

AN ORDINANCE

AMENDING CHAPTER 14, "ZONING ORDINANCE," SECTION 14.02.304, "DESCRIPTION AND PURPOSE OF DISTRICTS," TO ADD (b) "PURPOSE OF OVERLAY DISTRICTS AND APPLICABILITY," AMENDING SECTION 14.02.305, "REGULATIONS FOR ALL DISTRICTS," TO ADD (m) "OVERLAY DISTRICTS," AND ADDING APPENDIX C "SUSTAINABILITY OVERLAY DISTRICT AND COMMERCIAL AND INDUSTRIAL OVERLAY DISTRICT STANDARDS," AND PROVIDING A PENALTY OF UP TO TWO THOUSAND DOLLARS (\$2000)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS THAT:

1. Chapter 14, "Zoning," Section 14.02.304, "Description and Purpose of Districts," (b) "Purpose of Overlay Districts and Applicability," is added and reads as follows:

"(b) Purpose of Overlay Districts and Applicability.

(1) Purpose of Overlay District Standards. It is the purpose of the Sustainability and Commercial /Industrial Standards Overlay District standards:

(A) To establish standards to protect and improve the character of business areas in the City of Leon Valley, and to guide the appropriate mixing of residential and non-residential uses where permitted within the Overlay districts.

(2) Applicability of Overlay District Standards. The Overlay District standards shall apply to all areas currently zoned R-3, R-3A, R-4, R-5, MX-1, O-1, B-1, B-2, B-3, and I-1 within the city limits of the City of Leon Valley."

2. Chapter 14, "Zoning," Section 14.02.305, "Regulations for all districts," (m) "Overlay Districts," is hereby added and reads as follows:

"(m) Overlay Districts. The Sustainability Overlay District and the Commercial/Industrial District incorporate additional requirements which may supercede certain requirements of the following divisions of Article 14.02, the Zoning Ordinance, and Article 3.04 Signs, as follows;

- (1) Division 6 – District Boundaries and Use Regulations
- (2) Division 7 – Permitted Use Tables
- (3) Division 8 – Parking Regulations
- (4) Division 9 – Landscaping

3. Chapter 14, "Zoning," Appendix C "Sustainability Overlay District and Commercial and Industrial Overlay District Standards," is hereby added and reads as follows:

APPENDIX C
SUSTAINABILITY AND
COMMERCIAL/INDUSTRIAL OVERLAY
DISTRICT STANDARDS

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PROPOSED SUSTAINABLE DEVELOPMENT STANDARDS

The standards and procedures below are in addition to the current standards and procedures. Where there is a conflict, the standards and procedures below shall govern.

I. Overlay Districts - General

A. Definitions

Access Drive, Major. Any privately owned on-site drive or lane intended to access the primary entrance to land parcels and parking areas, and which accommodates autos or pedestrians. Such Major Access Drive will likely intersect a major roadway at a median break, subject to the Director's approval. This is not a public street, but often serves as a shared access drive.

Big Box. A building with a single-tenant that comprises more than 50,000 sf.

Commercial and Industrial Overlay (CIO). An overlay of existing zoning which modifies the base zoning as defined in this ordinance.

Director. Director of Community Development or designee such as the Zoning Administrator.

Façade, Primary. Exterior walls of buildings and parking structures which are clearly visible from a public street, open space or active storefront.

Façade, Secondary. Exterior walls of buildings and parking structures which are NOT clearly visible from a public street, open space or active storefront.

Landmark Buildings. Buildings which are located on axis with a terminating street or at the intersection of streets. Such buildings shall incorporate architectural features which address

