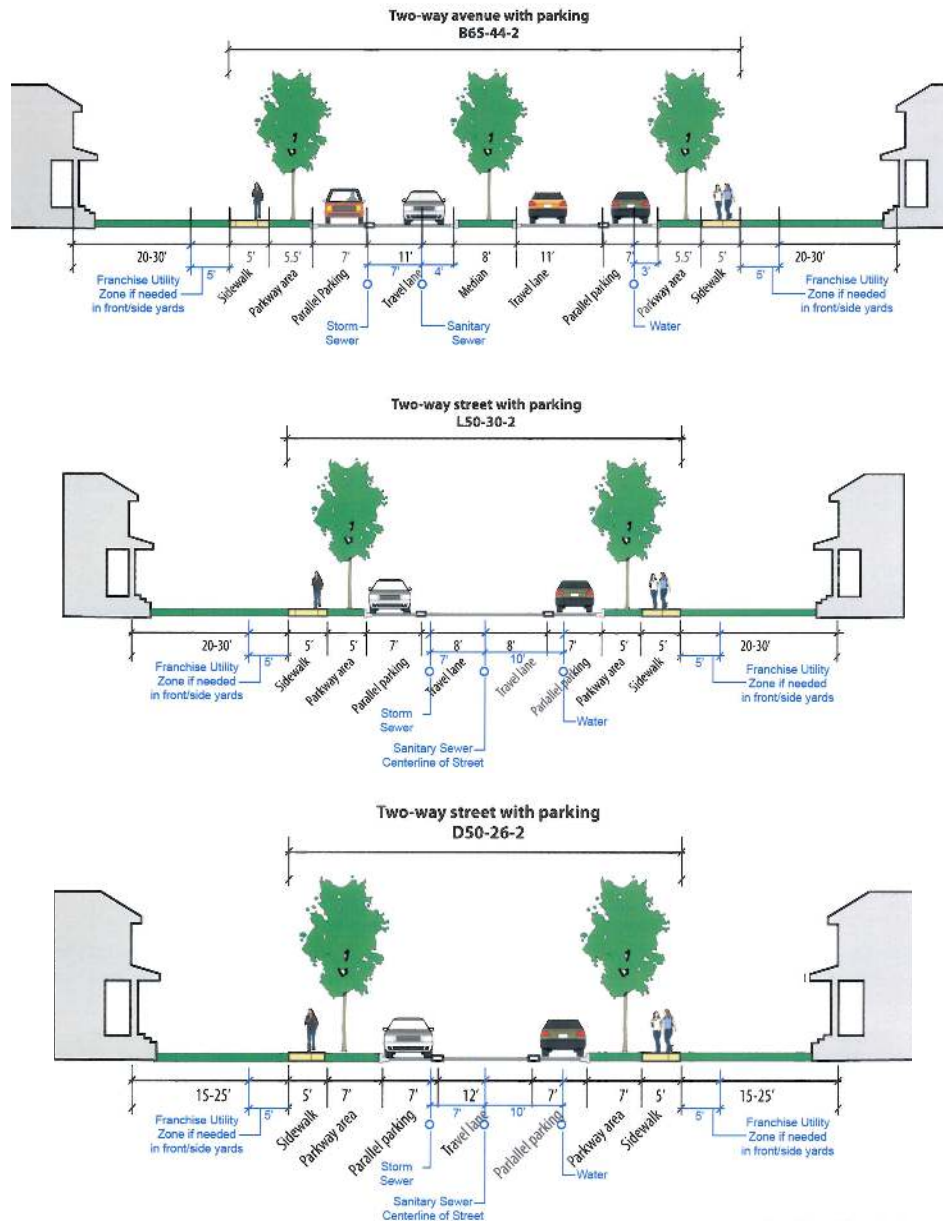
2.7 - STORMWATER MANAGEMENT TECHNIQUES

STRUCTURAL SOIL SYSTEM



TYPICAL UTILITY PLACEMENT DIAGRAMS

*Franchise utilities to be located in alleys with exception of looping requirements which may occur along streets



APPENDIX 3. DESIGN GUIDELINES

*The following pages contain the Design Guidelines for the City of Rowlett's Form Based Code. Unlike Appendix 2 – Design Standards, which are required standards, **Appendix 3 contains best practices and guidelines** for architectural design and development for the New Neighborhood, Urban Neighborhood, Rural Neighborhood, Urban Village and Commercial Center Districts within the city.*

3.1 ARCHITECTURAL GUIDELINES NEW NEIGHBORHOOD	60 – 65
URBAN NEIGHBORHOOD / RURAL NEIGHBORHOOD	
3.2 ARCHITECTURAL GUIDELINES URBAN VILLAGE /	66 – 75
URBAN NEIGHBORHOOD / COMMERCIAL CENTER	



+ Heavy materials from the base.



+ Just three materials (not including foundation) provides simplicity and elegance.

BUILDING WALLS

INTENT

Building walls of residential buildings in the city should reflect permanence - primarily through the use of masonry or metal.

A combination of traditional and more modern materials will contribute to the creation of a memorable and unique streetscape - one that reflects a diverse community.

MATERIALS

- + Building walls should be finished in native stone (or manufactured equivalent), brick, stucco, or cementitious fiberboard siding. Bricks should be no larger than king-size.
- + Frontage walls and stoops should match or be compatible with the materials of the associated buildings.
- + Frontage fences and walls should be built of wrought iron, tubular metal, cast-iron, or vinyl, but may have masonry columns and base. Colors should match local precedent or standard.
- + Siding should be cementitious fiberboard, lap siding, shingle or fish-scale and shall be painted. Vinyl and aluminum siding are prohibited.
- + Trim may be cementitious fiberboard, metal or other approved weather resistant cornice materials, but should be indistinguishable from wood when painted, and should be sized appropriately to its location.

3.1 - ARCHITECTURAL*New Neighborhood / Urban Neighborhood / Rural Neighborhood***CONFIGURATIONS**

+ Building walls should show no more than three materials on any exterior wall, not counting the foundation, columns or cornices. Heavier materials should be located toward the base of the building. Vertical joints between different materials (such as masonry versus siding) should only occur at inside corners or 20-feet back from the front facade. Exterior building walls should have a minimum 9-foot plate height on the main level.

+ Building and roof lines should have horizontal and vertical articulation on all walls facing a street or public open space.

+ Brick should be properly detailed and installed in load-bearing configurations. Brick should course to both the top and bottom of all wall openings. Painted brick is allowed.

+ All round columns should be tapered and no column should be less than 8-inches at its base. Compound columns such as occasionally used in Craftsman style homes should be measured as a whole.

TECHNIQUES

+ Stone should be laid to resemble structural stone walls.

+ Stucco should be cement and may be integral color or painted. Finish should be smooth or sand-finish.



+ *Proper articulation creates shadow lines, adds a sense of depth and creates a good streetface.*



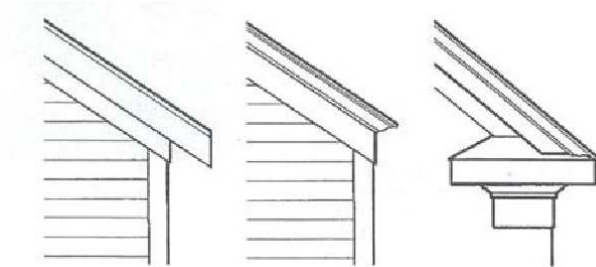
+ *This building is a simple box and does not add to neighborhood character.*



+ *Overlapping gable to provide for an entry.*



+ *Gables and eaves overlap creating confusion rather than a sense of cohesion or evolution of construction.*



+ *Classically scaled, proportioned and detailed cornices and rakes.*

ROOFS

INTENT

For smaller scaled residential buildings, these Guidelines promote simple roof forms over other roof forms. Special roof forms such as domes or turrets are permitted in limited instances, and are controlled by size.

MATERIALS

- + Shingle roofing should be slate, asphalt composite (minimum 25-year rated) or equivalent—appearing synthetic or better.
- + Tile roofing should be clay tile or concrete.
- + Flat roofs should be commercial quality roofing.
- + Eaves may be wood or cementitious fiberboard. Vinyl and sheet aluminum are not permitted.
- + Gutters and downspouts should be copper, galvanized steel, or aluminum if exposed.

3.1 - ARCHITECTURAL*New Neighborhood / Urban Neighborhood / Rural Neighborhood***CONFIGURATIONS**

- + Sloped roofs should generally be simple in form with a pitch appropriate to the style of the house and have symmetrical gables and/or hips. Plumbing vents or mechanical flues should be painted to match the roof and not be visible from front streets or open spaces. Flat roofs should be surrounded by a parapet wall tall enough to screen mechanical equipment from adjacent streets or open spaces.
- + Gables should not be overlapping except when the smaller gable is part of a balcony, porch, or entrance.
- + Bay roofs should be distinct from the primary roof.
- + Metal roofing should be flat between the primary ribs with no striations or pencil ribs.
- + Skylights should not be located on front facing roofs.
- + Eaves should be as continuous as possible, both horizontally and vertically.
- + Gutters should be half-round or ogee shaped. Downspouts should be round, square or rectangular.

TECHNIQUES

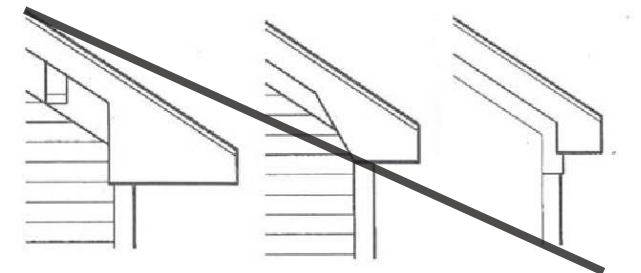
- + Ridge caps should be appropriate to the type of roofing. Bulbed ridge caps should be used with 5V metal roofing, and standing seam ridge caps should be of the lowest profile possible.
- + Boxed eaves should return around the corner and die into the wall without the common "pork chop" return. Brackets should extend to the fascia or slightly beyond. A frieze board should occur below the eave.



+ 25-Year or greater asphaltic shingles.



+ Metal simulated shakes do not relate to the scale of the building and appear fake.



+ Do not terminate eave with a common "pork-chop"



+ Shutters match the window shape and size.



+ Shutters are clearly not sized for the window.

WINDOWS + DOORS

INTENT

Windows and doors will provide most of the articulation and detail of buildings. It is important that all of the buildings follow some general standards regarding proportion and placement, and then are given the freedom to explore other design elements to infuse the street with variety and vitality.

Windows and doors (and other openings or building voids) should be in the proportion of rectangles and squares. Windows should be set deep enough into window openings to provide a shadow line and express the depth of the building structure. Doors and other entrances are intended to be located appropriately to their use.

MATERIALS

- + Garage doors should be wood, clad wood, metal, or composite.
- + Windows should be wood, vinyl-clad wood, aluminum-clad wood, metal and solid PVC. All windows should be energy efficient low-E, but not be heavily tinted or highly reflective. No solar screen shades will be allowed on building facades facing a public street or open space.
- + Shutters should be wood, cementitious fiberboard, or PVC.

CONFIGURATIONS

+ Garage doors on front-loaded garages closer to the front street than the rear corner of the house should be no larger than 9 feet. Garage doors accessed from the alley or a “drive through” may be up to 18 feet.

+ Doors should be side-hinged except garage doors, which may be sectional. Sliders should not be visible from streets, sidewalks, or public spaces. The style of the front door should match the building style.

+ Windows should be single-hung, double-hung, triple-hung, casement, awning or fixed. The style of the windows should match the building style. Windows that do not have integral casings on the exterior should have a casing installed that abuts the window. In addition –

- Divided light patterns should be consistent across the façade.
- Window header and casings should be below the frieze board.
- All windows should have casings.
- Bay Windows: Should extend to the ground or be supported by visible brackets.
- Shutters: Should be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building.

TECHNIQUES

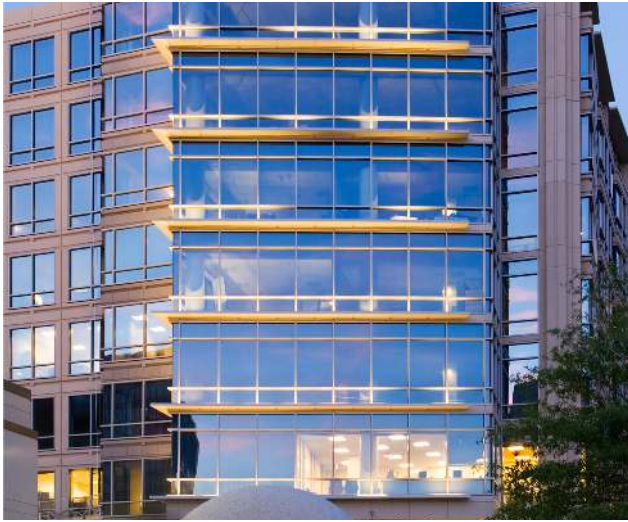
+ Casing should never be narrower than 3 1/2” except on masonry walls which should not be less than 2-inches. Mullion casing should never be narrower than 3 1/2” regardless of location. Brick should never be visible between a door or window and its casing. Head casing should be equal to or wider than jamb casing. Doors with transoms and side lights should be built to appear as a unit.



+ Casings are greater than 3 1/2” and the style of the windows match the building style.



+ Casings do not meet the 3 1/2” requirement.



+ **BUILDING WALL MATERIALS.** Larger buildings may be clad in a variety of materials including curtain wall as an accent.



+ **BASE, MIDDLE AND TOP ARTICULATION.** The base of the building is one story tall and is clearly expressed through a change in the vertical plane toward the interior.

BUILDING WALLS

INTENT

Building walls of larger buildings in the study area should reflect permanence as well as high design - primarily through the use of masonry or metal.

Larger buildings in the study area should reflect their position in higher density areas with appropriately modern and urban styles.

MATERIALS

- + The use of durable, high-quality, high-performance materials is encouraged as a means of creating visual interest and building articulation.
- + All buildings should include a masonry element at the ground floor level.
- + Permitted materials include brick, stone, man-made stone and 3-stage exterior stucco. Refer to the Form Based Code for more detail.
- + Additional durable accent and trim materials are permitted as approved by the City. Refer to the Form Based Code for more detail on minimum and maximum percentages of materials.
- + Curtain walls should be limited to buildings of 6+ stories and/or the middle section of tri-partite buildings.

CONFIGURATIONS

- + Blank facades are prohibited.
- + All elevations visible from the public realm should be designed as “fronts”. Buildings occupying corner lots have two frontages and each facade should be treated with equal design attention.
- + Buildings should clearly express a base, a middle and a top. Transitions from base to middle or middle to top should be made in one of two ways:
 - (1) Horizontally, through a shift in vertical plane toward the interior, or,
 - (2) Vertically, through a change in building materials or the use of trim along a level line.
- + In buildings which have more than one material, the “heavier” material should go below the “lighter” material. [e.g. a curtain wall upper stories with a stone base.]
- + Buildings should generally maintain a facade rhythm of 20-30 feet. This rhythm may be expressed by stepping portions of the facade in and out, using columns or other techniques.

TECHNIQUES

- + Building walls should be finished in a manner consistent with the highest quality standard(s).
- + Vents, air conditioners and other utility elements should not be placed on any building wall facing a street. If placing these on a street-facing elevation is unavoidable, then particular care must be taken to render these elements invisible from public view - by painting them, screening them or placing them on walls perpendicular to the frontage.
- + More than one material is encouraged in a single building; however, district transitions from one wall material to another should occur along all visible sides of a building.



+ **LIGHTER MATERIALS ABOVE HEAVIER.** This building has a base (the lower two floors) rendered in brick with a variety of materials above. This illustrates proper materials configuration.



+ **MATERIALS VARIETY.** Metal, glass and stone combine with lighting to provide a modern eclectic streetscape that transcends a specific architectural style. Materials change with sill or change in plane.



+ **FLAT ROOF SHAPES.** Larger buildings should have flat roofs. Other roof shapes may be permitted for limited areas in special locations.



+ **GREEN ROOFS.** Upper story terraced areas include plants and small trees outdoors. These plant materials add visual interest and greenery along the building facade.

ROOFS

INTENT

For larger scaled buildings, these Guidelines promote flat roofs only. The design elements of these roofs should be enhanced by expressions of the eaves and cornices - both highly visible from the sidewalk.

MATERIALS

- + Flat Roofs may be constructed of any material that is permitted by applicable building codes.
- + “Green Roofs” are strongly encouraged and may be used in lieu of any other roofing material with appropriate review.

CONFIGURATIONS

+ In general, flat-roofed buildings require a parapet and other appropriate screening of rooftop equipment.

+ Green roofs (over principal or secondary roofs) are encouraged and assist in the creation of sustainable development.

TECHNIQUES

+ Roof penetrations (fans, exhausts, vents, etc.) should be finished to match the color of the roof.

+ Because taller building roofs are more visible from below (at the street) than above (in the air), elaborated cornices, eave overhangs and other expressions should be used to provide additional architectural interest.



+ **ROOFTOP TERRACES AND OUTDOOR SPACES.**
In more dense areas, as opportunities for private ground-level open space are scarce, rooftops become great places for social interaction.



+ **OPPORTUNITIES FOR SPECIAL EXPRESSION.**
Larger buildings may reflect corners, entries and other important plan locations with towers, rounded corners or other architectural expressions.



+ **RESIDENTIAL ENTRANCE TO LARGE BUILDINGS.** A common lobby entrance with a more private feel.



+ **GRAND LOBBY ENTRANCE.** Large building with a more elaborate, publicly-oriented entrance.

WINDOWS + DOORS

INTENT

For larger buildings, windows and doors offer transparency and lightness. Because the buildings are larger, they may explore more modern techniques - curtain wall over "punched windows", for example. Windows may be flush with walls, or may even replace walls in more contemporary buildings. Windows and doors of larger buildings should assist in expressing a more modern and more urban condition in appropriate sectors of the study area.

MATERIALS

- + Doors may be metal or metal and glass only.
- + Doors should include fixed glass lites.
- + Doors along frontages should include glass and full operating hardware on the outside of the door.
- + Window frames should be architectural-grade metal with high quality finishes and hardware.

CONFIGURATIONS

- + In general, window and door openings should be rectangular in shape. Other window shapes will be considered for approval based on architectural merit.
- + All other building openings or voids should be rectangular in shape - either vertically- or horizontally-oriented.
- + Service, security or garage doors should not be placed at primary frontages.
- + Windows should be operable to achieve proper fresh air requirements.
- + Entry doors may be swing or revolving doors. Sliding doors should generally not be used.

TECHNIQUES

- + Windows and window lites should be clear or lightly tinted glass. Black glass, "spandrel glass" and other "false window" techniques are prohibited. Highly reflective glass is prohibited.
- + Window and door frames should be finished in the same material as the storefront. Dark bronze, black or stainless steel are preferred.
- + In general, windows should represent 60-80% of the building facade at grade and 30-60% of the building facade above grade; however, glass curtain wall should be permitted on the "middle" portion of a building (as defined under tri-partite construction) and on portions of a Commercial Building of six stories or more.



+ **PARKING STRUCTURES.** Doors at the ground floor may access the garage functions or lead directly to commercial spaces.



+ **WINDOWS OF LARGER BUILDINGS.** Windows in a wall of fixed lites permit modern facades and natural ventilation.



+ **STOREFRONT DESIGN.** Large windows, high ceilings, and simple, unified design are elements of a successful urban storefront.



+ **PARKING STRUCTURE FENESTRATION.** Entrances to parking garages should be incorporated into the building facade to provide a seamless frontage along the street.

STOREFRONTS

INTENT

Storefronts are one of the most important physical elements of a commercial enterprise and should reflect that importance with careful design.

Storefronts should be designed as a unified combination of windows and doors, signage, colors and awnings or canopies. Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the space - increasing visibility and promoting the success of the business within.

The storefronts of larger buildings need not be designed in the same way as the middle of the building - assisting in the establishment of the retail level as the "base" of the building.

MATERIALS

- + Storefronts should be made of brick, stone, metal or glass, or a combination of these materials.
- + Windows and doors of commercial enterprises should be made of wood or aluminum. Anodized and electrostatic paint finishes are permitted. Glass should be clear (not frosted, textured or otherwise affected) to provide an unobstructed view into the establishment of no less than 12 feet.
- + Doors which are part of the storefront should be more than 50% clear glass.

3.2 - ARCHITECTURAL

Urban Village / Urban Neighborhood / Commercial Center

CONFIGURATIONS

- + Windows and doors of commercial establishments should occupy 60-80% of the building facade, at grade.
- + Ground floor windows should be set between 18 inches above the ground and within 12 inches of the finished ceiling.
- + Transom windows are encouraged above doors and storefronts.
- + Doors with no opacity (security, service and access doors) should not be located on primary frontages.
- + Roll-up security grilles on the outside of storefronts are prohibited.

TECHNIQUES

- + Storefront glass should be left unpainted.
- + Black glass, opaque glass and other “false window” techniques are prohibited.
- + Highly reflective glass is prohibited.



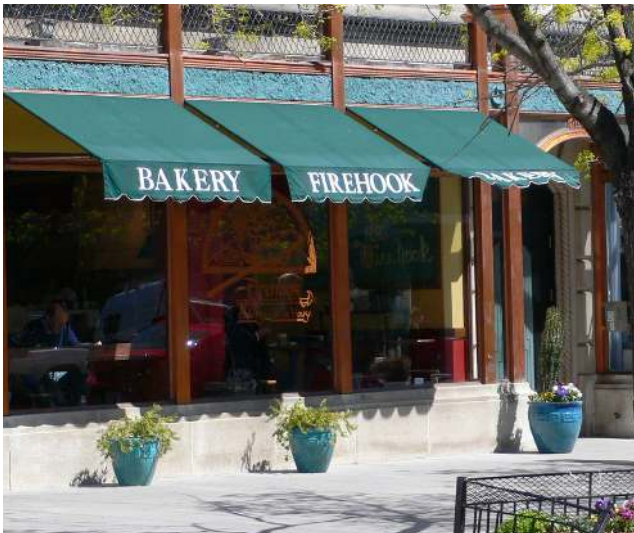
- + *STOREFRONT DESIGN. Outdoor seating, unique entry treatment and large windows properly focus design attention to elements closest to the sidewalk.*



- + *OPPORTUNITIES FOR SPECIAL EXPRESSION. Larger buildings may reflect corners, entries and other important plan locations with towers or other architectural expressions.*



+ **MODERN EXPRESSION.** Metal arbors - not traditional awnings - can help add ornamentation to buildings as banal as parking garages.



+ **AWNING SIGNAGE.** Simple lettering on the leading edge of the awning provides the opportunity of advertising without compromising the design integrity.

AWNINGS + CANOPIES

INTENT

Awnings and canopies may be used if their purpose is functional - to afford protection from the elements. Awnings and canopies traditionally provided shade to the storefront or entry and shade for pedestrians. New awnings and canopies are to be incorporated into building design for the same purpose as their historical precedent - and their design must reflect their utility.

MATERIALS

- + Internal awning structures should be metal, and awnings themselves should be made of canvas, metal or other approved material.
- + Canopies may be made of canvas, metal, or a combination of these materials and are supported by one or more vertical elements.

3.2 - ARCHITECTURAL

Urban Village / Urban Neighborhood / Commercial Center

CONFIGURATIONS

- + Awnings and canopies are permitted to encroach over the sidewalk.
- + Awnings may be mounted inside window frames, above window openings and/or below transoms.
- + The installation of the awnings and canopies should be consistent in color, shape and pattern for the entirety of the building.
- + Awnings and canopies are permitted at the base of a building only, beginning at a height of 8 feet above the sidewalk and should not drop below a height of 7 feet above the sidewalk, except that awning-like structures that function as sunscreens may be installed above the base of a building.
- + Canopies may be free-standing or attached to the building on one end.

TECHNIQUES

- + Awnings may have lettering/icons on the valance or the slope.
- + Canopies may include lettering on the leading edge. See Sign Standards in the Form Based Code.
- + Awnings and canopies may be lighted from above by shrouded fixtures mounted to the building wall.



+ **AWNING STRUCTURE AND MATERIALS.** *Cantilevered from a heavy stone base, this awning provides a simple and strong solution to inclement weather for this entry.*



+ **CANOPY.** *A canopy can add distinction and identity to the entryway of a building or business.*