



Draft Planned Development (PD) Ordinance

*Public Meeting 2
March 17, 2011*

**City Council Briefing
March 28, 2011**



1

MEETING OBJECTIVES

2

Meeting Objectives

- Update stakeholders on the changes to the Design Guidelines based upon feedback from the previous stakeholder meetings
- Discuss the Draft Planned Development District Ordinance
- Discuss current non-conforming ordinance

3

DESIGN GUIDELINES

4

Design Guidelines – Overview of Public Comments (2/16/11) and Update

Draft District Plan – Consistency with Vision Plan adopted in 2010

- 60% Strongly Agreed or Agreed that the plan was consistent
- 17% Disagreed or Strongly Disagreed on consistency
- (Minor modifications made to the Draft District Plan to clarify the vision)

Building Types – Appropriateness within the West Spring Valley Corridor

- Over 2/3 Strongly Agreed or Agreed that the building types were appropriate
- The exception was related to the Duplex building type
- (Polled additional Duplex, Patio Home images)

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Design Guidelines – Overview of Public Comments (02/16/11) and Update

Building Types – Locations within subdistricts

- Over 2/3 Strongly Agreed or Agreed that the building types were located appropriately
- The exception to this trend was in Area A, where 55% Strongly Agreed or Agreed with the locations of the building types
- (Asked for additional feedback related to Area A building types)

Street Types – Appropriateness within the West Spring Valley Corridor

- 70% Strongly Agreed or Agreed that the Street Types presented were appropriate within the West Spring Valley corridor
- (Additional information added to the street cross sections to clarify intent, provide more flexibility in future application)

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Design Guidelines – Revised Draft District Plan



7

Design Guidelines – Building Types – Patio Home

Height

- Min. 1 Story
- Max. 2 Stories

Use – Ground Floor

- Residential

Use – Upper Floors

- Residential



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Design Guidelines – Building Types – Duplex

Height

- Min. 1 Story
- Max. 2 Stories

Use – Ground Floor

- Residential

Use – Upper Floors

- Residential



9

Design Guidelines – Preferred Building Types – Townhome

Height

- Min. 2 Stories
- Max. 3 Stories

Use – Ground Floor

- Residential

Use – Upper Floors

- Residential



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Design Guidelines – Preferred Building Types – Mixed Residential*
(Apartments, Condominiums, Lofts)

Height

- Min. 2 Stories
- Max. 4 Stories
(Max. 5 Stories
in Area F)

Use – Ground Floor

- Residential

Use – Upper Floors

- Residential



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Design Guidelines – Preferred Building Types – Live / Work

Height

- Min. 2 Stories
- Max. 4 Stories

Use – Ground Floor

- Retail / Office

Use – Upper Floors

- Residential



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Design Guidelines – Preferred Building Types – Mixed-Use

Height

- Min. 2 Stories
- Max. 4 Stories

Use – Ground Floor

- Retail / Office

Use – Upper Floors

- Residential



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Design Guidelines – Preferred Building Types – Commercial

Height

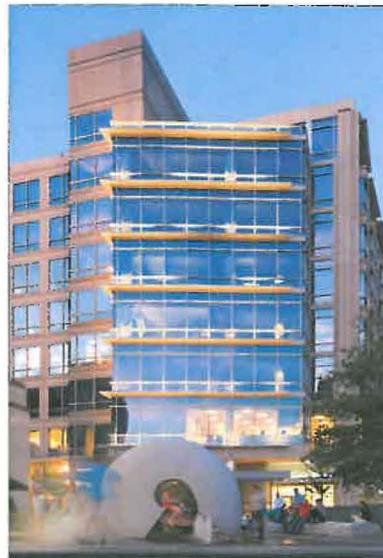
- Min. 2 Stories
- Max. 4 Stories
(Max. 8 Stories in Area B)

Use – Ground Floor

- Retail / Office

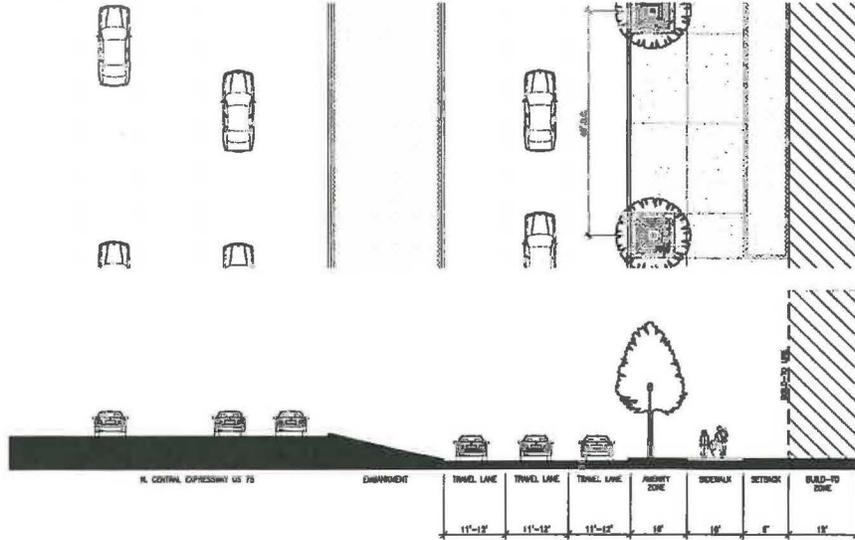
Use – Upper Floors

- Office



14

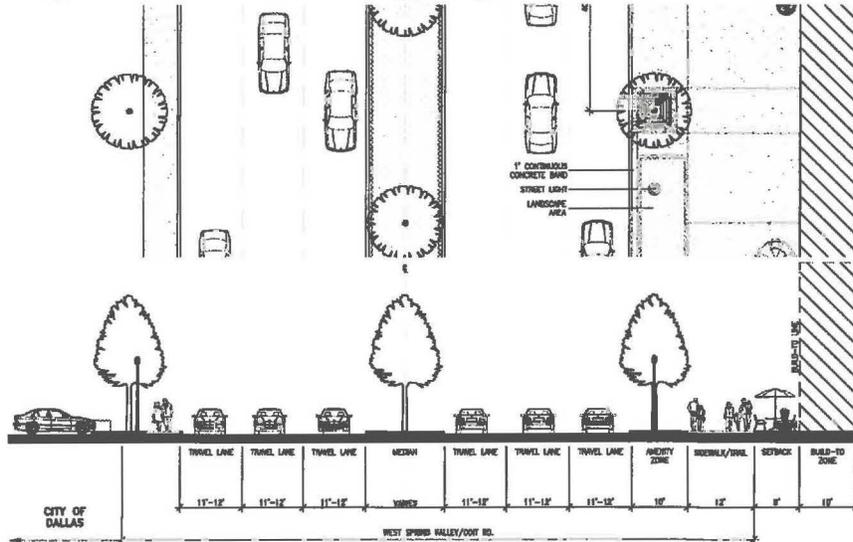
Design Guidelines – Street Typologies



Major Thoroughfare – N. Central Expressway Frontage Road

15

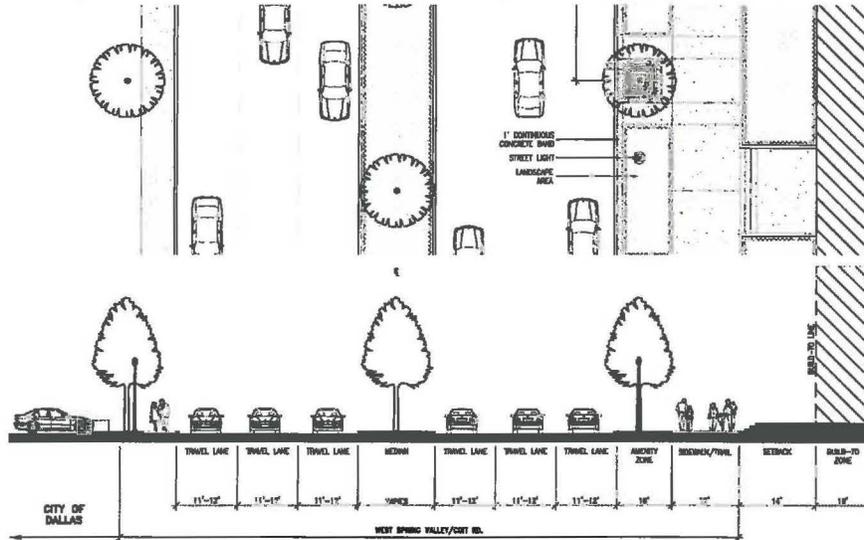
Design Guidelines – Street Typologies



Major Thoroughfare (Coit and West Spring Valley) – Commercial Zone

16

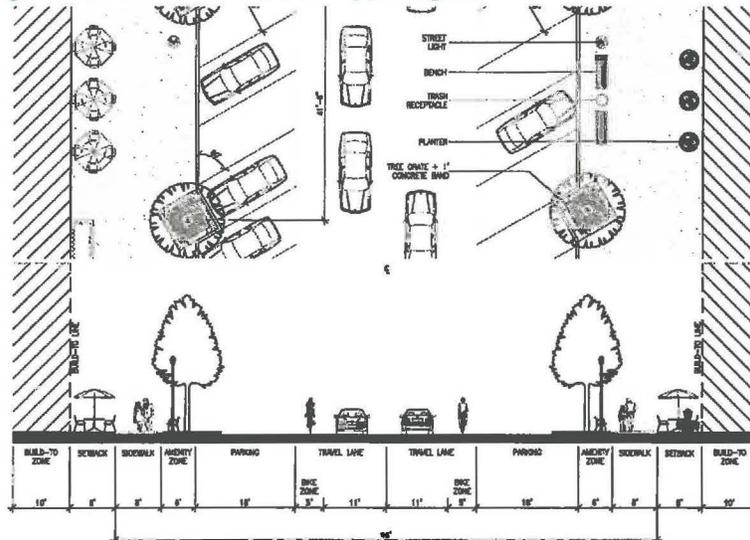
Design Guidelines – Street Typologies



Major Thoroughfare (Coit and West Spring Valley) – Residential Zone

17

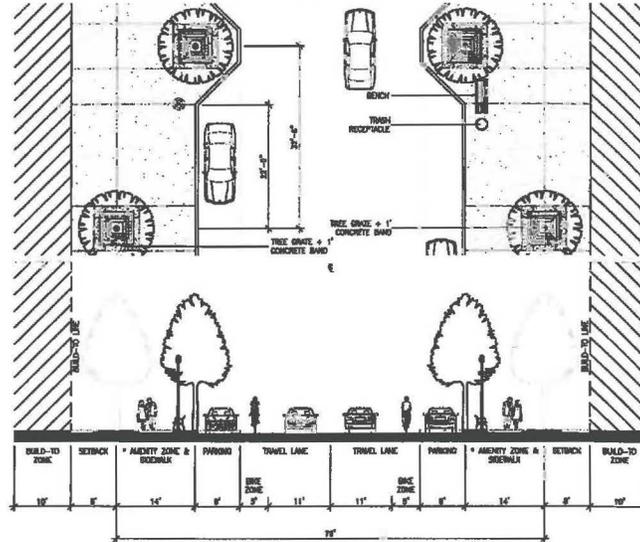
Design Guidelines – Street Typologies



Commercial Street / Mixed Use Street

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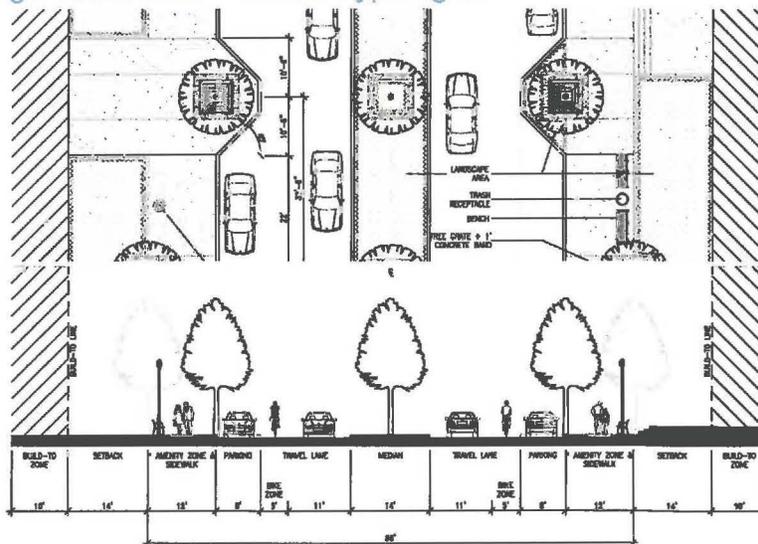
Design Guidelines – Street Typologies



Mixed Use Street

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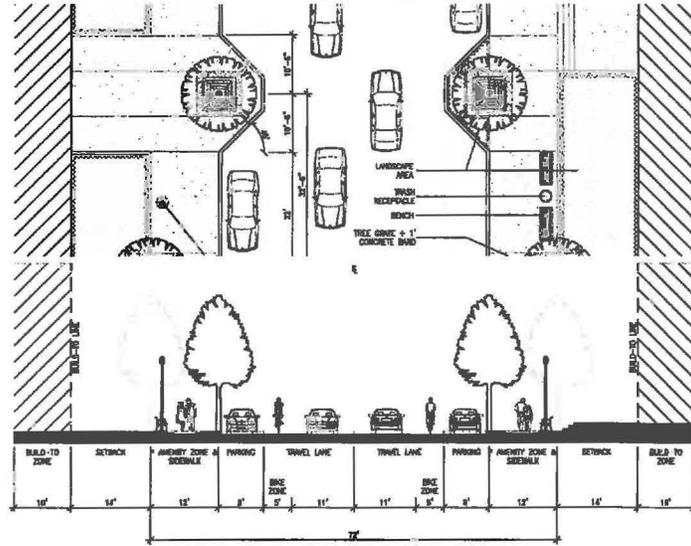
Design Guidelines – Street Typologies



Residential Street – Type 1

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Design Guidelines – Street Typologies



Residential Street – Type 2

PARTICIPANT FEEDBACK - IMAGES

PATIO HOME

How compatible are these building designs with what you want to see in the West Spring Valley Corridor?

Vote from '1' for least compatible, to '7' for most compatible.

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Image 1

1. Least
- 2.
- 3.
- 4.
- 5.
- 6.
7. Most



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Image 3

1. Least
- 2.
- 3.
- 4.
- 5.
- 6.
7. Most

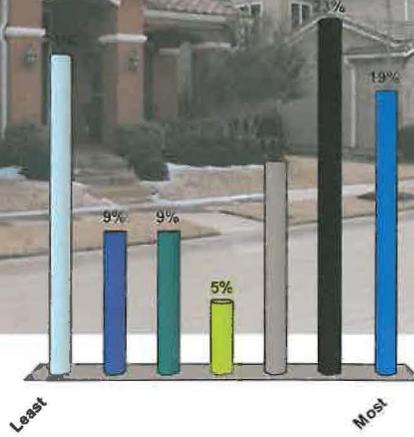
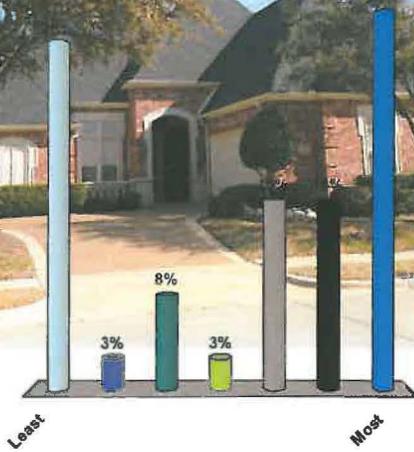


Image 9

1. Least
- 2.
- 3.
- 4.
- 5.
- 6.
7. Most



DUPLEX

How compatible are these building designs with what you want to see in the West Spring Valley Corridor?

Vote from '1' for least compatible, to '7' for most compatible.

27

Image 3

1. Least
- 2.
- 3.
- 4.
- 5.
- 6.
7. Most



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Image 5

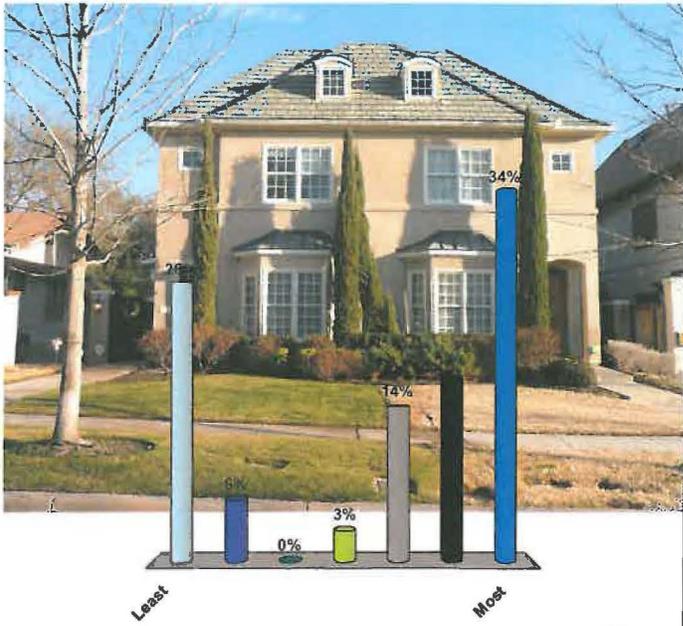
1. Least
- 2.
- 3.
- 4.
- 5.
- 6.
7. Most



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Image 7

1. Least
- 2.
- 3.
- 4.
- 5.
- 6.
7. Most



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NON-CONFORMING USES & STRUCTURES CURRENT ORDINANCE

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Non-Conforming Uses and Structures - Current Ordinance

A nonconforming use:

- May not be expanded within an existing building nor may the building be expanded or structurally altered to accommodate the nonconforming use
- May be changed to another nonconforming use of the same or more restrictive classification; however once a change is made to a more restrictive use, the use shall not be changed back to the prior nonconforming use
- If changed to a conforming use, may not thereafter be changed back to any nonconforming use
- If discontinued for a period exceeding six months shall be deemed to have been abandoned and any future use thereof shall conform to the terms of this ordinance

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Non-Conforming Uses and Structures - Current Ordinance

Destruction of a nonconforming use by fire, the elements or other cause:

- Greater than 50% destruction of the reasonable value – may not be rebuilt except to conform to the provisions of the ordinance
- Up to 50% destruction of the reasonable value – may be rebuilt but the size or function of the nonconforming use cannot be expanded or enlarged

**These are the provisions currently in effect in the City of Richardson Comprehensive Zoning Ordinance (prior to public hearings on the proposed rezoning of the West Spring Valley Corridor).*

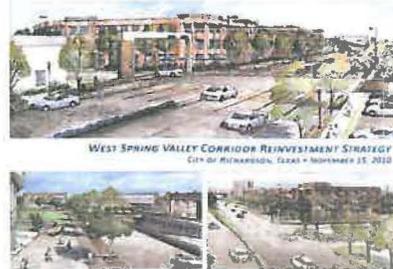
PLANNED DEVELOPMENT DISTRICT ZONING



PD Ordinance Approach

- Implement WSV Reinvestment Strategy and Vision Statement
 - Ensure sustainability by applying timeless principles
 - Encourage reinvestment
 - Change character and perception of the Corridor
- Replace existing zoning with a "hybrid" ordinance combining a higher level of design standards for buildings and streetscapes with traditional zoning concepts
- Balance the interests of business owners, property owners, residents in the corridor, surrounding neighborhoods, city staff, City Council, City Plan Commission and community as a whole

"The West Spring Valley Corridor of the future is a place that draws people of all backgrounds and ages with its many quality housing choices, desirable shops and restaurants, attractive natural areas, easy transportation connections and a distinctive people-oriented urban character that connects Richardson's past with its vibrant and sustainable future."



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Key Elements of PD

- District Plan
- Land Use Subdistricts
- Standards
 - Streetscapes
 - Blocks and Sites
 - Building Types
 - Building Elements
- Landscaping
- Parking Standards
- Signs
- Administration



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PD Ordinance Structure

Contents:

Sections

- I. Purpose, Goals,
- II. Definitions
- III. General District Standards
- IV. Buildings
- V. Parking
- VI. Lighting/Mechanical/Service/
Utility Areas
- VII. Landscape
- VIII. Sign Standards
- IX. Administration

Appendices

1. Uses
2. Street Trees and Landscape
Materials
3. District Plan
4. Height Zones
5. Design Guidelines

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I. Purpose, Goals, Intent

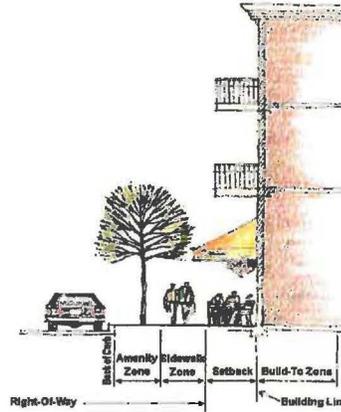
- Implement the WSVC Reinvestment Strategy
- Create sustainability, flexibility, mix of uses
- Require high-quality development
- Transition to existing neighborhoods and new development
- Improve the pedestrian environment
- Require parking at rates that allow for flexibility in leasing



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II. Definitions

- Amenity Zone
- Block Face
- Building Types
- Build-to Line, Build-to Zone
- Retail-ready
- Setback
- Subdistrict



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III. General District Standards

Permitted Uses

	A	B	C	D	E	F	G
Residential							
Institutional							
Retail/Commercial							
Office							
Other/Accessory							

P = Permitted

MjM = Major Modification

MnM = Minor Modification

(Blank) = Prohibited

*In a Mixed Use Building

**Subject to Supplemental Regulations or other Standards

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III. General District Standards

Permitted Uses – Appendix 1

	A	B	C	D	E	F	G
Apartments	P*	P*	P*	P		P	
Childcare	MjM						
Bakery	P	P	P			P	P
Veterinary Office, no boarding of animals**	P	P	P			P	P
Sustainable Accessory Uses**	P	P	P	P	P	P	P

P = Permitted

MjM = Major Modification

MnM = Minor Modification

(Blank) = Prohibited

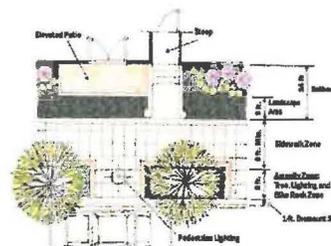
*In a Mixed Use Building

**Subject to Supplemental Regulations or other Standards

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III. General District Standards

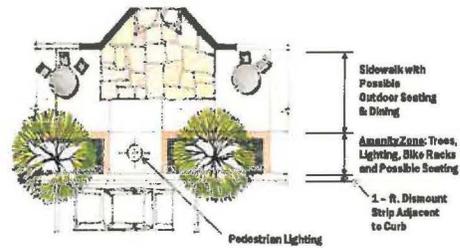
- Specify minimize unit size for residential uses
 - Studio – 500 SF
 - 1-Bedroom – 750 SF
 - 2-Bedroom – 900 SF
 - 3-Bedroom – 1,000 SF
 - Townhome, Duplex, Patio Home – 1,500 SF
- Require recreation and open space for apartments and condominiums on a point system basis
- Require certain features for residential at-grade
 - Primary entrance and windows oriented to the sidewalk
 - Elevated entry with stoop and patio
 - Landscape setback
- Include other standards for patio home, duplex, townhomes
 - Lot size
 - Lot dimensions
 - Lot coverage



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III. General District Standards

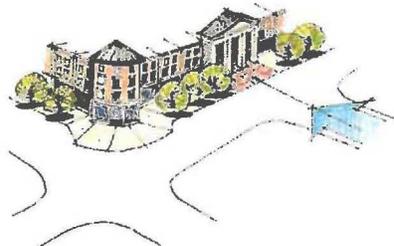
- Require retail-ready space at ground floor
 - Designated area
 - Minimum 15' floor to ceiling height
 - Awnings/canopies on 75% of building frontage



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III. General District Standards

- Require continuous building frontage for 75% of each building and allow for certain encroachments in the setback area
 - Steps, stoops
 - Awnings, balconies, etc.
- Encourage landmark building features at major intersections



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III. General District Standards

Street and Build-to Zone Standards (In Feet)

Streets/Building Type	Amenity Zone	Sidewalk Zone	Setback	Build-to Zone
West Spring Valley and Coit Roads				
Patio Home, Duplex	10	12	14	36-46
Townhome, Mixed Residential	10	12	14	36-46
Live-Work, Mixed Use, Commercial	10	12	8	30-40
Central Expressway Service Road				
Commercial	10	10	8	28-40
Internal Streets				
Patio Home, Duplex	6	6	14	26-36
Townhome, Mixed Residential	6	6	14	26-36
Mixed Use, Live-Work, Commercial	6	8	8	22-32

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IV. Buildings

District Plan with Height Zone Buffer



STANDARD	AREA A	AREA B	AREA C	AREA D	AREA E	AREA F	AREA G
Building Height	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-8*	Min. 2 stories Max. 2-4 stories	Min. 1 stories Max. 2-4 stories	Min. 1 story Max. 2-3 stories	Min. 1 story Max. 2-5*	Min. 2 stories Max. 2-4 stories

*height in excess of 4 stories in limited areas under certain conditions

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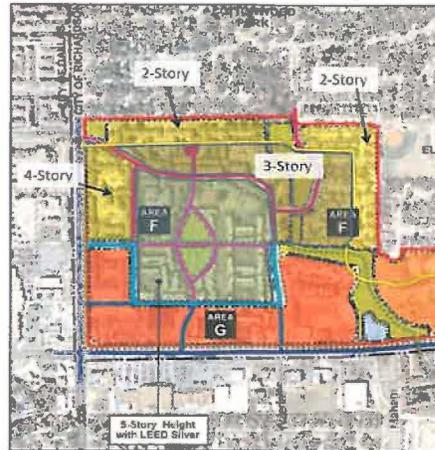
IV. Buildings

- Height limits vary based on proximity to single-family residential zoning outside the District
- Potential 8 stories in Area B (300' from residential; frontage on Central Expressway)
- Additional height (1 story) permitted for LEED Silver certification in the heart of Area F

Area B



Area F



IV. Buildings

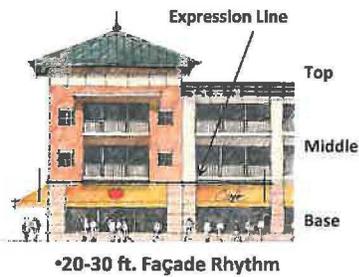
Building Type by Subdistrict

Building Type \ Area	Area						
	Area A	Area B	Area C	Area D	Area E	Area F	Area G
Patio Home				X	X	X	
Duplex				X	X	X	
Townhome	X	X		X	X	X	
Mixed Residential*		X		X		X	
Live-Work	X	X	X				X
Mixed Use	X**	X	X				X
Commercial	X	X	X				X

* Mixed Residential – apartments, condominiums, loft-style units
 **Mixed Use buildings – prohibited in Area A north of James Drive

IV. Buildings

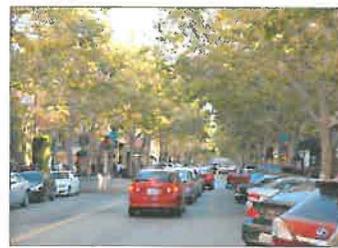
- Require high percentage of masonry, 3-stage exterior stucco, glass block along streets with allowances for durable trim materials
- Require building articulation/ tripartite architecture and offer a menu of techniques
- Allow green roofs



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V. Parking

- Allow on-street parking
- Locate off-street parking lots behind buildings or screen from street
- Line parking structures with buildings, uses and reflect architecture of the building
- Provide flexibility for changes in land uses—retail, restaurant, office
- Provide bicycle parking



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V. Parking

Parking Calculations

Residential	Mixed Residential – 1 space/studio unit; 1.5 spaces/1-bedroom unit; 2 spaces/unit for all other unit types Townhome, duplex, patio home – 2 spaces/unit in garage
Institutional	Consistent with City's Development Regulations or determined by Minor Modification supported by a parking study
Hotel (full-service)	1.25 spaces/guest room
Hotel (ltd. service, suite)	1.0 space/guest room
Office	1/250 SF for office buildings up to 75,000 SF 1/300 SF for office buildings greater than 75,000 SF
Retail/Restaurant	1/250 SF
Other	Consistent City's Development Regulations or determined by Minor Modification supported by a parking study
Bicycles	1/20 automobile parking spaces

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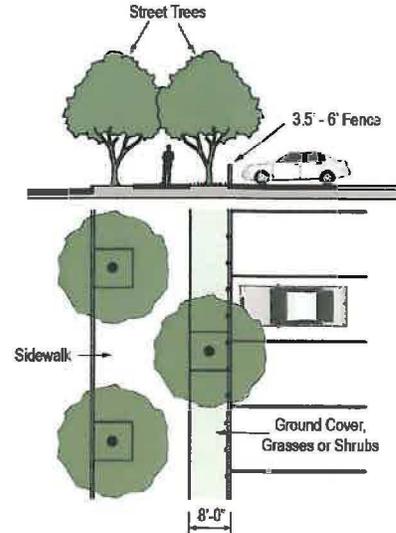
VI. Lighting, Mechanical, Service Areas and Utilities

- Lighting to comply with City of Richardson glare standards, light source to be shielded, focused downward
- Service areas and equipment to be screened, including rooftop equipment
- Overhead lines to be relocated underground with redevelopment (confirming limitations)

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VII. Landscaping

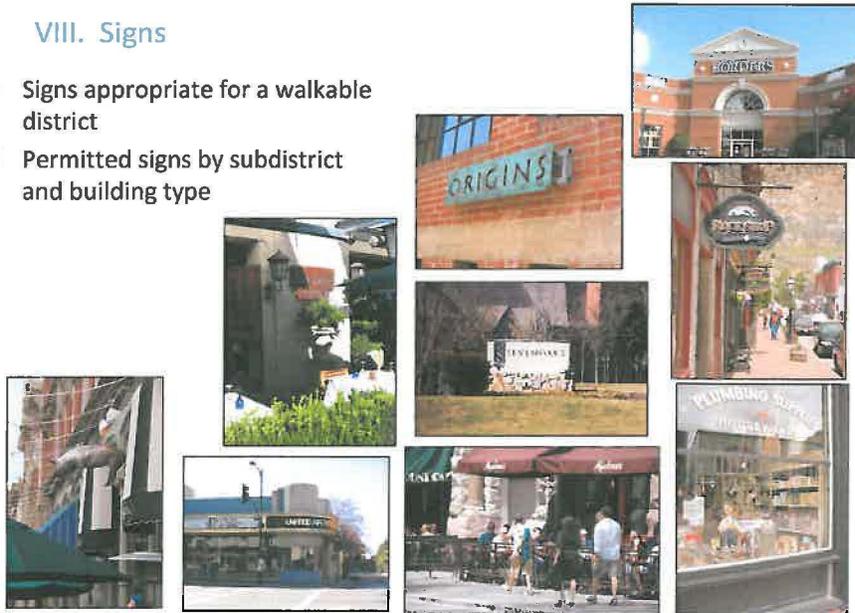
- Street trees primary landscape material
- Additional row of trees, landscape strip, low fence where parking must be located adjacent to sidewalk
- Parking lots landscaped with minimum 1 tree for each 6 parking spaces
- Landscaping for Residential At-grade
- Required open space in accordance with the District Plan



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VIII. Signs

- Signs appropriate for a walkable district
- Permitted signs by subdistrict and building type



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IX. Administration

Development Plan prior to Building Permit

- Plat
- Site plan
- Landscape plan
- Engineering plans
- Building elevations
- Site sections
- Building function/use
- Parking required/provided
- Traffic Impact Analysis
- Modifications requested

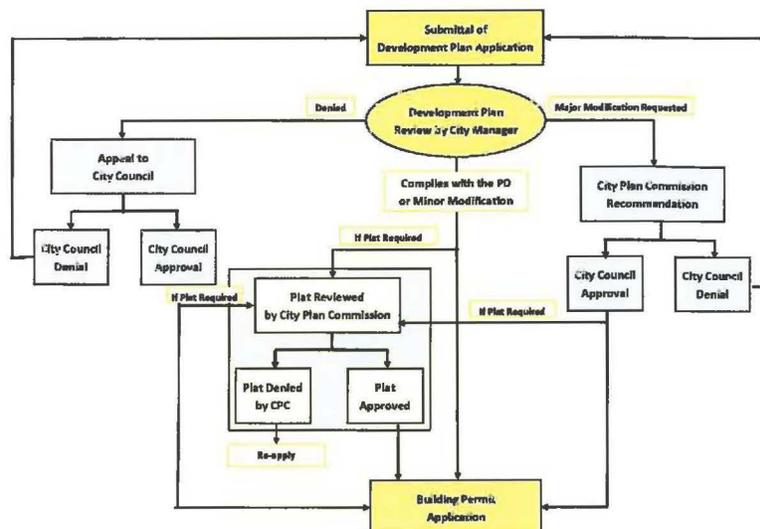
Development Standard Modifications

- Minor: Staff approval
- Major: CPC recommendation/Council approval



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IX. Administration



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DESIGN GUIDELINES

Urban Context

PERMITTED BUILDINGS

Maximum building height is determined by the existing building height in the surrounding area. The maximum building height shall be the average height of the existing buildings in the surrounding area.

PERMITTED BUILDING BY SUBDISTRICT

Subdistrict	Permitted Building Height
Subdistrict A	35 feet
Subdistrict B	40 feet
Subdistrict C	45 feet
Subdistrict D	50 feet
Subdistrict E	55 feet
Subdistrict F	60 feet
Subdistrict G	65 feet
Subdistrict H	70 feet
Subdistrict I	75 feet
Subdistrict J	80 feet
Subdistrict K	85 feet
Subdistrict L	90 feet
Subdistrict M	95 feet
Subdistrict N	100 feet



DISTRICT PLAN

San Jose, California

SUBDISTRICT A

Intent

Subdistrict A is located in the heart of the downtown area. It is characterized by its historic architecture and its proximity to the city center. The intent of this subdistrict is to preserve its historic character while allowing for modern development.



Opportunities

- Provide a mix of building heights and styles to create a diverse urban environment.
- Encourage the use of historic buildings and structures.
- Promote the development of new buildings that are sensitive to the historic context.
- Encourage the use of public space and pedestrian-friendly streets.

Urban Context

SUBDISTRICT B

Issue: This subdistrict is located in an area with a high density of existing buildings and a mix of building heights. The subdistrict is bounded by the following streets:



Boundaries are shown in red. The subdistrict is bounded by the following streets: [Street names]

- Opportunities:**
- [Opportunity 1]
 - [Opportunity 2]
 - [Opportunity 3]
 - [Opportunity 4]

DISTRICT PLAN

SUBDISTRICT C

Issue: This subdistrict is located in an area with a high density of existing buildings and a mix of building heights. The subdistrict is bounded by the following streets:



Boundaries are shown in red. The subdistrict is bounded by the following streets: [Street names]

- Opportunities:**
- [Opportunity 1]
 - [Opportunity 2]
 - [Opportunity 3]
 - [Opportunity 4]

Urban Context

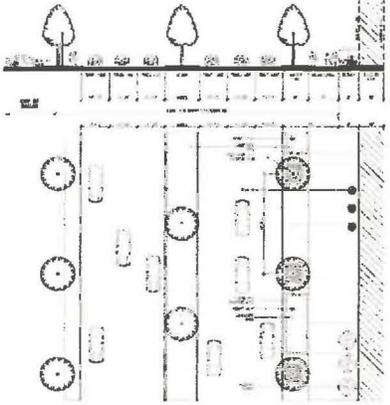
BUILDING TYPES

	WALKING DISTANCE	TRANSIT	WALKING DISTANCE				
LIVE / WORK	[Description]	[Description]	[Description]	[Description]	[Description]	[Description]	[Image]
MIXED RESIDENTIAL	[Description]	[Description]	[Description]	[Description]	[Description]	[Description]	[Image]
MIXED USE	[Description]	[Description]	[Description]	[Description]	[Description]	[Description]	[Image]
COMMERCIAL	[Description]	[Description]	[Description]	[Description]	[Description]	[Description]	[Image]

Urban Context

MAJOR THOROUGHFARE II-A

Continuation of Major Thoroughfare II-A

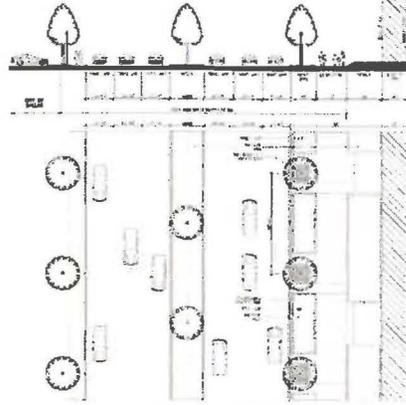


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STREET TYPOLOGIES

MAJOR THOROUGHFARE II-B

Continuation of Major Thoroughfare II-B



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Architectural Guidelines

BUILDING WALLS

Architectural Guidelines for Building Walls

MATERIALS

- Masonry: Clay brick, concrete block, stone.
- Glass: Clear, tinted, or reflective.
- Metal: Aluminum, steel, copper.
- Wood: Hardwood, softwood.

CONFIGURATIONS

- Solid walls: Full-height, partial-height.
- Perforated walls: Slats, louvers, screens.
- Mixed walls: Combination of materials and configurations.
- Wall height: Minimum 8 feet, maximum 12 feet.



GLASS WALL MATERIALS



BRICK WALL MATERIALS

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TECHNIQUES

- Wall placement: Set back, forward, staggered.
- Wall height: Varying heights.
- Wall texture: Smooth, rough, patterned.



TEXTURED WALL MATERIALS

BUILDING WALLS

INTENT

The intent of these guidelines is to ensure that building walls are aesthetically pleasing and contribute to the overall quality of the urban environment.



BRICK WALL MATERIALS

MARK 2013 / DRAFT

Architectural Guidelines

ROOFS

Roofs should be designed to complement the building's architectural style and provide a functional, durable surface.

MATERIALS

- Roofs should be constructed of materials that are durable, weather-resistant, and compatible with the building's architectural style.
- Roofs should be designed to provide adequate drainage and prevent water damage.

CONFIGURATIONS

- Roofs should be designed to provide adequate drainage and prevent water damage.
- Roofs should be designed to provide adequate ventilation and prevent moisture buildup.
- Roofs should be designed to provide adequate insulation and prevent heat loss.



PHOTO: JAMES BRADY



PHOTO: JAMES BRADY

TECHNIQUES

- Roofs should be designed to provide adequate drainage and prevent water damage.
- Roofs should be designed to provide adequate ventilation and prevent moisture buildup.
- Roofs should be designed to provide adequate insulation and prevent heat loss.



PHOTO: JAMES BRADY

ROOFS

INTENT

The intent of these guidelines is to ensure that roofs are designed to provide adequate drainage, ventilation, and insulation, while also complementing the building's architectural style.



PHOTO: JAMES BRADY

Architectural Guidelines

WINDOWS + DOORS

Windows and doors should be designed to provide natural light, ventilation, and a secure, weather-resistant barrier.

MATERIALS

- Windows and doors should be constructed of materials that are durable, weather-resistant, and compatible with the building's architectural style.
- Windows and doors should be designed to provide adequate drainage and prevent water damage.

CONFIGURATIONS

- Windows and doors should be designed to provide adequate drainage and prevent water damage.
- Windows and doors should be designed to provide adequate ventilation and prevent moisture buildup.
- Windows and doors should be designed to provide adequate insulation and prevent heat loss.



PHOTO: JAMES BRADY



PHOTO: JAMES BRADY

TECHNIQUES

- Windows and doors should be designed to provide adequate drainage and prevent water damage.
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PHOTO: JAMES BRADY

WINDOWS + DOORS

INTENT

The intent of these guidelines is to ensure that windows and doors are designed to provide natural light, ventilation, and a secure, weather-resistant barrier, while also complementing the building's architectural style.



PHOTO: JAMES BRADY

Landscape Guidelines			STREETSCAPE ELEMENTS	
STREETSCAPE ELEMENT	DESIGN PRINCIPLES	DESIGN GOALS	DESIGN PRINCIPLES	DESIGN GOALS
BENCH	<ul style="list-style-type: none"> Use durable, weather-resistant materials. Provide a clear, unobstructed path for wheelchair users. Ensure the bench is accessible to all users. 	<ul style="list-style-type: none"> Provide a clear, unobstructed path for wheelchair users. Ensure the bench is accessible to all users. 	<ul style="list-style-type: none"> Use durable, weather-resistant materials. Provide a clear, unobstructed path for wheelchair users. Ensure the bench is accessible to all users. 	
STREET LIGHT	<ul style="list-style-type: none"> Use energy-efficient lighting fixtures. Provide a clear, unobstructed path for wheelchair users. Ensure the lighting is accessible to all users. 	<ul style="list-style-type: none"> Use energy-efficient lighting fixtures. Provide a clear, unobstructed path for wheelchair users. Ensure the lighting is accessible to all users. 	<ul style="list-style-type: none"> Use energy-efficient lighting fixtures. Provide a clear, unobstructed path for wheelchair users. Ensure the lighting is accessible to all users. 	
PEDESTRIAN LIGHT	<ul style="list-style-type: none"> Use energy-efficient lighting fixtures. Provide a clear, unobstructed path for wheelchair users. Ensure the lighting is accessible to all users. 	<ul style="list-style-type: none"> Use energy-efficient lighting fixtures. Provide a clear, unobstructed path for wheelchair users. Ensure the lighting is accessible to all users. 	<ul style="list-style-type: none"> Use energy-efficient lighting fixtures. Provide a clear, unobstructed path for wheelchair users. Ensure the lighting is accessible to all users. 	
TRASH RECEPTACLE	<ul style="list-style-type: none"> Use durable, weather-resistant materials. Provide a clear, unobstructed path for wheelchair users. Ensure the trash receptacle is accessible to all users. 	<ul style="list-style-type: none"> Use durable, weather-resistant materials. Provide a clear, unobstructed path for wheelchair users. Ensure the trash receptacle is accessible to all users. 	<ul style="list-style-type: none"> Use durable, weather-resistant materials. Provide a clear, unobstructed path for wheelchair users. Ensure the trash receptacle is accessible to all users. 	

Sustainability

- Overview
- North Texas 2050 – Inner Tier Community
- West Spring Valley Corridor
 - Development diversity
 - Efficient growth
 - Pedestrian design
 - Housing choices
 - Activity centers
 - Environmental stewardship
 - Quality places
 - Efficient mobility options
 - Resource efficiency
 - Educational opportunity
 - Healthy communities
 - Implementation
- Sustainable design issues

CONCLUSION

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Implementation Strategy

- Revised zoning is just one area of emphasis in the overall implementation plan
 - Regulations and Policies
 - Infrastructure
 - Communication
 - Negotiation

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Sustainable District

- High quality, flexible infrastructure of buildings, parks, streets and trails
- Mixture and synergy of uses
 - Housing
 - Retail
 - Employment
 - Recreation
- Variety of residential unit types
- More opportunities for interaction, community



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Key to Attracting Quality Developers & Investment

- Straightforward ordinance
- Relatively quick development approvals
- Consistent, high-quality standards



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NEXT STEPS

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Next Steps – Schedule of Significant Events

- | | |
|--|----------------------------|
| Focus Group Meeting 1
(HOA Reps, Key Property Owners) | - January 27, 2011 |
| Community Meeting 1
(All Stakeholders) | - February 16, 2011 |
| CC input and briefing on Community Meeting 1 | - February 21, 2011 |
| <i>Public Hearing on extension of moratorium</i> | - <i>February 28, 2011</i> |
| Focus Group Meeting 2
(HOA Reps, Key Property Owners) | - March 10, 2011 |
| <i>Expiration of existing moratorium</i> | - <i>March 13, 2011</i> |
| Community Meeting 2
(All Stakeholders) | - March 17, 2011 |
| CC input and briefing on Community Meeting 2 | - March 28, 2011 |

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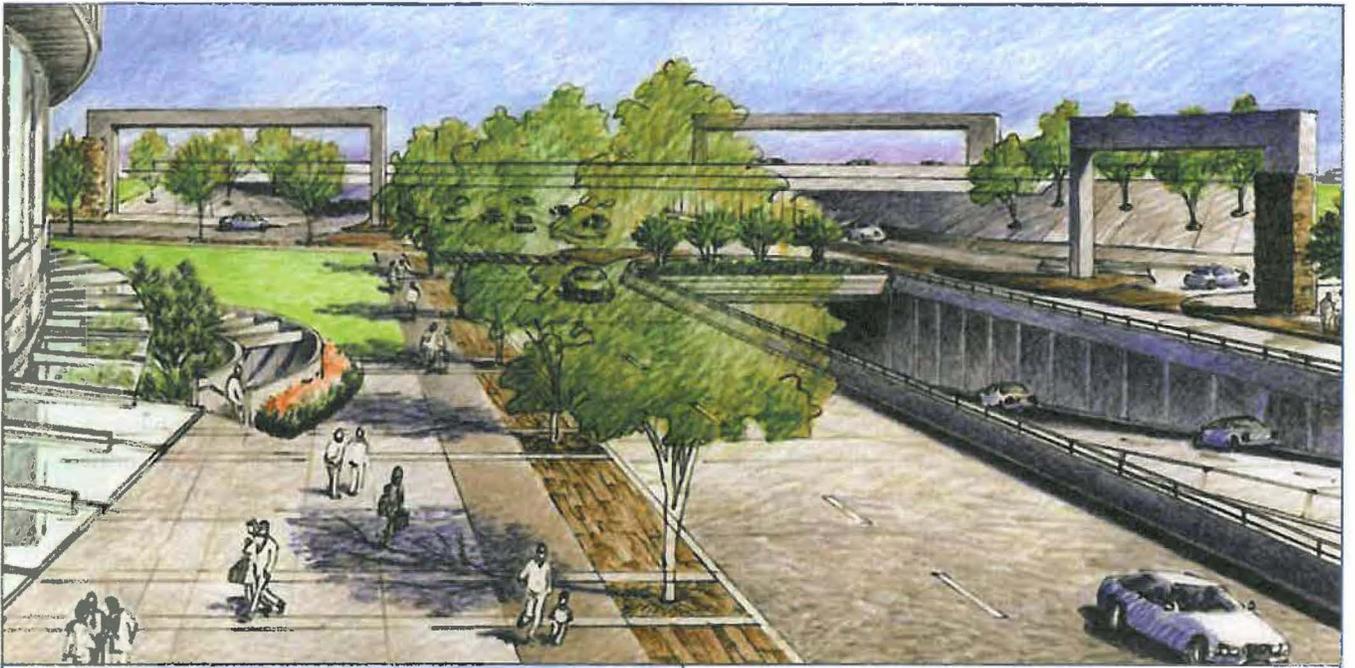
Next Steps – Schedule of Significant Events

- | | |
|--|------------------------|
| CPC Hearing on zoning change, design guidelines, MTP amendment | - April 5 and 19, 2011 |
| CC Hearing on zoning change, design guidelines, MTP amendment | - May 2 and 9, 2011 |
| Adoption of Ordinances | - May/June, 2011 |
| <i>Expiration of extended moratorium</i> | - <i>June 11, 2011</i> |

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West Spring Valley Corridor PD Ordinance

Draft: March 25, 2011



Richardson West Spring Valley Corridor
PLANNED DEVELOPMENT DISTRICT

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I. PURPOSE, GOALS AND INTENT

A. PURPOSE

The purpose of the West Spring Valley (WSV) Planned Development District (“the District”) is to implement the adopted recommendations of the West Spring Valley Corridor Reinvestment Strategy by establishing a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use and which will attract ongoing reinvestment.

B. GOALS

The goals of this District are:

1. To make WSV sustainable through:
 - a. Providing for the integration of mixed uses;
 - b. Embodying LEED-ND (Leadership in Energy and Environmental Design – Neighborhood Development) and LEED Building principles;
 - c. Providing focal open space amenities;
 - d. Assuring pedestrian and bicycle friendliness; and
 - e. Minimizing the “heat island” effect of large expanses of pavement.
2. To provide development and land use flexibility within the framework of a Planned Development District;
3. To provide a mix of residential, retail, entertainment and office uses;
4. To encourage excellence in development through the balanced use of high-quality development standards and expedited administrative approvals for projects which meet the intent of this District; and
5. To create standards that better ensure appropriate transitions between existing neighborhoods and new development.

C. INTENT

The intent of this District is:

1. To provide a comfortable and attractive environment for pedestrians which includes such elements as buildings that frame public space, interesting street walls, street trees, lighting and street furniture;
2. To construct a continuous street frontage of buildings along block faces except where it is desirable to provide outdoor public plazas, courtyards or pocket parks;
3. To require the construction of buildings close to the sidewalk and street so as to create a comfortable pedestrian environment;
4. To require parking at ratios that will adequately serve the variety of activities within the District, allow for fluctuations in market demand for a variety of uses and reduce the overall amount of pavement within the District;

II. DEFINITIONS

The words and phrases used in this Ordinance shall have the meaning provided to them in the Code of Ordinances, the 1956 Amendment to the Richardson Zoning Ordinance, as amended (sometimes called the “Comprehensive Zoning Ordinance”) unless a different definition of the same word or phrase is provided in this Ordinance. In addition, the following words and phrases shall have the following meanings:

Access Drive means any drive or lane located on the interior of the property designed to accommodate motor vehicles, bicycles or pedestrians.

Amenity Zone means a portion of the public right-of-way, typically adjacent to the sidewalk but outside the pedestrian walking area, that includes streetscape elements, landscaping, and street trees.

Apartment means a multifamily structure containing three or more dwelling units, located on a single lot and designed to be occupied by three or more families living independently of one another, excluding hotels or motels.

Awning means a roof-like cover usually supported from the exterior wall of a building, often of fabric, metal or glass, designed and intended to provide protection from the elements.

Block Face means the side of a street between two consecutive intersections.

Build-to Line means a line, generally the same as the property line, with which a certain percentage of the exterior wall of a building in a development is required to coincide as provided herein.

Build-to Zone means the area between the Build-to Line and a parallel line 10 feet inside the property line within which the wall of a building must be located, but within which the building wall may step in and out in accordance with the standards and limitations herein.

Building Façade, Primary means any façade that faces a public street or open space.

Commercial Building means a building that may be used only for non-residential or non-industrial uses.

Condominium, Residential. A development with one or more buildings in which the space within the exterior walls of each dwelling unit is designated for separate ownership and occupancy and the remainder of the property is designated for common ownership and occupancy (i.e. the common areas, such as grounds and the building structures are directly owned in undivided interests by the owners of the dwelling units..

District or WSVC District means the area within the City of Richardson ...(Insert the description of the boundaries of the District)

District Plan means the depiction of the District set forth in *Appendix 3 of* this ordinance dividing the District into various areas that are referenced throughout this Ordinance when indicating which use and development regulations are to be applied to the various portions of the District.

Entry, Primary means the main entry to a building facing the block face or facing a plaza or courtyard with direct access to a street.

Streetscape means the urban design element that establishes the character for the major part of the public realm composed of thoroughfares (travel lanes for automobiles and bicycles, parking lanes for cars, sidewalks for pedestrians) as well as the visible private frontages (building facades and elevations, porches, setbacks, fences, awnings, etc.) and the amenities within the public frontages (street trees and plantings, benches, street lights, bike facilities, other furnishings).

Studio Apartment means a small apartment usually consisting of one main area that combines the living and bedroom space, as well as a small kitchen/kitchenette and a bathroom.

Subdistrict means, collectively, the portions of the District outlined and designated as Area A through Area G, respectively, in Appendix 3 of this Ordinance.

Townhome means a single-family dwelling, typically in a row of at least three attached units, each on its own platted lot and having its own front and rear access to the outside, where no such unit is located over another unit, there is no visible separation between walls or roofs of adjoining units and each unit is separated from other units by one or more vertical common firewalls.

West Spring Valley Corridor (WSVC) Development Plan or Development Plan means a plan that must be approved by the City prior to any improvements to a property within the District, and which may include, but is not limited to, a plat, site plan, civil engineering plans, landscape plan, list of proposed uses, parking required and provided, building elevations and any Modifications being requested.

To the extent of any irreconcilable conflict in the definitions in the *Code of Ordinances* or the *Comprehensive Zoning Ordinance* and this Ordinance, the definitions in this Ordinance shall prevail.

- 3-Bedroom -1,000 SF

5% of each unit type, except Studio, may be constructed with a square footage of up to 25% less than the minimum required area.

7. Required Recreation and Open Space for Apartments and Condominiums

- a. Each development that includes apartment or residential condominium units shall provide an indoor or outdoor recreational or playground area to meet the requirements of the residents in such development, including facilities for children, adolescents and adults as appropriate.
- b. Each apartment or residential condominium development shall provide at least one indoor or outdoor play area for the first 250 dwelling units or portion thereof. Said play area shall be a minimum of 900 square feet in area and shall be designed for use by children under ten years of age and shall include safe, weather-resistant play equipment. One additional playground meeting the specifications described above shall be provided for each additional 250 dwelling units within the development or portion thereof.
- c. Additional recreational amenities must be provided on-property with each apartment or residential condominium development. The additional recreational amenities to be provided may be a combination of any of the amenities, listed below, provided that the points assigned to each type of amenity listed below totals not less than 70 points for each 250 dwellings units or portion thereof within the development:
 - i. Additional playgrounds designed for children ten years of age or younger meeting the specifications listed above. (Ten points; maximum ten points per apartment or residential condominium complex.)
 - ii. Clubhouse/game room/multi-purpose room a minimum of 400 square feet in area for each 250 units. (Ten points.)
 - iii. Equipment, such as pool tables, ping-pong tables, foosball tables, etc., in the clubhouse/game room/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the city's director of parks and recreation. (One point for each piece of approved equipment.)
 - iv. Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)
 - v. Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)
 - vi. Indoor fitness center at least 400 square feet in area for each 250 units. (Ten points.)
 - vii. Swimming pool, including wading area. (Ten points; 20 points maximum per 250 unit apartment or residential condominium complex.)
 - viii. Reinforced concrete jogging trail, bike path or combination thereof, a minimum of eight feet in width. (Ten points.)

C. BLOCK FACE

Intent. Building walls should be continuous along block faces to create a strong edge to the street, define the pedestrian environment and contribute to an attractive and active district, with allowance for some limited variation and opportunities for outdoor dining, plazas, pocket parks and special building entry features.

1. **Continuous building frontage** will be considered to be met if 75% or more of the primary building façade for each structure s located within the Build-to Zone identified in Table 1 below; however, with administrative approval of a Minor Modification, the requirement may be reduced to 60%, provided that the reduction is for the purpose of accommodating an attractive outdoor dining area, plaza, building entry feature or other amenity which contributes to the streetscape. A greater reduction shall require approval of a Major Modification.

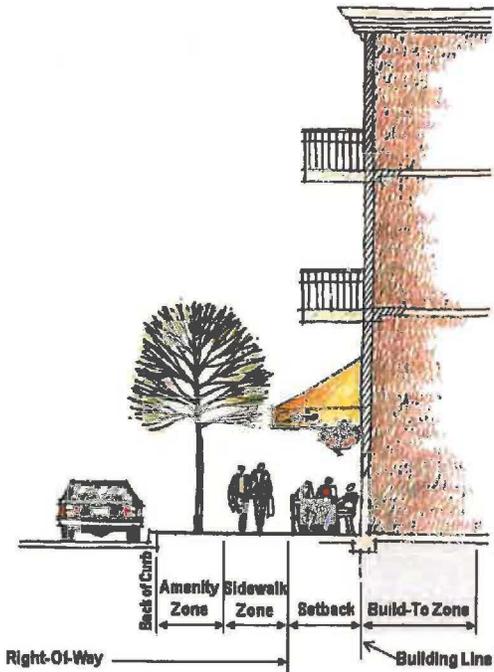
Where on-site surface parking must be located adjacent to the street, such parking area shall be landscaped with a double row of trees as set out in VII.E. *Parking Lot Landscaping* and may count as part of the continuous frontage so long as the length of the parking lot adjacent to the street is minimized and approved by Minor Modification.

2. **Facades** shall 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.

3. Build-to Lines

- a. Build-to Lines are established in *Table 1. Street and Build-To Zone Standards* below.
- b. Build-to Lines shall be measured from the planned street back-of-curb as established on the street sections for the Subdistrict, said street sections also included in the Ordinance. The entire area between the back-of-curb and the primary non-residential building façade shall be dedicated as part of the public right-of-way or as a public access easement except adjacent to residential uses, where the setback need not be dedicated as determined during Development Plan review.

- c. Exterior steps, stoops, chimneys and bay windows may encroach beyond the Build-to Line by up to two feet, but shall not encroach into the public right-of-way.



D. STREETS

Intent. It is the intent of these regulations that public and private streets provide a framework grid that will facilitate the movement of pedestrians, bicycles and motor vehicles in an attractive and comfortable environment, and provide for incremental long-term revitalization and redevelopment of parcels to meet changing market sector needs. All streets and blocks in the WSVL District shall conform to the provisions of this Ordinance, including the Street Typologies and Street Sections in *Appendix 5, Design Guidelines*.

E. TOWNHOME DEVELOPMENT STANDARDS

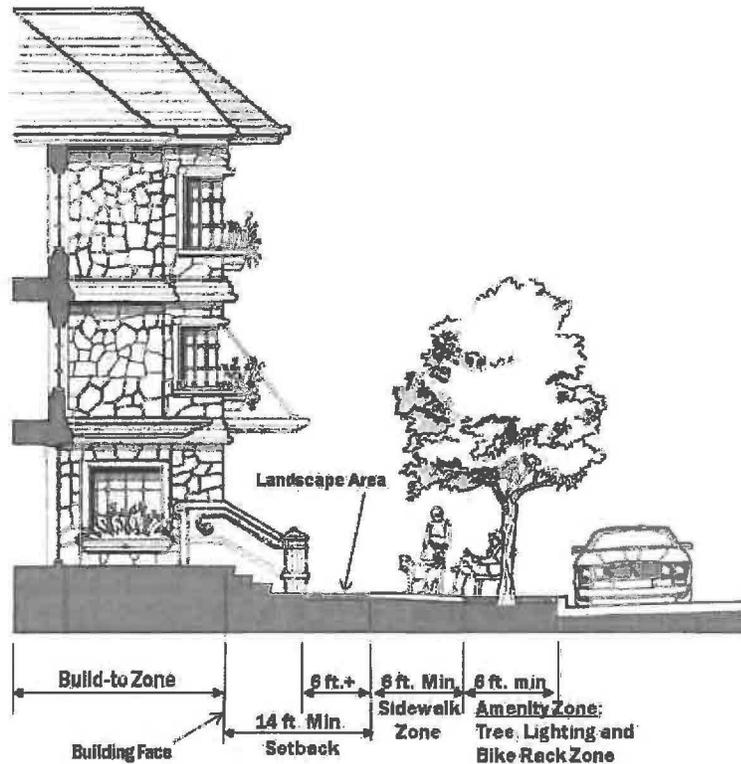
1. Building regulations

a. Exterior building materials

- i. All building façades for townhomes, excluding doors, windows, breezeways, and courtyards, regardless of height or number of stories, shall have at least seventy-five percent (75%) of the total exterior wall of each elevation constructed of masonry material. Chimneys for newly constructed duplexes shall be of one hundred percent (100%) masonry material. The remaining exterior walls may be constructed of non-masonry materials that meet the Building Code, except that Exterior Insulating Finishing Systems (EIFS) shall be permitted only as a material for trim and moldings and only when installed above a height of eight feet. Where non-masonry material is permitted, hardboard siding is prohibited; however, cementitious plank siding shall be allowed if installed in overlapping horizontal rows or courses.
- ii. Where a second- or third-story exterior wall is offset a minimum of three feet from the vertical plane of the first-floor exterior wall below, or a dormer window is offset a minimum of one foot from the vertical plane of the first-floor exterior wall below, the wall of the offset portion or dormer shall be excluded from the exterior area calculation.
- iii. For “chateau,” “mansard,” or any other design where the roof serves as an exterior wall, the above percentages shall apply.
- iv. Unpainted metal, galvanized metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an “attractive” oxidized finish, such as copper or weathering steel, may be used subject to Development Plan approval.
- v. The sides of townhome buildings facing a public or private street shall be of a compatible design in terms of architectural style, materials and detailing with the front elevation.

b. Building height

- i. Principal buildings shall be limited to three stories not to exceed a maximum height of 55 feet, except within 200 feet of property zoned single-family residential outside the District, where the maximum height shall be limited to two stories of up to 40 feet.
- ii. Accessory buildings shall be a maximum of one story of up to 15 feet in height.



g. Additional setbacks

- i. **Side setback.** On lots containing dwelling units, no side setback is required, except:
 - (a) The minimum separation between buildings shall be 10 feet, unless one of the exposed walls is constructed as a firewall in accordance with the Richardson building code;
 - (b) A 10-foot setback shall be provided where a building is adjacent to a patio home, duplex or property zoned single-family residential outside the District, or adjacent to a public or private street;
 - (c) In no case shall the separation between buildings be less than required by applicable provisions of the City's building and fire codes;
 - (d) Fireplaces and eaves may extend a maximum of three feet into any required side yard.
- ii. **Rear yard setback.**
 - (a) A minimum 5-foot setback shall be provided between garage doors and the rear property line.
 - (b) A minimum 10-foot setback shall be required where a building is adjacent to a patio home, duplex or property zoned single-family residential outside the District,
 - (c) Fireplaces, eaves, bay windows, balconies, and fireproof outside stairways may extend a maximum of three feet into any required rear yard.

masonry material. Where non-masonry material is permitted, hardboard siding material is prohibited; however, cementitious plank siding shall be allowed if installed in overlapping horizontal rows or courses.

(b) Where a second-story exterior wall of a patio home is offset a minimum of three feet from the vertical plane of the first-floor exterior wall below, or a dormer window is offset a minimum of one foot from the vertical plane of the first-floor exterior wall below, the exterior wall of the offset portion or dormer shall be excluded from the wall area calculation for purposes of these regulations.

(c) Where not in conflict with the provisions contained herein, the requirements of the *Comprehensive Zoning Ordinance, Article XXII-F, Residential Exterior Construction Standards*, shall apply.

- ii. **Accessory buildings.** For patio home accessory buildings with a floor area in excess of 150 square feet, including, but not limited to, detached garages or servants' quarters, each exterior wall shall be constructed of a minimum of 35 percent masonry material. Accessory buildings with a floor area of 150 square feet or less may be of non-masonry material or all metal with baked-on or pre-painted surface. Detached garages built to replace garages which are enclosed or converted to living space shall be constructed of brick, stone, cementitious materials or a combination thereof in proportions similar to those on a principal building and shall be architecturally compatible with the principal building as determined by the Chief Building Official or designee.
- iii. **Greenhouses.** A detached greenhouse may be constructed in association with a patio home of material approved by the Chief Building Official, provided the structure is used exclusively as a greenhouse and maintained as such. A greenhouse converted to another use must be made to comply with the requirements for accessory buildings.

b. Building height

- i. **Principal building.** No patio home shall exceed two stories with a total height not to exceed 40 feet. Furthermore, in no case shall the first story exceed 25 feet in height.
- ii. **Accessory buildings.** Accessory buildings shall be a maximum of one story and may not exceed 12 feet in height.

c. Building size

- i. **Principal building.** The minimum area of the patio home shall be 1,500 square feet, exclusive of garages and breezeways.
- ii. **Accessory buildings.** The total floor area of detached structures, including garages and accessory buildings, constructed with a patio home shall not occupy more than eight percent (8%) of the lot area and the aggregate ground floor area may not exceed 600 square feet.

f. Side setback

- i. A side setback shall be provided on one side of the patio home lot of at least ten feet, except the side setback on a corner lot adjacent to a side street shall be 15 feet. Adjacent to an alley, a seven-foot setback shall be required from said alley. The ordinary projections of a roof eave or cornice may extend into the required side setback a maximum of two feet. A fireplace, windowsill, box or bay window, or other architectural features not more than ten feet in width may extend a maximum of two feet into the required side setback.
- ii. A patio home shall be built on the property line on one side of the lot (the zero side). The side of the structure located on the zero side shall contain no openings, appendages or overhangs except where a portion of the building may be set back to create a side patio on a C-shaped home and openings such as a door for access to the patio shall be permitted adjacent to the patio. A minimum separation of ten feet shall be provided between all buildings.
- iii. Each adjacent patio home lot shall provide a roof eave and access easement, a minimum of three feet in width, adjacent to the zero setback side to allow the property owner access for maintenance of the dwelling. The roof eave may encroach 16 inches into the easement. A gutter and down spout shall be required along the zero setback side to ensure drainage is handled on the dwelling owner's property. The gutter system is not included in the calculation of the eave encroachment.
- iv. No setback shall be required from an interior side lot line for air conditioning equipment or an uncovered porch or patio.

g. Rear setback. A rear setback with a depth of not less than 20 feet is required for a patio home lot, except:

- i. The ordinary projections of a roof eave or cornice may extend into the required rear setback a maximum of two feet. A fireplace, windowsill, box or bay window, and other architectural features not more than ten feet in width may extend into the required rear setback a maximum of two feet;
- ii. Where a detached garage, detached carport, attached carport or any other accessory building extends into the rear setback area, a minimum setback of three feet shall be provided from the side lot line and a minimum setback of three feet shall be provided from the rear lot line or 18 inches if the rear lot line is adjacent to an alley;
- iii. A rear setback is not required for air conditioning equipment or an uncovered porch or patio.

h. Swimming pools, spas and related buildings and equipment

- i. Swimming pools, spas, and related equipment constructed in association with a patio home may be located anywhere behind the front building line and a minimum distance of three feet from any other property line provided, however, in a rear setback adjacent to an alley, swimming pool equipment may be located a minimum distance of 18 inches from the rear property line.
- ii. Swimming pools or spas shall not be located in any area which cannot be fenced in accordance with the city fence regulations.

- ii. **Accessory buildings.** For duplex accessory buildings in excess of 150 square feet built in conjunction with a duplex, including, but not limited to, detached garages or servants' quarters, each exterior wall shall be constructed of a minimum of 35 percent masonry material. Accessory buildings of 150 square feet or less may be of non-masonry material or all metal with baked-on or prepainted surface. Detached garages built to replace garages which are enclosed or converted to living space as required herein shall be constructed of brick, stone, cementitious materials or a combination thereof in proportions similar to those on the principal building and the detached garage shall be architecturally compatible with the principal building as determined by the chief building official or designee.

2. Height regulations.

- a. **Principal building.** No duplex shall exceed two stories with a total height not to exceed 40 feet. Furthermore, in no case shall the first story exceed 25 feet in height
- b. **Accessory buildings.** Accessory buildings with a floor area of 150 square feet or less built in association with a duplex shall not exceed 15 feet in height. Accessory buildings with a floor area of more than 150 square feet shall be limited to one story not to exceed 25 feet in height.

3. Area regulations.

- a. **Area of the lot.** The minimum area of a duplex lot shall be 10,000 square feet or, if each dwelling unit of the duplex building is platted on a separate lot, each lot shall be a minimum 5,000 square feet.
- b. **Width of the lot.** The minimum width of a duplex lot shall be 100 feet or, if each dwelling unit of the duplex building is platted on a separate lot, each lot shall be a minimum of 50 feet wide.
- c. **Depth of the lot.** The minimum depth of a duplex lot shall be 100 feet. Lots located on a cul-de-sac may be less than 100 feet in depth, provided one side of the lot is at least 100 feet in depth and provided the lot meets all other width and area requirements.
- d. **Lot coverage.**
 - i. The lot coverage of all buildings constructed in association with a duplex shall not exceed 50 percent of the area of the lot, estate, or other land on which the same is located. In addition, the total area of detached structures, including garages and accessory buildings, shall not occupy more than eight percent of the lot area, nor in any event have a ground floor aggregate area of more than 600 square feet or, if each dwelling unit of the duplex building is platted on a separate lot, the total area of detached structures, including garages and accessory buildings, shall not occupy more than 8% of the lot area, nor shall any individual building have a ground floor aggregate area of more than 450 square feet..
 - ii. The cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50 percent of the area between the front property line and any front building wall.

setback adjacent to an alley, swimming pool equipment may be located a minimum distance of 18 inches from the rear property line.

- ii. Swimming pools or spas shall not be located in any area which cannot be fenced in accordance with the city fence regulations.
 - iii. Additional requirements relative to the location of swimming pools and pool equipment are stated in the *Comprehensive Zoning Ordinance, Article I, Section 5*.
 - iv. Any accessory building to the pool or spa shall be regulated as prescribed herein for accessory buildings.
- i. Special requirements**
- i. In Area F, if duplexes are constructed along the north property line adjacent to the alley, the existing screening wall may be removed and the alley may be used to access rear-entry garages and parking for these buildings.
 - ii. Garage doors shall not face directly onto a public or private street unless approved as a Major Modification. Swing-entry garages may be permitted provided a minimum driveway length of 20 feet shall be provided to the garage door opening and provided the cumulative area of any driveway plus any impermeable surface area located between the front property line and any front building wall shall not exceed 50 percent of the area between the front property line and any front building wall.

- c. Elsewhere, buildings shall not exceed four stories in height except in Area B and Area F as described in *Table 2. Subdistrict Height Standards*:

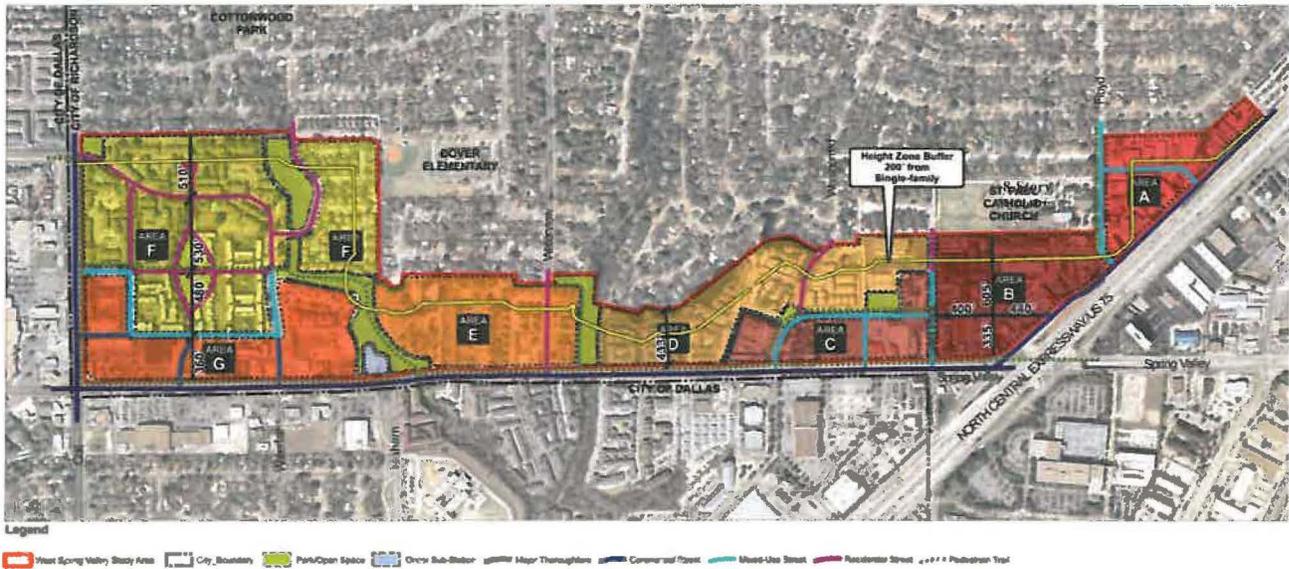


TABLE 2. SUBDISTRICT HEIGHT STANDARDS

STANDARD	AREA A	AREA B	AREA C	AREA D	AREA E	AREA F	AREA G
Building Height ¹	Min. 2 stories Max. 2-4 stories ¹	Min. 2 stories Max. 2-8 stories ^{1,2}	Min. 2 stories Max. 2-4 stories ¹	Min. 1 story Max. 2-4 stories ¹	Min. 1 story Max. 2-3 stories ¹	Min. 1 story Max. 2-5 stories ^{1,2}	Min. 2 stories Max. 2-4 stories ¹

Notes:

¹ In Area B, buildings may be constructed up to eight stories on properties which are more than 300 feet from property zoned single-family residential outside the District and which have frontage on Central Expressway.

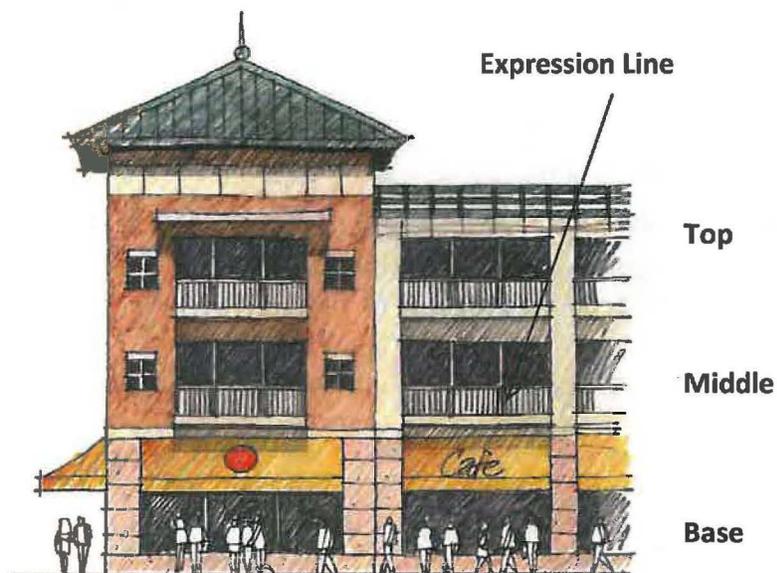
² In the portion of Area F west of Waterfall Way/Dublin Drive and north of the northern-most east/west street, buildings shall be limited to two stories within 200 feet of property zoned single-family residential outside the District except that no two-story Mixed Residential buildings shall be constructed within 150 of property zoned single-family residential outside the District, and buildings in the remainder of this portion of Area F shall be limited to three stories in height.

³ In the portion of Area F generally east of Waterfall Way/Dublin Drive, buildings shall be limited to two stories within 200 feet of property zoned single-family residential outside the District and limited to three stories between the two-story zone and Waterfall Way/Dublin Drive.

⁴ The maximum height in the remainder of Area F west of Waterfall Way shall be four stories, except that if LEED Silver buildings are constructed, a maximum of five stories shall be allowed in Mixed Residential buildings within the internal loop road as designated in *Appendix 4. Height Zones*.



- i. Buildings shall generally maintain a façade rhythm of 20 to 30 feet. This rhythm may be expressed by a change in building plane, stepping portions of façades in and out, utilizing columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.
- ii. All buildings shall be designed and constructed in tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element shall delineate the base and top.





Residential At Grade



contain large amounts of window area, an increase of up to 15% may be approved for building elevations containing lofts by Minor Modification. Increases greater than 15% shall require a Major Modification.

- ii. Shall be vertical in proportion and generally have at least a 3-inch reveal. A series of vertically proportioned windows which are joined together by a mullion shall be considered as meeting this standard.

Loft Units are often characterized by large window areas



8. Building Entries

Each building and separate lease space at-grade along the street edge shall have a functioning Primary Entry from the sidewalk. Such entries must be inset from the front building plane by at least 3 feet. Functioning entries should be located no more 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 an awning or other weather protective cover over the entrance.

Where parking lots are located behind a building, a secondary rear entry is strongly encouraged to provide convenient access from the parking lot to the building.

9. Roofs

- a. Flat roofs and green roofs are permitted.
- b. For buildings with hip, gable or mansard roofs, the allowed materials include slate, concrete or clay roofing tile, copper, factory-finished standing seam metal or laminated asphalt shingles of at least 300 pounds per square. Wood shingles are expressly prohibited.

10. Exterior Façade Materials

Except where otherwise specified in this Ordinance for specific types of buildings, the following shall apply to all exterior walls of buildings and parking structures which are visible from a public street or public open space:

V. PARKING AND ACCESSIBILITY

A. AUTOMOBILE PARKING

1. Intent. The intent of this Section V is to:

- a. Provide for flexibility in the leasing of allowed uses;
- b. Manage parking so that it is convenient, efficient and supports an active and vibrant mixed-use retail, office and residential environment;
- c. Ensure ease of access to parking;
- d. Provide flexibility for changes in land uses which have different parking requirements;
- e. Avoid adverse parking impacts on residential neighborhoods;
- f. Ensure that parking structures do not dominate the public environment by encouraging the lining of the edges of such structures with residential or commercial uses where the structure would otherwise be visible from public streets and public open space.

2. Parking Requirements

- a. The construction of any new building or the expansion of the gross leasable square footage of an existing building shall require the construction of parking for that additional square footage in accordance with *Table 4. Parking Calculations*.
- b. **On-Site At-Grade Parking.** All off-street surface parking should be located behind the building; however, when it is necessary to locate parking adjacent to the sidewalk, such parking shall be located at least eight feet behind the front Build-to Line on a street or public open space. Parking shall be accessed by an alley or driveway between buildings. Every effort shall be made to minimize the number of driveways along block faces, including the use of shared drives between developments. The setback and surface parking lot shall be landscaped as set out in *Section VII. Landscape* of this Ordinance.

c. Parking Garages.

- i. Where approved, parking garages which are adjacent to a street shall be separated from the roadway and Build-to Line by a Liner Building a minimum of 30 feet in depth and containing permitted uses other than parking. The entry to the parking garage shall be architecturally integrated into the design of the building it serves.
- ii. Where a parking garage must be located adjacent to a street:



- The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal

B. BICYCLE PARKING

1. Intent. The intent of this section is to encourage the use of bicycles by requiring safe and convenient bicycle parking.

2. Required Bicycle Parking

Bicycle parking shall be provided at a rate of at least one space for each 20 automobile parking spaces required, or portion thereof, as part of the base parking requirement in *Table 4. Parking Calculation* unless otherwise approved by Minor Modification.

3. Bicycle Parking Standards

a. Location

- i. Required bicycle parking must be located within 50 feet of an entrance to the building. With approval of a Minor Modification, some bicycle parking may be located in the public right-of-way within the Amenity Zone and must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.
- ii. Bicycle parking may also be provided within a building, but the location must be easily accessible to bicycles and not be in violation of applicable fire code provisions.

b. Covered Spaces

If covered spaces for motor vehicles are provided on-site, at least 50% of the bicycle parking shall also be covered, unless otherwise approved by Minor Modification.

c. Signs

If bicycle parking is not visible from the building entry area, then a sign must be posted indicating the location and availability of the bicycle parking facilities.

4. Standards for Bicycle Rack Types and Dimensions

a. Rack Type

Bicycle rack types and dimensions shall be approved by the City.

b. Parking Space Dimensions

- i. Bicycle parking spaces must be at least 6 feet long and 2 feet wide. Bicycle racks shall be spaced 30 inches apart. If the bicycle parking is covered, the overhead clearance must be at least 7 feet.
- ii. A minimum 4-foot wide aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking.
- iii. Each bicycle parking space must be accessible without requiring another bicycle to be moved.

- c. Refuse storage containers will be screened from public streets and adjacent properties by a minimum 6 foot high masonry wall.
 - d. Utility meters and other utility apparatus, including transformers, should be located to the rear of the structure and screened from the view of public streets and adjoining properties. Screening should not interfere with the safe operation and maintenance of the equipment. Acceptable screening methods include:
 - i. Landscaping, including trees or an evergreen hedge;
 - ii. A fence constructed of masonry, native stone, wrought iron or other material approved by the city engineer; or
 - iii. Placement of the equipment underground or interior to the building.
 - e. Wall-mounted equipment, including meters (such as banks of electric meters) should be screened from public streets and adjacent properties. All suggested screening will meet clearances required by affected utility companies. Acceptable screening methods include:
 - i. Landscaping including trees or an evergreen hedge;
 - ii. A fence constructed of masonry, native stone, wrought iron or other material approved by the city engineer; or
 - iii. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building facade.
6. Visibility triangles shall be maintained in accordance with the City's sight guidelines. Nothing in the screening requirements herein shall be construed as permitting any obstruction to visibility, and no person shall locate a structure or plant material in a manner which will obstruct a view and create a traffic hazard. Within the visibility triangle, no obstruction shall exceed 30" in height, measured from the top of the curb; however, trees are permitted within the visibility triangle provided that the lowest limbs are trimmed to a minimum height of 7 feet, measured from the top of curb. This restriction shall not apply to structures authorized by the *Comprehensive Zoning Ordinance* or to traffic control signs, traffic control equipment, street signs or any utility-related equipment.

D. UTILITIES

- 1. **Utility Lines.** Service distribution overhead utility lines shall be relocated below ground as part of the redevelopment of a property.
- 2. **Overhead utility lines.**
 - a. All electrical, telecommunication and street lighting (lateral and/or service distribution) lines and wires must be placed underground.
 - b. All electrical and telecommunication support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations shall be pad-mounted or placed underground and screened as required herein, but shall not obstruct the vision of motorists at alley, street or drive intersections.

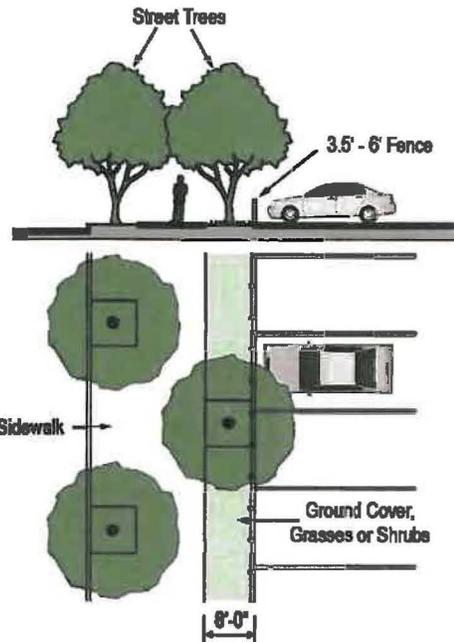
- 3. District-wide Furnishings.** The entire District shall utilize basic fixtures and furnishings, such as street and pedestrian lighting, benches, trash cans, newspaper dispensers and bicycle parking equipment, that are approved by the City for public areas within the District.

C. PLANT MATERIAL

Plant materials shall consist of street trees, ornamental trees, evergreen shrubs, ground covers and vines and seasonal-color plants which are native or drought hardy set forth in *Appendix 2. Street Trees and Landscape Material.*

D. PAVING MATERIAL

1. Paving material in front setbacks and on sidewalks shall be warm toned materials such as brick, natural or manufactured stone, and/or concrete.
2. Gravel as a paving material is prohibited.
3. A stamped version of brick, stone or cobbles may be approved in certain locations by Minor Modification.



E. PARKING LOT LANDSCAPING

1. **Parking Lots Adjacent to Sidewalks.** Where parking is adjacent to the sidewalk, a second row of trees and a fence between 3.5 feet and 6 feet in height shall be provided in place of a building wall. The fence treatment may be wrought iron or a combination of wrought iron and masonry with shrubs. Except for brick or stone columns, any fence greater than 3.5 feet in height shall provide at least 50% through vision above the height of 3.5 feet. The appropriateness of the tree planting and fence shall be determined by Minor Modification.

Openings in the fence and landscaping shall be provided and a hard surface shall be installed to accommodate pedestrian access to the public sidewalk.

2. **Interior parking lot landscaping.** Landscaping internal to the parking lot shall include the planting of trees from the street tree list to reduce heat buildup. Each row of parking shall be configured so that there is a minimum 10-foot wide landscape island with each run of eight parking spaces. Parking lot landscaping shall contain a quantity of trees calculated at a minimum of one large tree for every six cars.

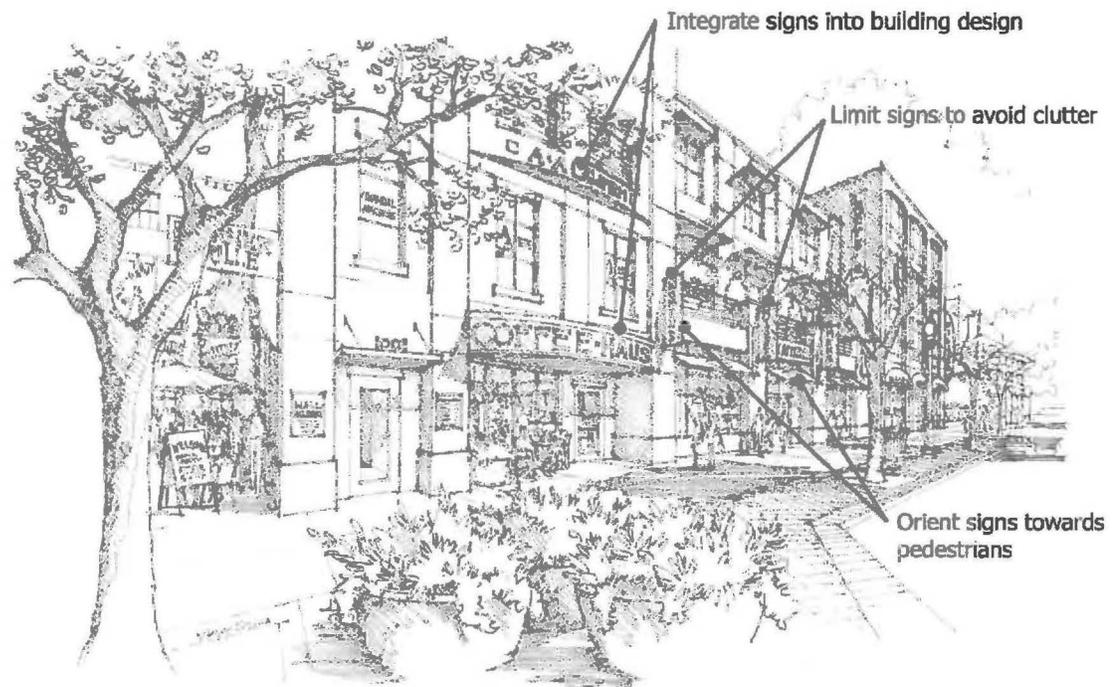
A concrete, pavestone or mulch strip the width of the vehicle overhang is suggested for parking spaces adjacent to a landscape setback. This strip shall be measured from the face of curb to the edge of the landscape bed. In addition, a 1-foot dismount strip shall be provided along parking islands adjacent to a parking space.

VIII. SIGN STANDARDS

A. INTENT.

Signs are important to the success of most commercial activities, identifying the business to both pedestrian and occupants of passing vehicles. The intent of this Section VIII is to help enliven retail, restaurant and mixed-use areas by limiting clutter and regulating commercial and locational signage.

These standards should not be interpreted to prevent District-oriented signs such as seasonal banners and wayfinding signs. Commercial and directional signage within the District shall be limited, regulated and controlled as provided in these District regulations. All other signage shall be subject to the requirements of City ordinances, rules and regulations in effect at the time.



More specifically:

1. The location, size, color, materials, and design of signs should be in keeping with the character of the WSVC District;
2. Signage should be oriented primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the District;
3. The number of signs should be limited to avoid clutter;
4. Signs should be integrated into the overall building design in terms of placement, materials, colors, scale, proportions, etc.;
5. Signs attached flush to the building should not obscure any significant architectural details;

vi. Restaurant and retail areas may have neon or specially designed exterior signs, if approved by the City Manager.

b. Mixed Residential Building Types:

i. The maximum combined effective area of all signs requiring a permit may not exceed five percent (5%) of the total area of each façade, in the form of wall, projecting, awning and/or window signs.

The total sign area may be divided into any combination of individual signs, including awning, projecting, window or wall signs.

Signs may be placed on each exterior façade, subject to the five percent (5%) limit per façade.

ii. Monument signs shall be limited to one per street frontage, subject to the limits and restrictions herein.

iii. Directory signs shall be permitted, subject to the limits and restrictions herein.

iv. Promotional signs shall be permitted, subject to the limits and restrictions herein.

c. Patio Home, Duplex and Townhouse Building Types

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

d. Signage may only be externally lit with a full-spectrum source, unless otherwise approved by Minor Modification. This includes direct lighting, back lighting, halo lighting, internally lit letters and neon.

C. PROHIBITED SIGNS

1. The following signs shall not be allowed:

a. Off-premise signs;

b. Internally-lit sign boxes;

c. Flashing, animated or running light signs;

d. Any digital sign in which each image is not static for 6 seconds or longer; any

e. Pole signs

2. Signs shall not be roof-mounted or project above the roof line except with the approval of a Minor Modification, where such a sign is determined to make a positive contribution to the District as a whole.

D. PERMITTED SIGNS

Signage is allowed as set out in *Table 5. Permitted Signs* below.

Bldg. Type Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
Awning Signs			P	P	P	P	<ul style="list-style-type: none"> a. Awning signs shall be permitted for ground floor uses only. b. Signs on awnings shall be printed, painted or applied directly on the surface of the awning. c. Backlighting of awning signs shall be prohibited. d. Awnings shall be made of metal or heavyweight canvas or laminated material (minimum 14 oz. woven acrylic, 16 oz. opaque or translucent vinyl, or 20 oz. eradicable vinyl). e. A minimum of eight feet of vertical clearance shall be maintained between the lowest element of the sign and the sidewalk level. 	Yes
Building Directory Signs				P	P	P	<ul style="list-style-type: none"> a. Exterior directory signs shall be allowed on multi-tenant buildings where there are two or more tenants without direct outside access to a public street. One exterior directory sign per entrance shall be permitted. b. The exterior directory sign shall include only building information (name, address and logo) and building tenant information (name and suite). The sign shall not contain advertising. c. Text size is limited to three inches for building name and logo, and one inch for all other information. All tenant information should utilize a single text font. d. Internal directory signs shall not be limited. e. The sign shall project a maximum of four inches from the wall to which it is attached. f. A building directory sign shall not extend above the parapet, eave or building façade. g. Maximum size shall be 10 square feet. h. Illumination? 	No

Bldg. Type Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm	Standards	Require Permit
Marquee Signs					P	P	<ul style="list-style-type: none"> a. A maximum of one marquee shall be permitted for theaters, auditoriums and other public gathering venues accommodating 100 persons or more subject to the approval of a Minor Modification. b. The area of the sign shall be limited to 100 sq.ft. and may include changeable copy (electronic and non-electronic). c. A marquee sign must be attached to the building, may extend over the sidewalk but must not intrude on the street tree planting zone and shall maintain a minimum 8 foot clearance between the lowest element of the sign and the sidewalk level. 	Yes
Memorial Signs or Tablets	P	P	P	P	P	P	<ul style="list-style-type: none"> a. Memorial signs may be constructed of bronze or other noncombustible materials attached to the building or may be cut into any masonry surface. b. Memorial signs shall not exceed four square feet in area, with one sign permitted for each building wall facing a street. 	No
Monument Signs			P		P	P	<ul style="list-style-type: none"> a. Monument signs shall be limited to an area of 35 square feet per face. b. Monument signs must be located a minimum of 30 feet from adjoining platted property lines. c. No monument sign shall obstruct the vision of traffic on public streets or be constructed so as to interfere with sight lines at elevations between 2 1/2 feet and eight feet above the top of the adjacent roadway curb within a triangular area formed by the intersection of adjacent curb lines from a point on each curb line 20 feet from the intersection. d. Monument signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of area, and shall be constructed to receive dead load as required in the Richardson building code. e. All monument signs shall be placed on concrete bases or footings. Monument signs shall be constructed of materials 	Yes

Bldg. Type Sign Type	Patio/ Duplex	Town home	Mixed Res.	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
Promotional Signs, Temporary			P	P	P	P	<p>a. Submission to the Building Official shall include, but not be limited to, a drawing or sketch showing the type, size, height and location of the temporary promotional sign (including banners, flags and pennants), along with a description of the means of attachment or support and the stated purpose of the promotion.</p> <p>b. A promotion for a site, center, development or subdivision shall be considered separately from promotional signs for individual establishments within such site, center, development or subdivision.</p> <p>b. Specifically, temporary promotional signs shall include signs, banners, flags, balloons or pennants promoting a merchandise program, opening of a retail or commercial establishment or center, special program of a public institution or the opening of a single-family subdivision or multifamily development, providing that such sign shall have a maximum single use period of 30 days for the initial permit for a new business and a 21-day permit thereafter.</p> <p>c. Such sign shall have a minimum period between permits of seven days and a maximum number of four permits per year. The use of balloons shall be restricted to the initial 30-day permit. The size of a banner shall be limited to one square foot per lineal foot of lease space frontage up to a maximum of 200 square feet.</p>	Yes
Real Estate Signs	P	P	P	P	P	P	<p>a. Signs shall not exceed eight square feet in area and four feet in height for single-family uses which advertise the sale, rental or lease of the premises upon which such signs are located. The number of such signs shall be limited to one per lot or development, except where such lot or development abuts more than one dedicated public street, one additional sign shall be allowed for each public street.</p> <p>b. Signs not exceeding 24 square feet in area and not exceeding eight feet in</p>	No; Yes if exceeds stand- ards

Bldg. Type Sign Type	Patio/ Duplex	Town home	Mixed Res	Live/ Work	Mixed Use	Comm.	Standards	Require Permit
							<p>designed, constructed and attached so as to withstand a wind pressure of not less than 30 pounds per square foot.</p> <p>c. Wall signs shall be limited to one per occupancy, per street frontage in a Mixed-Use building. A Minor Modification may be approved for a single-occupancy building to allow additional signage.</p> <p>d. A minimum separation of 10 feet shall be provided between Wall Signs (excluding Building Identification Signs or Directory Signs).</p>	
Wayfinding Signs			P	P	P	P	<p>a. Wayfinding signs shall not require a sign permit but must be submitted to the building official for review.</p> <p>b. Submission to the building official shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of erection.</p> <p>c. No wayfinding sign shall be erected until the Building Official has approved the sign submission.</p>	No
Window Signs				P	P	P	<p>a. In no event shall signs located on the internal or external window surface in any manner obscure more than 25 percent of the visible window area available in the absence of any signs. Where multiple windows exist fronting on a single street or sidewalk, the 25 percent visibility shall be maintained for each window on such street or sidewalk. Window signs shall include:</p> <p>i. Signs painted on the internal surface of the window of a retail/commercial or office establishment.</p> <p>ii. Signs (except posters, below), banners or displays located on the internal surface of the window of a commercial or retail establishment.</p> <p>iii. Posters, providing such posters are not located on the external surface of the window.</p> <p>iv. Decorations intended to direct</p>	Yes

SIGN EXAMPLES



5. Denial of a WSVC Development Plan by the City Manager may be appealed to the City Council. The appeal shall be filed in writing within 30 days of the date of the City Manager's action on the application for approval of a WSVC Development Plan.
6. If the application includes a request for a Major Modification, the City Manager shall schedule the application for hearing before the City Plan Commission with a recommendation on the application. The City Plan Commission, following a public hearing, shall forward its recommendation to the City Council for hearing on the application and Major Modification request. The City Council, following a public hearing, shall approve, approve with conditions or deny the application for a WSVC Development Plan and the Major Modification request. The notice and hearing procedures for approval of a zoning change under the *Comprehensive Zoning Ordinance* and applicable state law shall be used to process the request for a Major Modification.

D. MODIFICATIONS OF DESIGN STANDARDS

1. For the purposes of this District, there shall be two types of Modifications of Design Standards—Minor and Major. Requests for Modifications pursuant to this Ordinance do not constitute a request for a special exception or variance and, therefore, shall not be subject to review or decision by the Zoning Board of Adjustment. A Modification request may only be made in conjunction with an application for a WSVC Development Plan or subsequent to approval of a WSVC Development Plan but prior to implementing the Modification.
2. **Minor Modifications** are those changes to design standards set forth in this Ordinance or the Comprehensive Zoning Ordinance, whichever is applicable, that are determined to meet the goals and intent of the District as stated in *Section 1* and throughout these District regulations. Minor Modifications may be approved administratively by the City Manager if, and only if, the Minor Modification:
 - a. Does not materially change the circulation and building location in the Subdistrict in which the affected property is located; or
 - b. Does not change the relationship between buildings and the street through the alteration of minimum setback requirements; or
 - c. Does not allow a use not otherwise authorized by this Ordinance unless indicated as a Minor Modification in *Appendix 1. WSVC District Uses*; or
 - d. Does not increase the allowable intensity or density of any land use under this Ordinance; or
 - e. Does not otherwise effectively result in an amendment to the *Comprehensive Zoning Ordinance* to an extent beyond the amendments established by this Ordinance.
3. **Major Modifications** are major changes to the design standards in the WSVC District or changes which may initially appear to be in conflict with the goals and intent of this District. Major Modifications may only be approved by the City Council, following a recommendation by the City Manager and the City Plan Commission in conjunction with a decision on an application for approval of a WSVC Development Plan. In order to approve a Major Modification, the City Council must find that the Modification:

2. **Major Modifications** include changes to those standard expressly identified in this Ordinance as a Major Modification and any other modification from the provisions of this Ordinance that are not otherwise identified as a Minor Modification.

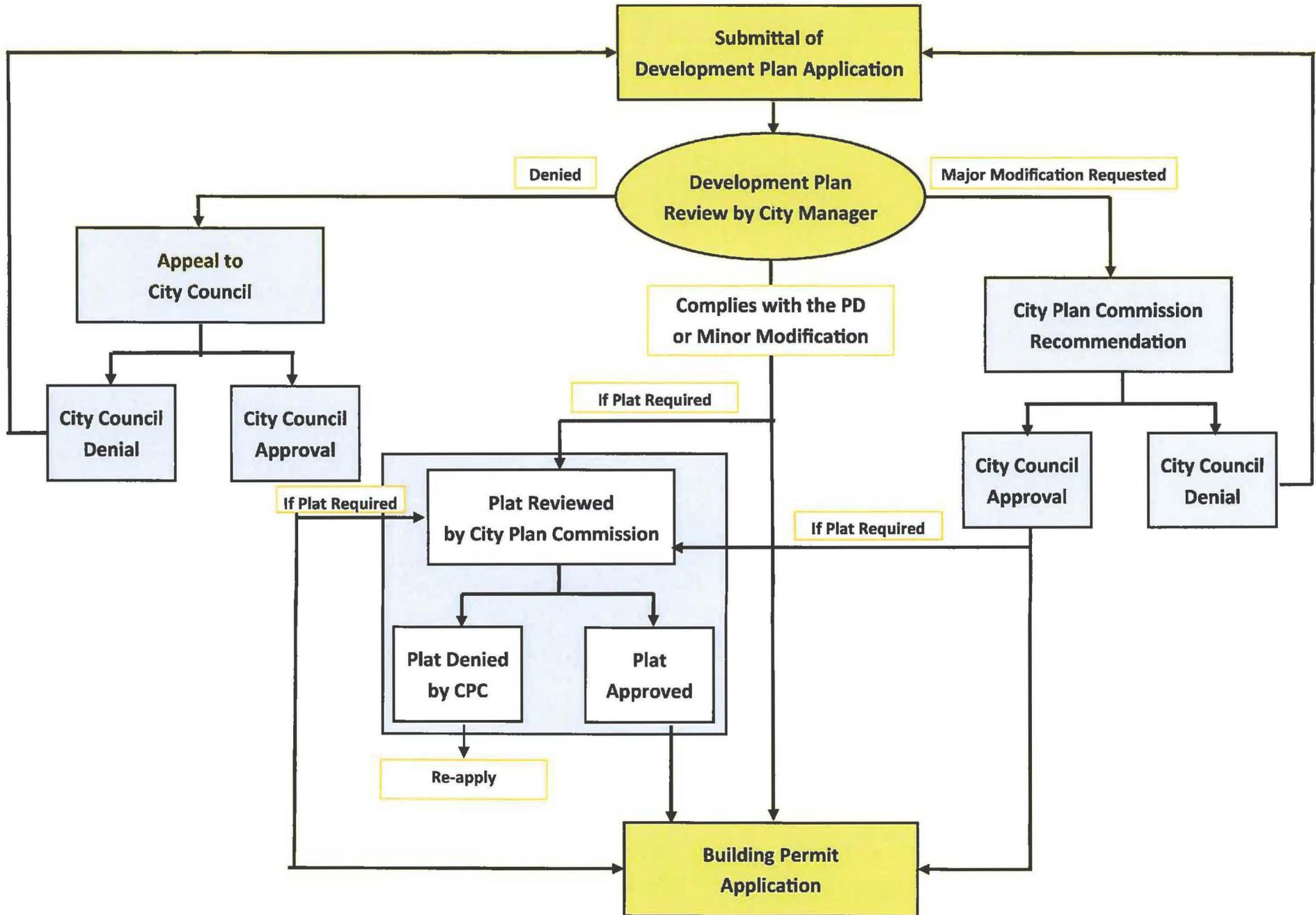
F. AMENDMENTS

1. Amendments to an approved WSVC Development Plan may be accomplished in the same manner as approval of the original plan and may be accompanied by a request for a Major or Minor Modification.
2. An amendment to an approved WSVC Development Plan must be made prior to the time for lapse of approval as provided in Subsection G, below. In the event an amended Development Plan is approved, the approving authority amending the Development Plan shall specify the time for lapse of such approval, not to exceed two years consistent with Subsection G.

G. LAPSE OF APPROVAL

The approval of any component of a WSV Development Plan shall lapse in accordance with provisions of the Code of Ordinances, as amended or succeeded, relating to the expiration of development plans. including requests for extensions.

West Spring Valley Corridor District Approval Process



Appendix 1
WSVC District Uses

APPENDIX 1. WSVIC DISTRICT USES

Permitted Uses

Land Use	Area						
	A	B	C	D	E	F	G
Residential							
Apartments	P*	P*	P*	P		P	
Condominiums, residential	P*	P*	P*	P		P	
Duplexes, residential				P	P	P	
Live-work unit (in a live-work building)	P	P	P				P
Patio homes				P	P	P	
Private amenity center				MnM	MnM	MnM	
Townhomes	P	P		P	P	P	
Institutional							
Assisted living facility	P	P	P	P	MjM	P	
Childcare center**	MjM	MjM	MjM	MjM	MjM	MjM	MjM
Church	P	P	P	P	P	P	P
Independent living facility				P	MjM	P	
Nursing/convalescent home				MjM	MjM	MjM	
Public building	P	P	P				P
Retail/Commercial							
Antique shop	P	P	P				P
Art gallery	P	P	P				P
Bakery, retail sales only	P	P	P				P
Barber, beauty salon or day spa	P	P	P				P
Book, card, or stationery store	P	P	P				P
Camera and photographic supply shop	P	P	P				P
Catering service	P	P	P				P
Clothing or apparel store	P	P	P				P
Convenience store, no gas pumps, 5,000 SF or less	P	P	P				P
Convenience store, no gas pumps, greater than 5,000 SF	MjM	MjM	MjM				MjM

P = PERMITTED BY RIGHT
MnM = MINOR MODIFICATION REQUIRED
MjM = MAJOR MODIFICATION REQUIRED
(BLANK) = PROHIBITED

* IN A MIXED USE BUILDING ONLY
** SUBJECT TO THE SUPPLEMENTAL REGULATIONS IN ARTICLE XXII-E OF THE COMPREHENSIVE ZONING ORDINANCE

Land Use	Area						
	A	B	C	D	E	F	G
Tailor shop	P	P	P				P
Theater for performing arts	P	P	P				P
Toy or hobby shop, 10,000 SF or less	P	P	P				P
Video and music sales and rental store, 10,000 SF or less	P	P	P				P
Office							
Bank or financial institution	P	P	P				P
Office	P	P	P				P
Veterinary office, no boarding of animals**	P	P	P				P
Other/Accessory							
Antenna, accessory**	P	P	P				P
Antenna, mounted**	P	P	P				P
Construction field office, temporary	P	P	P	P	P	P	P
Sustainable accessory uses and equipment	P	P	P	P	P	P	P

P = PERMITTED BY RIGHT
MnM = MINOR MODIFICATION REQUIRED
MjM = MAJOR MODIFICATION REQUIRED
(BLANK) = PROHIBITED

* IN A MIXED USE BUILDING ONLY
** SUBJECT TO THE SUPPLEMENTAL REGULATIONS IN ARTICLE XXII-E OF THE COMPREHENSIVE ZONING ORDINANCE

Appendix 2
Street Trees and Landscape Material

APPENDIX 2. STREET TREES AND LANDSCAPE MATERIAL

MATERIAL

STREET TREES

(Minimum 8' in height/3" caliper at installation)

- Allee Elm, *Ulmus parvifolia* 'Emer II'
- Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'¹
- Autumn Blaze Maple, *Acer freemanii*¹
- Cathedral Live Oak, *Quercus virginiana*
- Cedar Elm, *Ulmus crassifolia*
- Chinese Pistache (male), *Pistacia chinensis*
- Green Ash, *Fraxinus pennsylvanica*
- Homestead Elm, *Ulmus* 'Homestead'
- Locust / Shademaster Locust, *Gleditsia triacanthos*^{1,3}
- October Glory Maple, *Acer rubrum* 'October Glory'¹
- Red Maple, *Acer rubrum*¹
- Shantung Maple, *Acer truncatum*¹
- Shumard Red Oak, *Quercus shumardii*²
- Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'

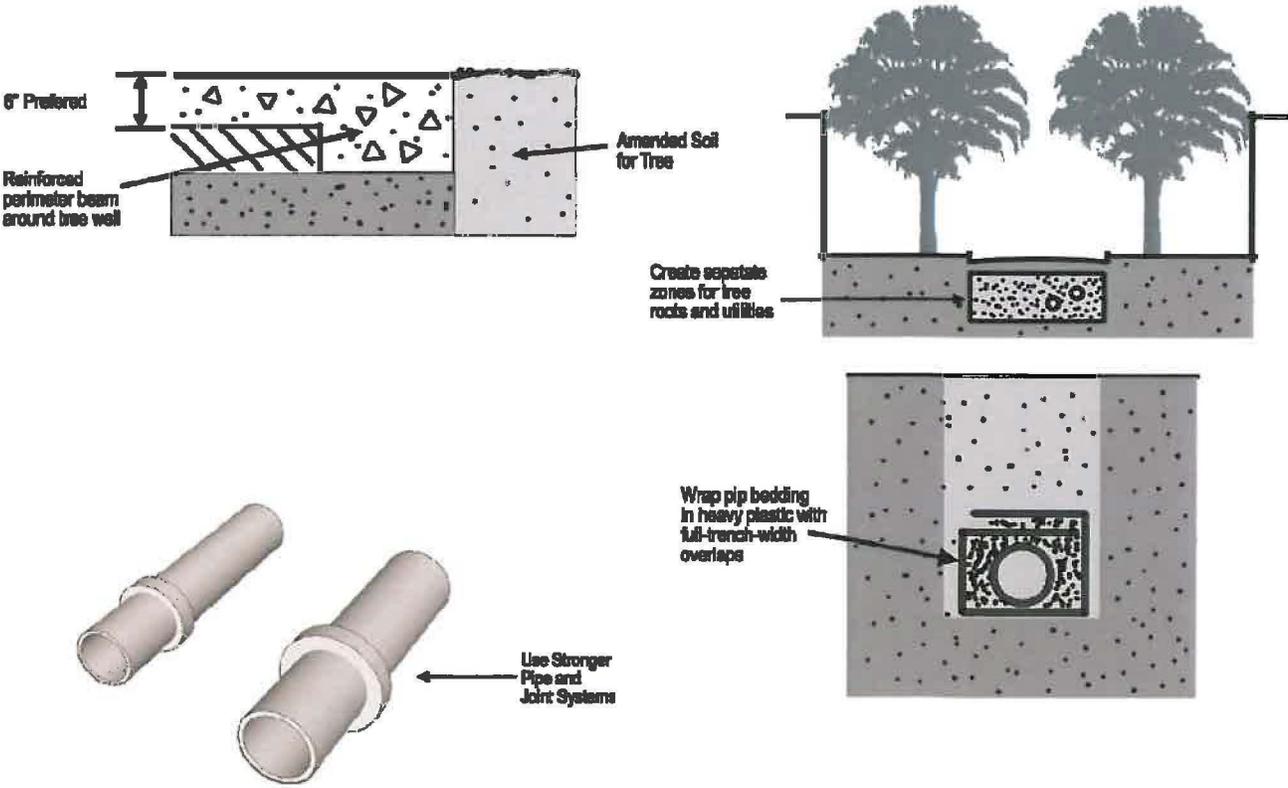
ORNAMENTAL TREES

(Minimum ___ at installation)

- Roughleaf Dogwood, *Cornus drummondii*
- Yaupon Holly, *ilex vomitoria* (female only such as 'Pride of Houston' or 'Will Fleming')
- Deciduous Holly, Warren's Red, *ilex decidua*
- Crape Myrtle, *Lagerstromia indica* (see attached)
- Mexican Plum, *Prunus mexicana*
- Mexican Redbud, *Cersis canadensis var. mexicana*
- Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
- Texas Redbud, *Cersis canadensis var. texensis*
- American Smoke Tree, *Cotinus obovatus*
- Vitex, *Vitex negundo* 'Heterophylla'
- Desert Willow, *Chilopsis linearis*

Notes:

- 1. Trees suitable for location beneath normal height 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.

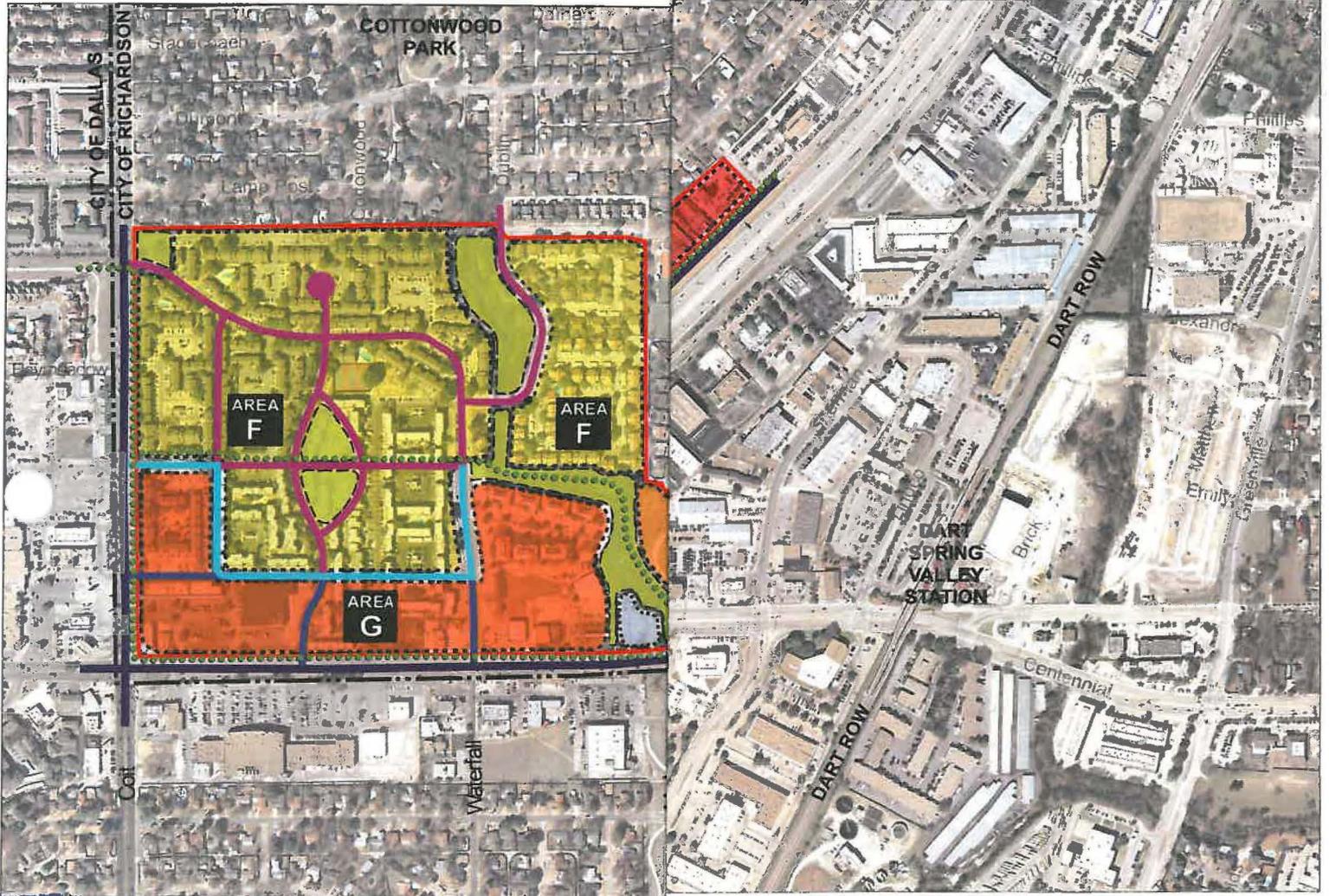


STREET TREE /Utility Techniques to Minimize Conflict
Source: *Up By Roots*, by James Urban

Appendix 3
District Plan

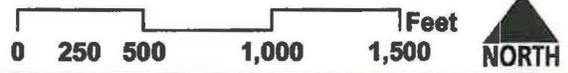
PD District Plan - DRAFT

Appendix 3 – District Plan



Legend

- West Spring Valley Study Area
- City_Boundary
- Park/Open Space
- [Unlabeled]



West Spring Valley Co

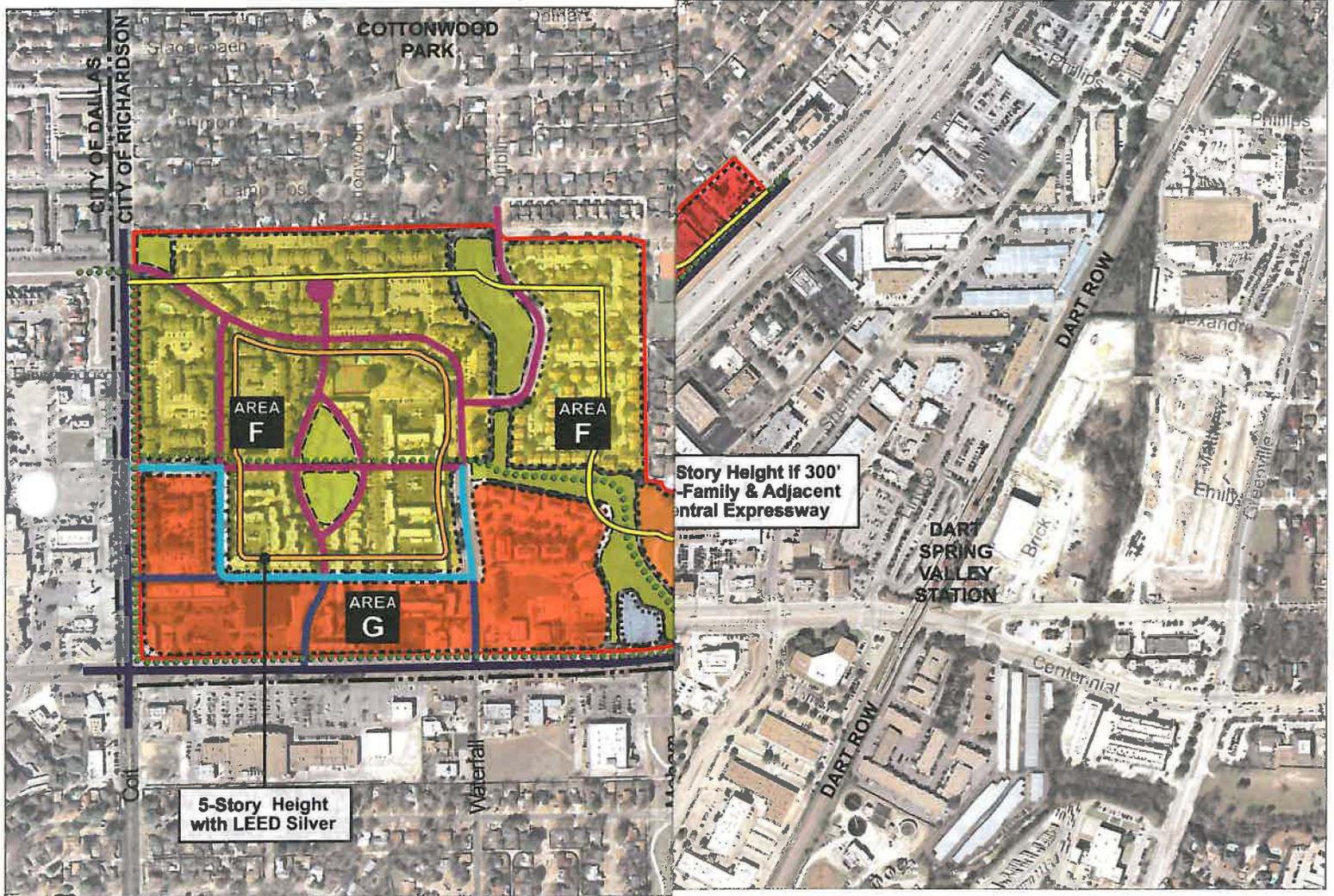


TOWNSCAPE, Inc.

Appendix 4
Height Zones

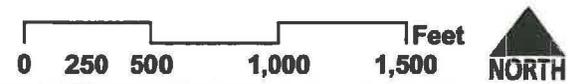
PD District Plan - DRAFT 0

Appendix 4 – Height Zones



Legend

- West Spring Valley Study Area
- City_Boundary
- Park/Open Space
- City_Boundary

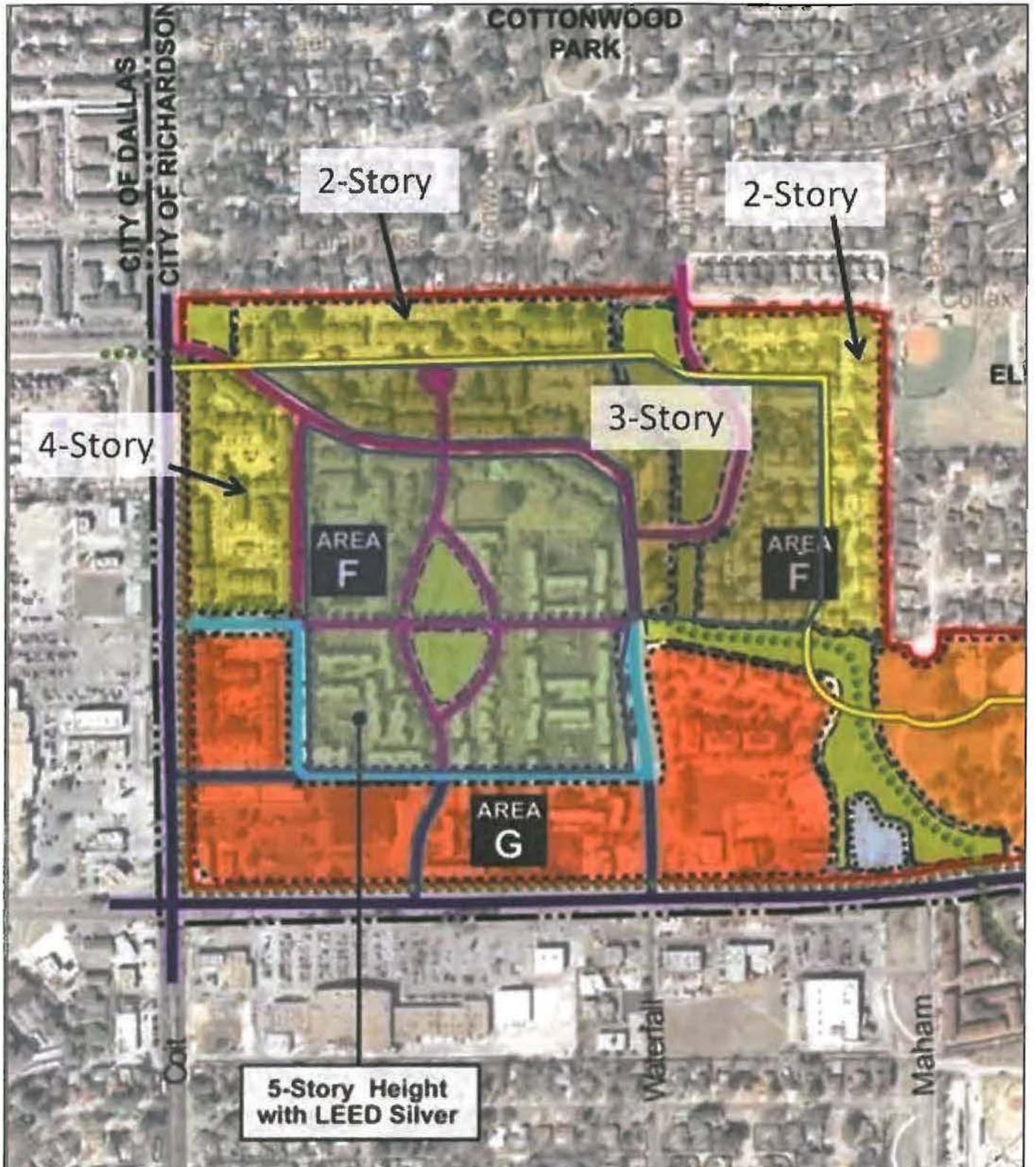


West Spring Valley Co



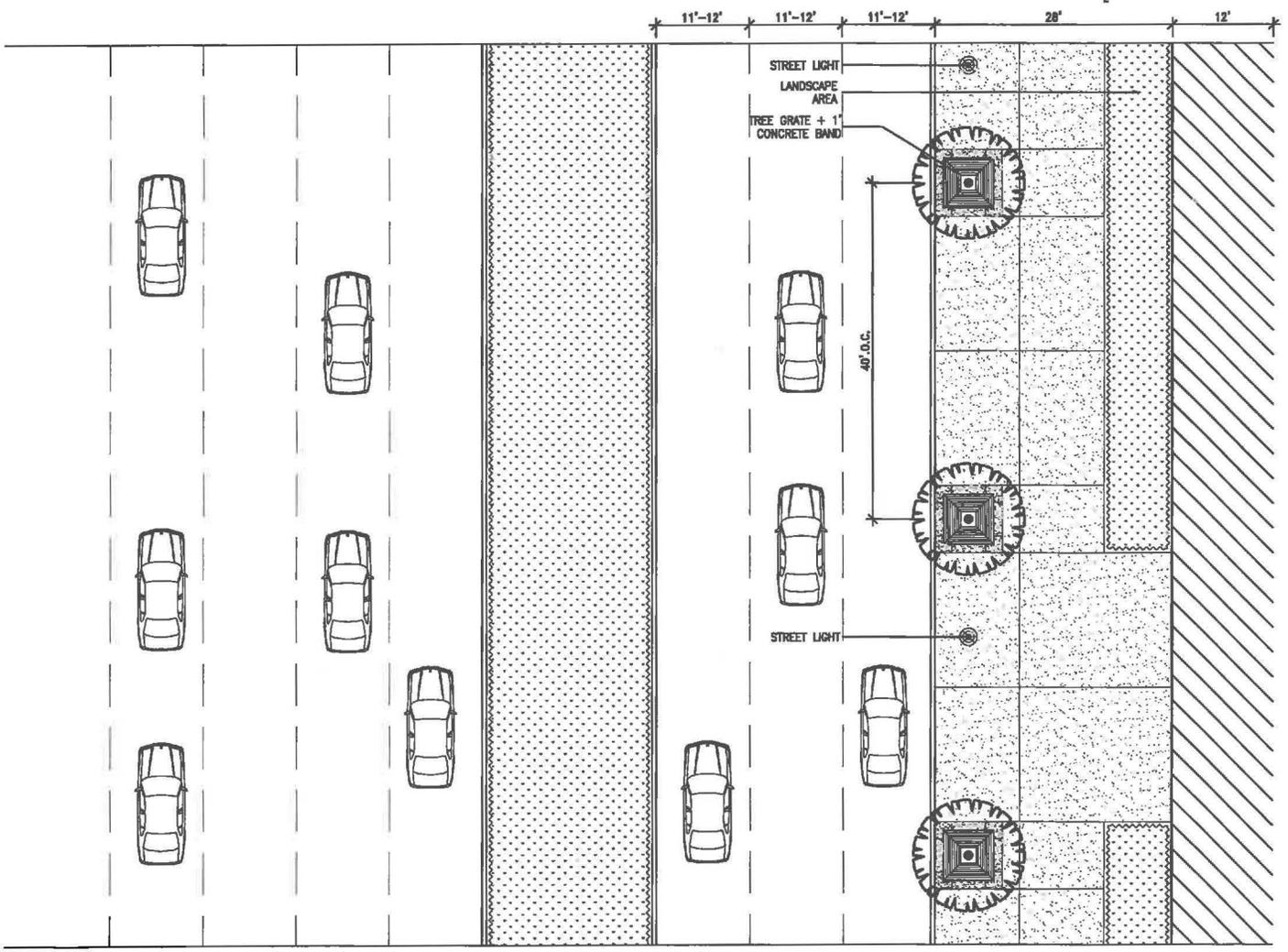
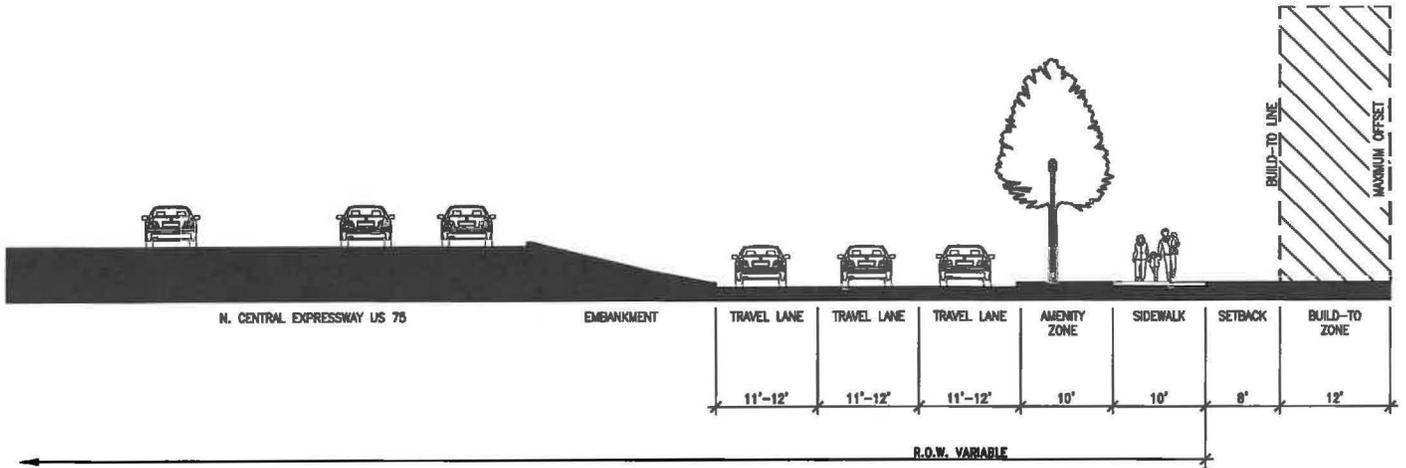
TOWNSCAPE, Inc.

Appendix 4 – Height Zones – Detail Area F

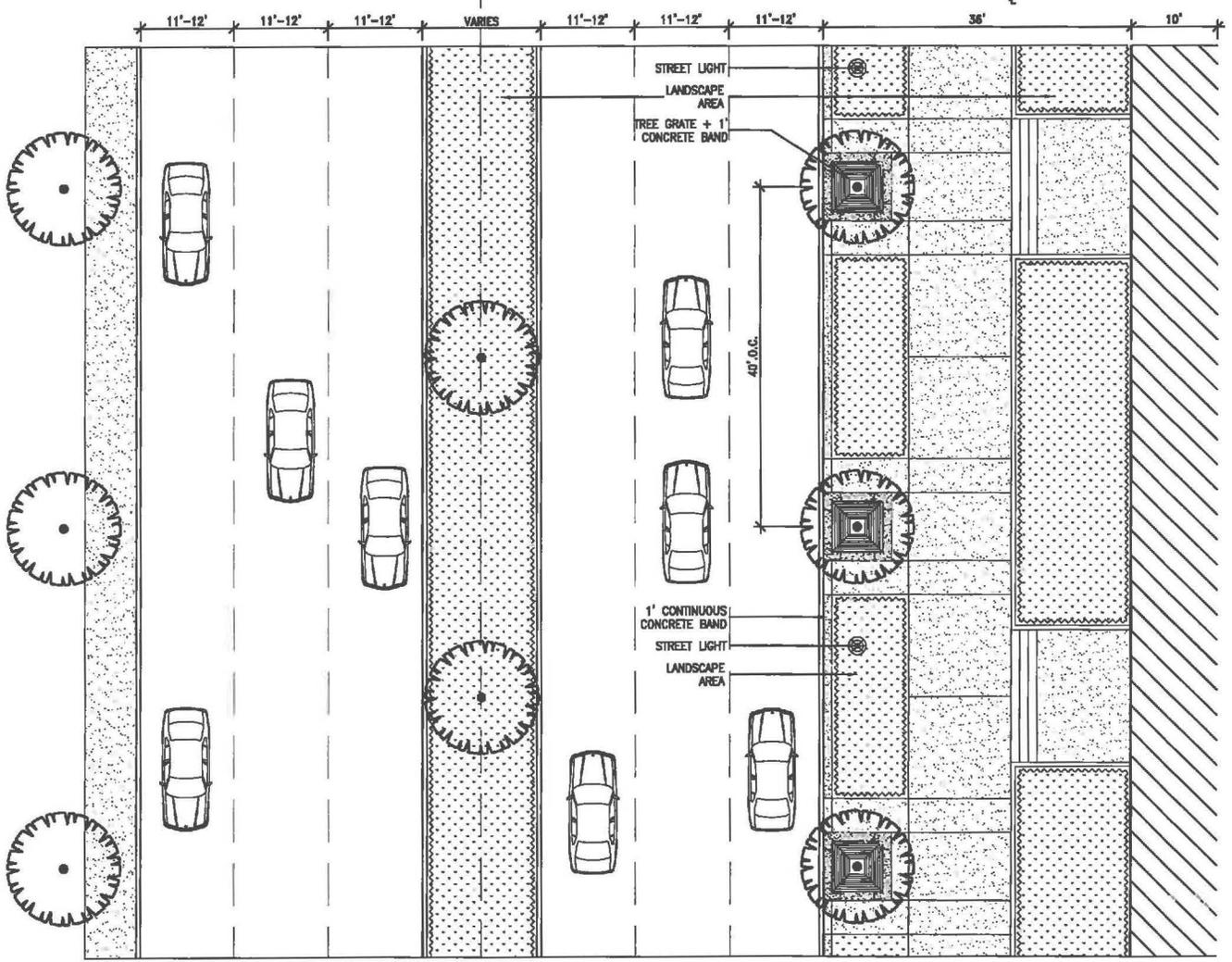
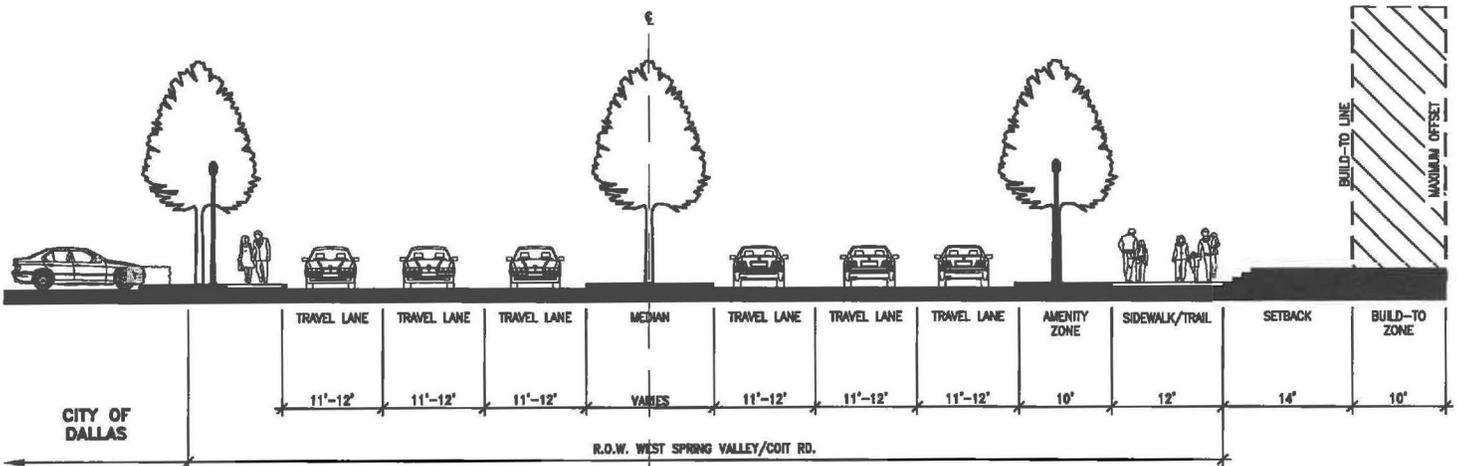


Appendix 5
Design Guidelines –
Street Typologies

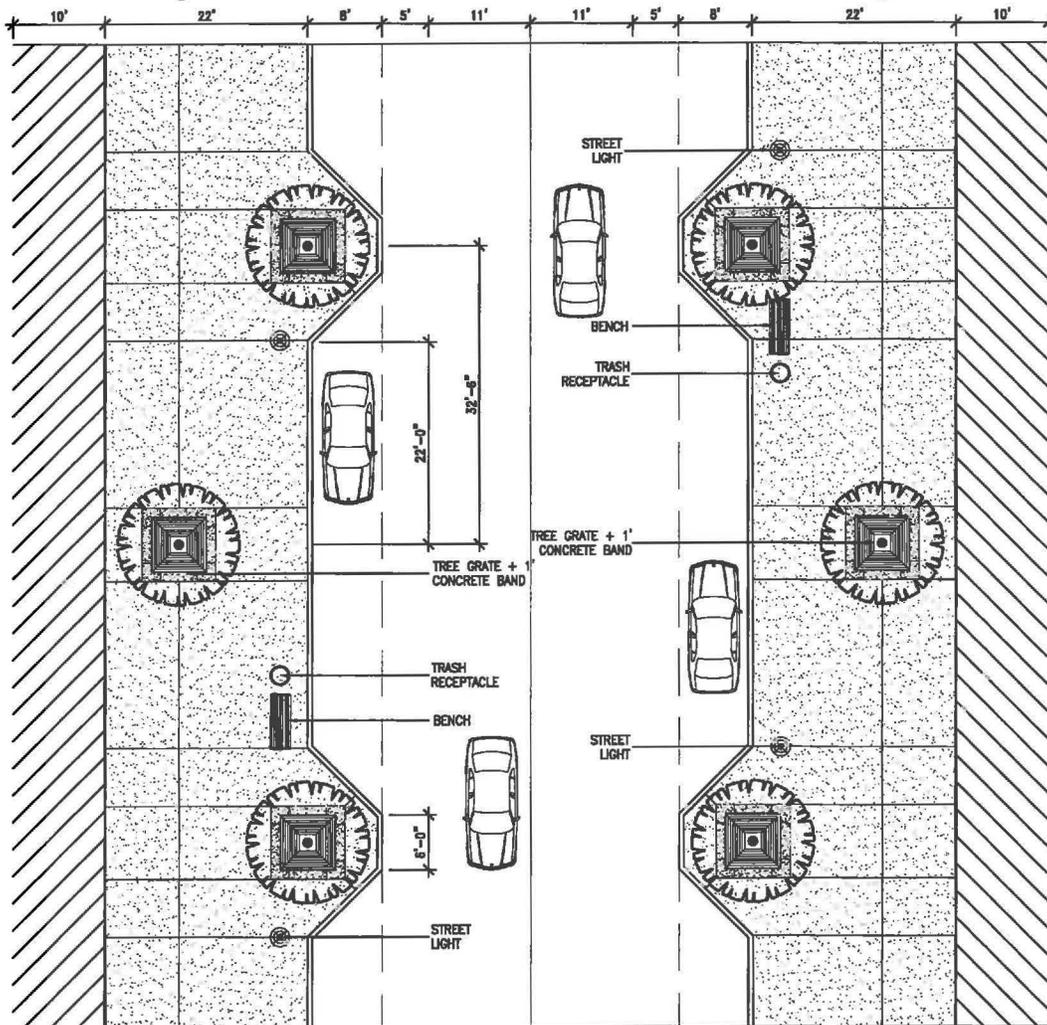
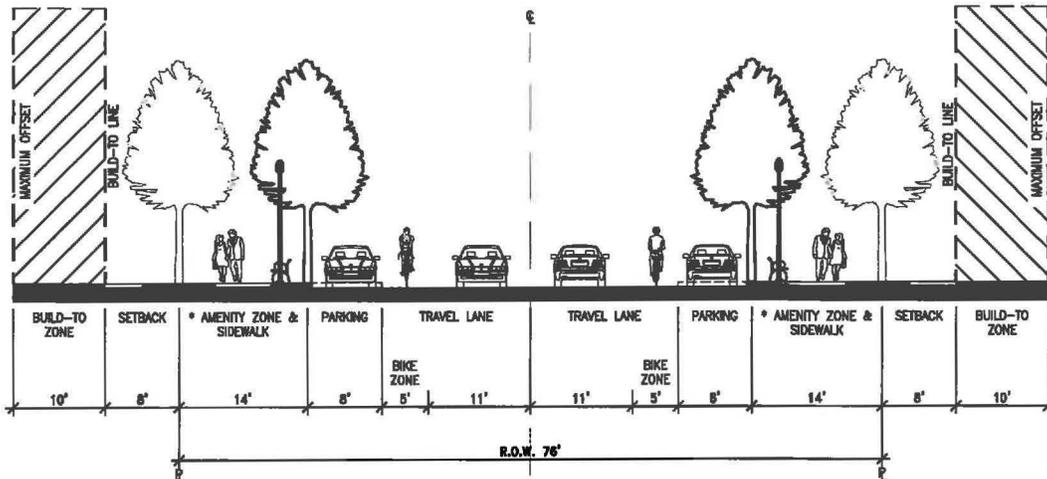
Appendix 5 – Street Typologies



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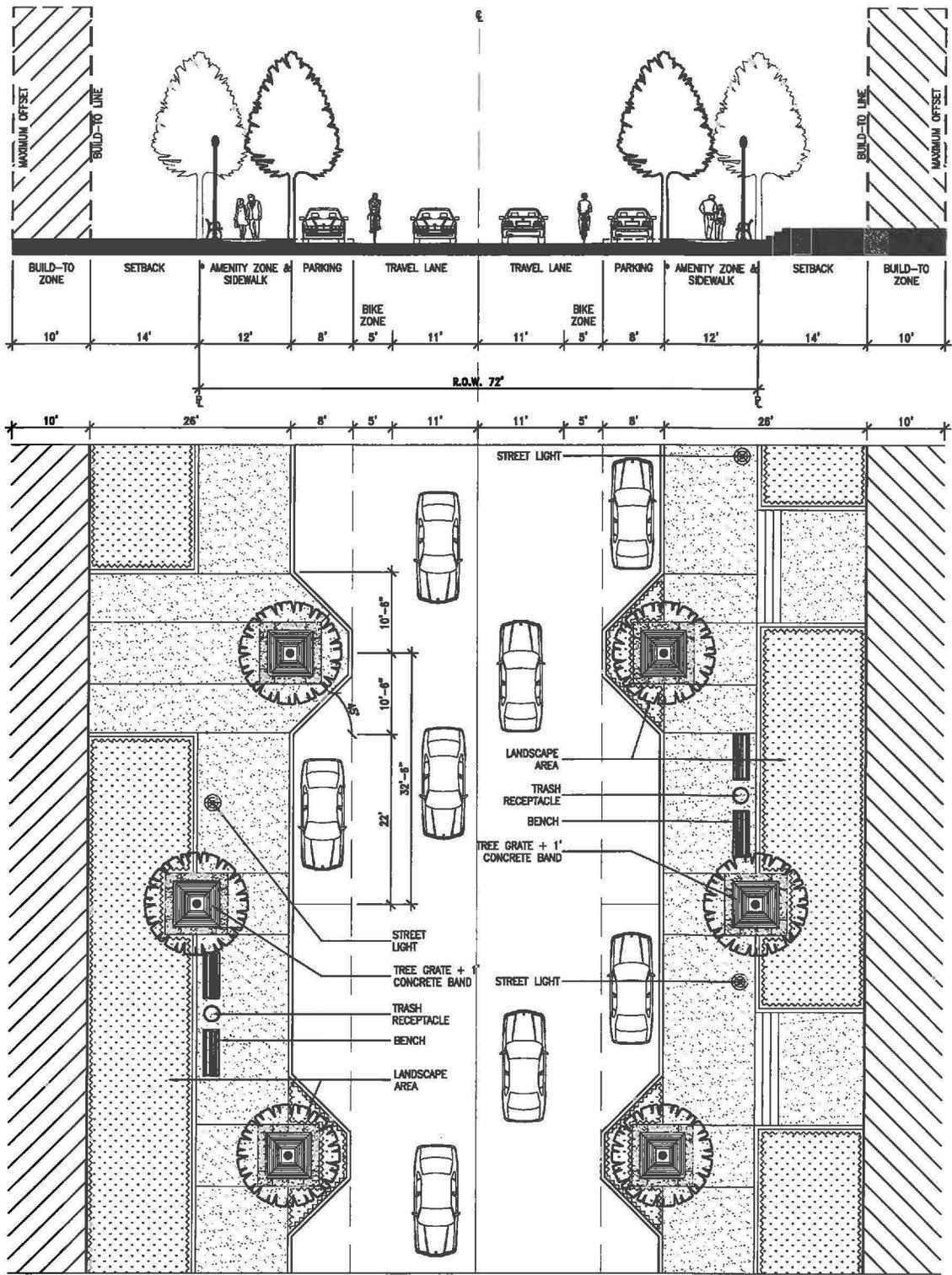
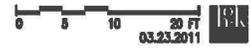


MAJOR THOROUGHFARE—COIT & W. SPRING VALLEY
(RESIDENTIAL ZONE)



* A CONTINUOUS 6' MINIMUM SIDEWALK WIDTH MUST REMAIN CLEAR.

MIXED-USE STREET



* A CONTINUOUS 6' MINIMUM SIDEWALK WIDTH MUST REMAIN CLEAR.

RESIDENTIAL STREET-TYPE 2