ORD.NO.___10-025___

AN ORDINANCE

AMENDING CHAPTER 14, "ZONING," SECTION 14.02.305, "REGULATIONS FOR ALL DISTRICTS," AND (m)," OVERLAY DISTRICTS," TO ADD GATEWAY 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 14.02.305, "Regulations for all districts," (m), "Overlay Districts," is hereby added to read as follows:**

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

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

2. **And amending Appendix C: "Sustainablity, Gateway, and Commercial/Industrial Overlay District Standards," to read as follows:**

APPENDIX C

SUSTAINABILITY, GATEWAY, 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 as written in Article 14 of the City of Leon Valley Zoning Ordinance. 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.

Gateway Overlay (GO). An overlay of existing zoning which modifies the base zoning as defined in this ordinance.

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 height and articulation that emphasize the importance of such a location.

Live-Work. A fee-simple dwelling unit that contains, to a limited extent, a separate retail or office component on the ground floor. It is in a form similar to a Townhouse or store with residential quarters above or behind the non-residential use.

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

Mixed Use Building. A vertical mixed use building that includes a mix of retail and office and or residential uses such as lofts, Live-Work units, apartments and condominiums, but contains non-residential use on the ground floor.

Regulating Plan. A plan that is required as part of a multi-phased development which ensures that access and amenities are provided in a consistent and comprehensive manner.

Site Plan. A detailed set of plans including such things as building foot-prints, parking, landscaping, building elevations and exterior building materials.

Stoop. A structure that is located approximately at the level of the first floor of the structure and intended to provide access to a residential unit.

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

frontages (street trees and plantings, benches, streetlights, etc.).

Sustainability Overlay (SO). An overlay of existing zoning which modifies the base zoning as defined in this ordinance.

Townhouse. An attached dwelling unit located on a platted lot which shares at least one common or abutting wall with another such unit. Townhouses are grouped together in clusters of 3 to 6 units and shall have rear entry garages.

Urban Tree. A tree species specifically selected for its ability to withstand harsh urban conditions, its upright branching habit, and its non-invasive root system.

B. Administration / Procedures

1. Intent

It is the intent of this Code to off-set the high level of detailed standards in this Code with an expeditious approval of projects which meet its general goals and intent, and:

a. To ensure adequate linkages and connections within and between project areas, and

b. To ensure consistency and quality of design to enhance the livability and image of the City.

2. Review Process

The Director shall have staff administrative jurisdiction over any processes authorized under this Code. The Director shall be expeditious in reviewing and advancing the permitting process by undertaking any action consistent with this code, State law, and the City Charter to facilitate the permitting process.

3. Site Plan

a. Prior to applying for a Building Permit, a Site Plan must be approved by the Director, demonstrating that the proposal meets the goals, intent and general standards contained in these Design Standards.

b. A Site Plan application must include the following information and documents that demonstrate compliance with the City's Code of Ordinances:

   i. Completed Application with Proposed Uses

   ii. Detailed Site Plan showing proposed streets, buildings, parking areas, access easements and other pertinent site features

   iii. Landscape Plan

   iv. Building Elevations

   v. Lighting Plan

   vi. Preliminary Civil Plans

   vii. Review Fee

c. An application for a Site Plan shall be processed in accordance with the City's procedures for determining whether an application is complete. Following a determination of completeness, the Director shall approve, approve with conditions or deny the application for a Site Plan and shall notify the applicant of the decision.

d. Denial or conditional approval of a Site Plan by the Director may be initially appealed to the Planning and Zoning Commission and, following the recommendation of the Commission, to the City Council. The appeal shall be filed within 30 days of the date of the Director's action on the application for approval of a Site Plan.

e. The Director in making an initial decision on a Site Plan application, the Planning and Zoning Commission in making recommendations to the City Council, or the City Council in deciding the application for Site Plan approval, shall determine whether the Plan is consistent with the Regulating Plan for the property (if there is one), and meets the goals, intent and standards of the City's Code of Ordinances.

4. Regulating Plan

a. Intent. The intent of a Regulating Plan is to ensure that access both within and to adjacent parcels of land will function properly and be ensured. It is also intended to ensure a comprehensive provision of amenities as the overall project develops out.

b. Regulating Plans shall be required of multi-phased projects of 5 acres or more or which involve subdivision into smaller parcels.

5. Amendments

a. Amendments to an approved Site Plan may be accomplished in the same manner as approval of the original Site Plan.

b. An amendment to an approved Site Plan must be made prior to the time for lapse of approval provided below. In the event an amended plan is approved, the approving authority amending the plan shall specify the time for lapse of such approval, consistent with below.

6. Lapse of Approval

If a Building Permit has not been obtained within one (1) year following approval of a Site Plan approval, such plan shall lapse unless the property owner requests an extension prior to the expiration of the one-year period. The request for extension shall be considered by the Planning and Zoning Commission. The authority may grant an extension of the time for expiration of the Plan for a period not to exceed one (1) year from the original expiration date of the application approval.

Every request for extension shall include a statement of the reasons why the expiration date should be extended. The approving authority may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the Site Plan from expiring before the lapse date.

C. *Specific Use Permit Process*

1. **Intent.** The intent of the specific use permit process is to establish guidelines to review certain uses in the overlay districts that have external impacts and on surrounding areas. These standards and procedures shall be in addition to the procedures outlined in Article 14.02, Division 12 of the Zoning Ordinance.

2. No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall accept, agree to be bound by, and comply with the terms of the specific use permit in writing and in such form as may be approved or provided by the zoning administrator. (see Article 14.02, Division 12)

3. In addition to any condition identified by the City Council that the applicant, owner, and grantee must comply with, the Zoning Commission and City Council shall consider the following criteria in determining the validity of the Specific Use Permit in the Overlay Standards:

    a. The application is complete and information contained within the application is sufficient and correct enough to allow adequate review and final action.

    b. The application illustrates conformance with the vision of Leon Valley and purpose and intent of these overlay district standards.

    c. Structures should orient to public streets.

    d. The extent that connectivity among proposed and existing right-of-ways is demonstrated

    e. The extent to which uses, such as freestanding pad sites, are clustered at or around focal points within a development and relate to other components of the overall development. Such focal points may include, but are not limited to retention systems, greenways, dedicated hike/bike facilities, plazas, parks or other features that create a gathering place.

    f. The application illustrates compliance with the requirements and guidelines of these Overlay District Standards.

g. The application exhibits compatibility of the design with surrounding properties and development patterns.

h. The application exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.

i. The application exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

j. In addition to screening along streetscape zones and screening of parking areas, as well as screening requirements stated in article 3.05 of the Zoning Ordinance, certain activitiesassociated with any business or use requiring an SUP, as identified by the Zoning Commission or City Council, must be screened from view from adjacent public streets, rights of way or major private access drives. Development features to be screened may include but are not limited to automotive repair, installation, or services, vehicle storage, vacuum areas, car wash and drying areas, storage, and other activity(ies) considered to have external impacts on the surrounding area by the Zoning Commission or the City Council. This does not include parking areas, which will follow the standards in section I-D of these Overlay District Standards. Specific screening requirements include one or a combination of the following:

    i. Dense and continuous landscaping to a minimum height of four (4) feet, along with ornamental or shade trees spaced no further than fifteen (15) feet apart to provide partial vertical screening; (or),

    ii. A combination of a wall and landscaping. The screening wall must be located adjacent to the activity area, shall be constructed of masonry material and be between a minimum height of three (3) feet and a maximum of four (4) feet above the grade of the activity area. Adjacent landscaping shall consist of grasses and shrubs that are capable of reaching a height of three (3) feet within 2 years of planting. Vertical trees

shall be included every fifteen (15) feet adjacent to the wall.

iii. Utilization of the primary building to screen outdoor activities. To the extent possible, the primary building should be oriented toward the street, and outdoor business activities shall be be placed behind the building. This option shall not replace the landscaping requirements of Section I-D of these Overlay District Standards.

D. Structural Non-Conformity

1. **Intent.** It is the intent to allow non-conforming structures to be expanded and to bring properties into conformity in proportion to the amount of work being done.
2. Where improvements equal 51% or more of the value of existing improvements or 51% or more of the building area, then all zoning requirements for setback, height, building materials, color, landscaping and parking shall be brought into conformity with current regulations. The 51% requirement shall be cumulative over any 5-year period.
3. Where improvements equal less than 51%, only streetscape and building colors shall be brought into conformity.
4. Any expansion of a building must be contiguous and meet current zoning requirements for setback, height, building materials, color, landscaping and parking

E. Landscaping

The following supplements and modifies existing landscape standards that apply to the Sustainability and Gateway Overlay:

1. Streetscape and Landscape

a. **Intent.** It is the intent to both require and encourage streetscape and landscaping that reinforces the desired character for Leon Valley. It is also the intent to create comfortable pedestrian environments by shading sidewalks, parking areas and drive lanes.

In addition, it is the intent of this Section to:

i. Recognize the particular characteristics, qualities and beauty of Leon Valley

ii. Provide the City with a unique and identifiable streetscape corridor

iii. Contribute to pedestrian safety and comfort

iv. Reduce the negative effects of solar heat gain in paved and hard surface areas

v. Reduce glare, erosion, noise and sedimentation caused by expanses of impervious, non-vegetated surfaces.

b. Streetscape standards.

i. A Large Canopy tree is required along all public street rights-of-way for each 30 linear feet

ii. In retail developments of 5,000 sf. or more, an Urban Tree is required for each 25' with a minimum ten (10) foot wide sidewalk along active storefronts and mixed use building fronts.

iii. An Urban Tree is required along Major Access Drives for each 30 linear feet within the development where reasonable, subject to review and approval by the Director.

iv. All benches, bollards, lampposts, trash receptacles, patio furniture, bicycle racks and other streetscape elements shall be constructed of a chip and flake resistant metal and generally black or dark gray-green in color.

c. Landscape Standards

i. Parking Landscape Requirements

a) A minimum of ten percent of the gross vehicular use area (parking and drive lanes) shall be devoted to living landscaping which includes grasses, ground cover, plants, shrubs and trees.

b) There shall be a minimum of one shade tree planted for each 400 square feet or fraction thereof of required interior landscape area.

c) Planting islands shall not be spaced greater then every 12 spaces unless approved in the landscape plan in order to preserve existing trees and natural features or due to unique site conditions.

d). Hardscape enhancements, where required, should utilize stone accents where appropriate.

e) One Small ornamental tree or large shrub is required for every 5 large canopy trees.

f) An Urban tree is required along internal pedestrian connections for each 25 linear feet.

ii. **Screening of Parking.** Where on-site parking is located adjacent to a street, roadway or public open space, a minimum ten-foot (10') landscape buffer is required between the property lines and any parking, paving, or internal driveways. Driveway openings are permitted in the landscape buffer area. The area of the landscaped buffer may be included in the total required landscape area for the lot.

a) Location. The landscaped buffer requirement shall apply to all sides of the lot adjacent to a public street, open space, or right-of-way.

b) Screen. The screening shall be between a minimum height of three (3) feet and a maximum of four (4) feet above the grade of the parking lot and located adjacent to the parking lot. Screening shall be opaque and consist of shrubs and/or berms.

c) Materials. Shrubs or grasses shall be capable of reaching a height of three (3) feet within 2 years of planting, and shall generally be planted no more than thirty-six (36) inches on center (depending on the species). Earth berms shall not be steeper than 3:1

except where one side is a stacked or stepped masonry wall. Screening walls shall be masonry.

iii. Landscape Point System

a) Landscape Plans must include a minimum number of amenity items listed below in order to obtain approval. Landscape Points are determined by the size of the pre-subdivided lot being developed.

Site Size	Minimum Number of Items Required
3 acres or less	6
Greater than 3 acres	8

b) The following is a list of landscape elements, each representing one point, subject to review and approval by the Director:

1. Enhanced Entranceway Paving (using stone or architectural concrete pavers, or colored-stamped concrete).
2. Enhanced Hardscape (stamped crosswalks, decorative stone or architectural concrete paver walkways, meandering sidewalks, etc).
3. Enhanced Landscaping (within development and at the entranceways of the development).
4. Enhanced Site Canopy (planting perimeter trees one per 30 feet AND locating a parking island every 10 spaces).
5. Enhanced Streetscape Elements (i.e. decorative lampposts, benches, receptacles, bike racks, decorative bollards, etc).

6. Landscaped Open Space provision greater than what is required (20 to 30% over requirement).
7. Buffer Berms (providing three (3) foot high berms along the street frontage) for properties fronting on Bandera.
8. Public Art (obelisks, sculptures, statues, clock towers, water fountains, etc): Small: 1; Large: 2
9. Use of shaded and decorative outdoor seating areas (benches, outdoor dining, etc).
10. Use of masonry planters with irrigation (minimum 4 feet in width).
11. Foundation plantings along 75% of the building's primary façade (for non-retail frontages) a minimum of 5 feet in width.
12. Decorative entrance including a landscaped median entry which is a minimum 8 (eight) feet in width and 60 (sixty) feet long.
13. Other (a Developer may propose a non-listed landscape element if it meets the spirit and intent of the ordinance, subject to review and approval by the Director).

c) The Developer may use any combination of the aforementioned landscape elements to obtain the necessary number of points required for the development. Different lots and landscapes will lend themselves to different types of designs. These regulations attempt to encourage creativity, diversity, and water conservation in landscaping.

d) Elements, both in terms of quantity and quality, should be in scale with the development, as

determined by the Director. Excessive compliance with an element can be awarded extra points, as determined by the Director.

iv. **Perimeter Landscape Requirement Adjacent to Residential**

Perimeter landscape areas shall contain at least one large canopy tree for each 30 feet when adjacent to residential zoned properties or residential uses.

v. **Required Landscaping.** All required landscaping shall utilize plants from the City's Approved Plant List and be irrigated as required by the city. All required plantings shall be maintained in a healthy condition, and replaced if not.

vi. **Townhouse frontages** shall be required to landscape a minimum of six (6) feet between the edge of sidewalk and the primary building façade, excluding access to sidewalks, stairs, stoops, porches and patios. This area shall be landscaped with ground cover, low shrubs, and a large canopy tree or ornamental tree.

2. Urban trees

a. Urban Trees shall be as established in the City's Approved Plant List

b. All required urban trees shall be:

i. At least 3-inch caliper

ii. Single trunk

iii. "Limbed-up" to 6-feet

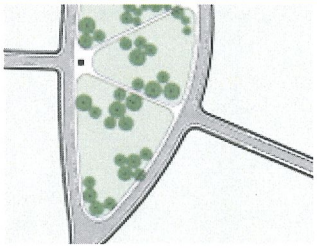
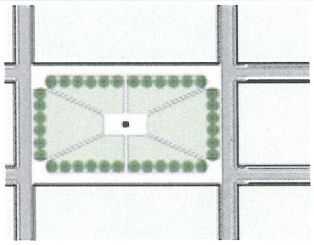
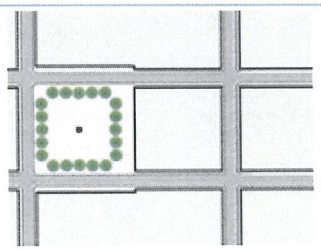
c. Tree wells shall be a minimum 20 square feet in size with a minimum 4 feet in width.

3. Open Space and Landscaping for Mixed-Use Buildings

On Mixed Use Building developments where residential is included, a Green, Square or Plaza shall be provided and approved as part of the Site Plan.

a. A minimum area equal to 15% of a mixed use building's footprint shall be provided as open space. This may be counted as part of the required landscape area.

b. At least one large canopy tree shall be provided for each 1,600 s.f. of area in open space. Four hundred square feet of shade structure may replace the requirement for a shade tree.

Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by streets, landscaping and/or building Frontages. Its landscape shall consist of lawn and trees.	
Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages or streets. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares.	
Plaza: An Open Space available for Civic purposes and retail activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement, but include shade in the form of planters with Small Ornamental trees or structure. Plazas should be located at the intersection of important streets.	

F. Performance Standards

1. Lighting Intent

It is the intent of this Section to provide a level and consistency of lighting that supports pedestrian activity and promotes safety.

2. Standards

a. **Lighting levels** within project areas should not exceed 20 foot candles (fc) in any one spot and should generally maintain the following:

i.	Urban Residential	3 fc avg	10 fc max	1 fc min
ii.	Retail	6 fc avg	15 fc max	1 fc min
iii.	Parking Areas	1.5 fc avg	10 fc max	0.5 fc min

G. Signs

1. Intent.

These standards are primarily for new projects and reflect the reduced need for large extensive signage that has resulted in the past from buildings that were constructed towards the rear of the site with large set backs from the street.

The intent of this Section is to establish architectural controls, limit clutter and regulate commercial and locational signage. It is also intended to help enliven retail and restaurant mixed-use areas.

2. Proposed additions and changes to current standards

a. **Freestanding Signs**

i. All Freestanding business or development identification signs must be Monument Signs, except adjacent to Loop 410 and the flyover.

b. **Monument Signs**

i. A maximum of 7 feet in height and a total structure size of 98 s.f.

ii. The maximum sign face area shall be 60 s.f.

iii. Signs shall have a minimum one-foot masonry base measured from the ground to the bottom edge of the sign

iv. Signs shall have a minimum 6-inch border on each side and the top.

v. Building materials and colors utilized for construction of monument bases, side borders, caps, and sign frames shall be constructed of the same materials found on the main building on the lot, unless otherwise approved by the City Council.

c. **Pole Signs**

i. Pole Signs shall only be permitted on properties immediately adjacent to, and fronting, Loop 410 and the Flyover.

ii. Maximum Height and Sign Area shall be as follows:

	Height	Sign Area
Single	45 ft.	300
Dual	45 ft.	375
Multiple	50 ft.*	500

* An additional 10 feet of overall height may be added if the elevation of the adjacent roadway grade is determined to cause particular visibility problems.

iii. One freestanding sign shall be permitted on each street frontage, as follows:

a) Less than 250 feet of frontage: One (1) sign.

b) 250 feet or more of frontage: One (1) sign per 200 feet of frontage when approved by a master sign plan.

iv. No off-site advertising shall be allowed.

v. Landscape buffer. Unless an alternate method of providing traffic and pedestrian safety is approved through the master sign plan, each freestanding sign shall be placed within a landscaped area extending a minimum four (4) feet from the sign in each direction. Such measurements shall begin at the sign base or at the edge of any overhang within 20 feet of the ground, whichever requires the greater barrier. Xeriscaping is encouraged.

d. **Wall Signs**

i. A maximum of 1.5 square feet of wall sign shall be allowed for each one (1) linear foot of primary building face.

ii. A minimum 10 foot distance shall be provided between Wall Signs (excluding Building Identification Sign or Directory Sign).

e. **Projecting and Hanging Signs**, including graphic or icon signs, mounted perpendicularly to the wall.

i. A maximum of one per occupancy per building face.

ii. A maximum area of 6 square feet per face; and a maximum of three feet in width.

iii. Distance from the sidewalk to the lower edge of the sign shall be 7.5 feet or greater.

iv. Minimum fifteen-foot distance between signs.

v. The height of the top edge of the signboard shall not exceed the wall from which the sign projects, if attached to a single story building; or the height of the sill or bottom of any second story window, if attached to a multi-story building.

f. **Window Signs**

i. The sign shall not exceed 10 percent of the cumulative window area.

ii. Neon signs are allowed behind windows in retail areas, but shall count toward the total window sign area.

g. **Awning Signs**

i. 1 per occupancy per building face.

ii. Minimum 8 feet above sidewalk level for pedestrian clearance.

iii. Ten square feet maximum sign area.

iv. If acting as an auxiliary business sign, it shall be located on the valance only, and the height of the lettering shall not exceed 4 inches.

v. If acting as the main business sign, it shall not be in addition to a wall-mounted sign.

vi. Awning signs shall be flush with the surface of the awning, and shall not project beyond any edge of the awning.

h. **Restaurants and Cafes**

i. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front.

ii. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet,

iii. The display case shall not exceed a total area of five square feet, and may be lighted.

i. **Building Directory Signs**

i. One per building entrance.

ii. The sign shall be located next to the building entrance.

iii. The sign shall project out from the wall to which it is attached no more than 6 inches.

iv. Maximum size shall be eight square feet.

j. Prohibited Signs

i. Roof Signs

ii. Pole Signs not located adjacent to Loop 410 and the Flyover.

iii. Animated, moving, flashing, blinking, reflecting, revolving, or any similar signs, except time/temperature devices and barber shops.

iv. Electronic reader board signs, except time/temperature devices.

3. Building Colors

a. Buildings which are painted bright and distinctive colors shall be interpreted as signage and prohibited.

b. The Planning Director may refer any interpretation of color to the City Council for final determination.

II. STANDARDS FOR SUSTAINABILITY OVERLAY

A. *Intent*

The **intent** of these standards is to

1. Create an identity for Leon Valley to distinguish it from surrounding communities
2. Stabilize and strengthen property values over the long term
3. Attract new residents and businesses that will invest and re-invest in properties
4. Increase the quality of development
5. Strengthen and clarify existing zoning ordinance provisions for non-residential design standards.
6. Make the community more sustainable for future generations through
   a. Providing for Integrated mixed use,
   b. Embodying LEED-ND (Leadership in Energy and Environmental Design – Neighborhood Development) principles, and
   c. Assuring pedestrian and bicycle friendliness.

B. *Land use*

1. **Intent.** It is intended that allowed uses will encourage pedestrian-oriented mixed use projects that are well integrated with retail and residential activities.
2. Residential uses in the form of Townhouses are allowed up to 50% of the site area and shall abide by the Townhouse District Standards and the standards in this ordinance. However, at least 50% of the retail must be constructed prior to obtaining a Certificate of Occupancy for the residential component.

3. Residential uses above non-residential uses at-grade shall be permitted by right and defined as a Mixed Use Building. Lobbies to upper stories may be located at grade level.

4. **General Standards.** Approval of a specific use permit, landscaping requirements, sign standards, performance standards, and requirements for non-conforming structures shall follow the procedures established by the Zoning Ordinance as well as procedures and standards outlined in Section I. Overlay Standards – General of these Overlay District Standards.

C. Building Height and Site Area Regulations

1. **Intent.** The intent of the height and area regulations is to convey a stronger sense of community by bringing buildings closer to the street.

2. **Building Height**.

   a. Buildings shall not exceed 50 feet or 3 stories, whichever is less, unless it qualifies as a Landmark Building, in which case the landmark feature may be up to 25% greater than the remainder of the building height as approved by the Director.

   b. However, buildings on properties abutting Bandera and Grissom may be constructed up to 4 stories or 60 feet.

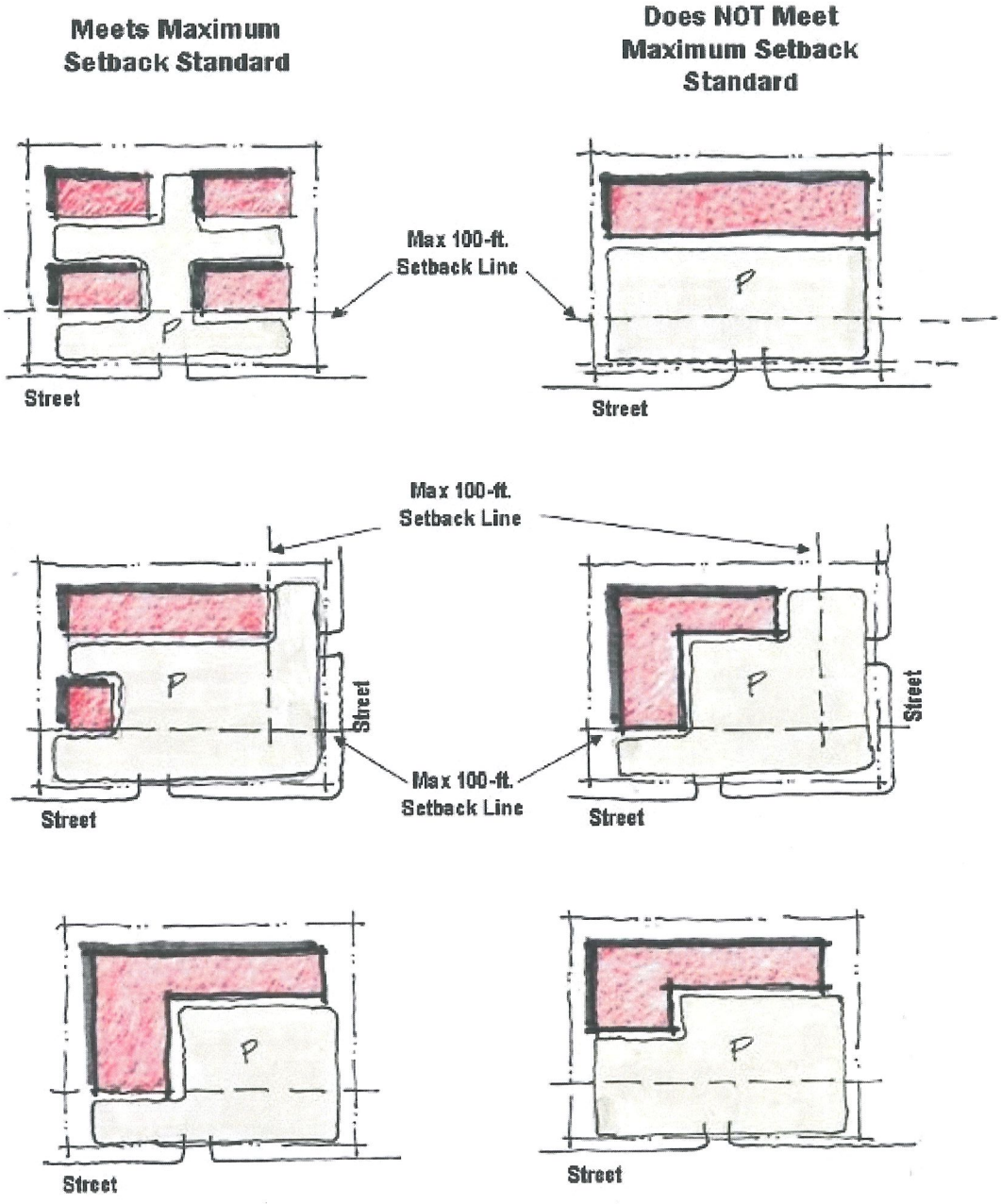
   c. Portions of any buildings within 100 feet of a single family zoned residential lot may not exceed 45 feet in height or 2.5 stories.

3. **Minimum Lot Size**. One acre unless otherwise approved through the Site Plan.

4. **Front Yard.** Minimum front yard shall be 6 feet and a maximum setback of 100 feet (which would allow for one full bay of parking).

5. **Rear Yard.** Minimum 6 feet, or 30 feet when abutting residentially zoned land.

FRONT YARD SETBACK EXAMPLES



D. *Building Orientation*

1. **Intent.** It is intended that buildings have direct orientation to the street.
2. Facades shall generally be built **parallel to the street or Major Access Drive frontage**, except at street intersections, where a façade containing a primary building entrance may be curved or angled toward an intersection.

E. *Cross Access Drives*

1. **Intent.** It is the intent that access ways will facilitate the movement of pedestrians and autos in an attractive environment, and that blocks ensure cross-access to adjacent non-single family zoned sites.
2. **Cross Access.** All nonresidential lots must provide cross access to adjoining non-residential lots.

F. *Automobile Parking*

1. Intent

The following is the intent of the City's parking policies and these Design Standards for the Sustainability Overlay District:

a. Minimize paved surfaces which increase runoff, ambient temperature and construction costs.

b. Support the creation of Shared Parking in order to enable visitors to park once at a convenient location and to access a variety of non-residential enterprises in a pedestrian and bicycle-friendly environment.

c. Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.

d. Ensure ease of access to parking.

e. Provide flexibility for changes in land uses which have different parking requirements within the District.

f. Provide flexibility for the redevelopment of small sites.

g. Avoid diffused, inefficient single-purpose reserved parking.

h. Avoid adverse parking impacts on residential neighborhoods.

2. Parking Requirements

a. Off-street parking facilities shall be provided in accordance with this subsection.

b. Off-street parking spaces for the applicable use classification shall meet the city's current standards

c. Where parking exceeds the minimum spaces required by more than 10% or more than 1 full bay of parking is located between a building and a public street, landscaping of parking areas shall be increased to the following standards between the building and the public street:

i. A minimum of twelve percent of the gross vehicular use area shall be devoted to living landscaping which includes grasses, ground cover, plants, shrubs and trees.

ii. There shall be a minimum of one shade tree planted for each 300 square feet or fraction thereof of required interior landscape area.

iii. Planting islands shall not be spaced greater then every 10 spaces unless approved in the landscape plan in order to preserve existing trees and natural features or due to unique site conditions.

d. Parking Reduction. Provided there is a shared access and joint use agreement with an adjacent property, parking may be reduced by up to 15% of the total requirement.

G. Bicycle Parking

1. Goals

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

2. **Bicycle Parking**

Bicycle parking shall be provided based on at least one (1) bike rack for each development or one (1) bike rack for each 25 car parking spaces required, whichever is greater, unless otherwise approved by the Director. Bicycle racks shall accommodate a minimum of two bicycles per rack. No more than 10 bicycle racks shall be required per development.

3. **Bicycle Parking Standards**

a. **Location**

i. Required bicycle parking should be located within 50 feet of an entrance to the building.

ii. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

H Supplementary Architectural Regulations

1. **Intent**

The intent of this Sub-Section is to create buildings which reflect the desired Leon Valley character of being a sustainable and attractive city as stated above. It is also intended that non-residential buildings are constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses. The size, disposition and design of buildings play an important role in achieving that goal. This includes encouraging the following:

a. Landmark elements such as enhanced open spaces and building features

b. Buildings which directly contribute to the attractiveness, safety and function of the street and public areas.

c. Buildings which are constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

It is intended by this Section, to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.

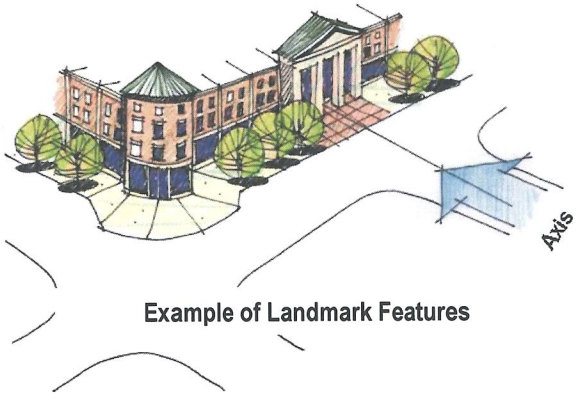
2. Building Standards – Non-Residential and Mixed Use

a. Building Form

i. All buildings shall be designed and constructed in **tri-partite architecture** so that they have a distinct base, middle and top.

Examples of Single Story Tri-Partite

ii. Buildings which are located on axis with a terminating street or Access Drive or at the intersection of streets and/or major Access Drives shall be considered a **Landmark Building.** Such buildings shall be designed with landmark features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.



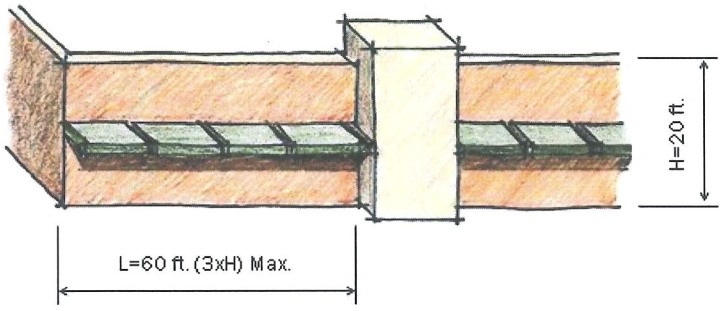
Example of Landmark Features

iii. **Building Articulation.** One and two story facades visible from a public street, drive or open space shall meet the following minimum standards for articulation. Articulation for Buildings 3 or more stories in height shall be required for the primary entries and the building's main corners.

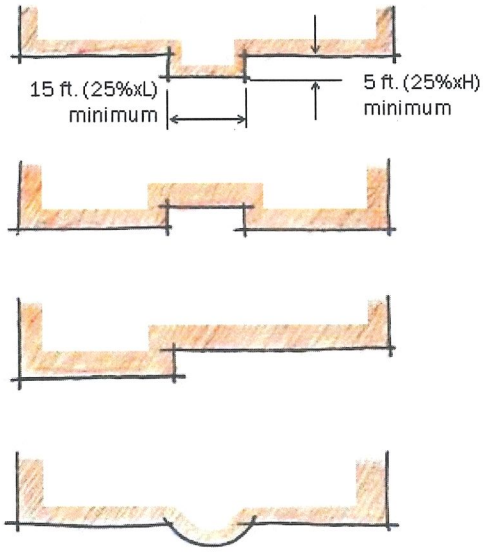
Horizontal Articulation. No building wall shall extend for a distance equal to 3 times the wall's height without having an off-set equal to 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane.

Vertical Articulation. No horizontal wall shall extend for a distance greater than 3 times the height of the wall without changing height by a minimum of 25% of the wall's height. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.

Building Articulation Examples

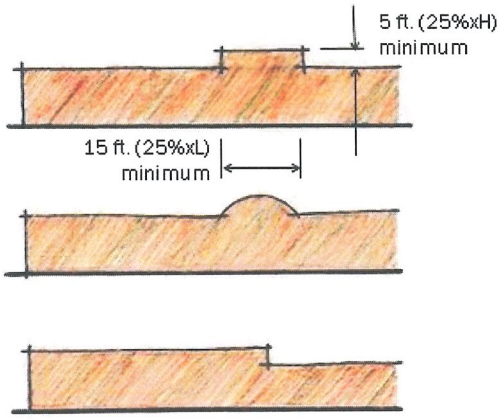


HORIZONTAL Articulation



Possible PLANS

VERTICAL Articulation



Possible ELEVATIONS

3. **Architectural Features**

   a. Where clearly visible from a public street, open space or Major Access Drive:

      i. **Roofs.** For buildings with hip, gable or mansard roofs, allowed materials include metal standing seam, slate, clay or concrete tile (barrel or Roman shape).

      ii. **Windows**, except for retail at-grade, shall be vertical in proportion and have at least a 3 inch reveal. Vertically proportioned windows which are joined together by a mullion shall be considered as meeting this standard.

   b. **Architectural Point System.** All structures shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five of the referenced architectural elements.

      i. Canopies, awnings, porticos with colonnade, or arcades for at least 70% of the front facade;

      ii. Raised pilasters or quoined corners;

      iii. Vertical elements (landmark feature as defined in this code);

      iv. Windows and doors framed with stone, cast stone, limestone, or other decorative masonry headers and sills;

      v. Outdoor patios and/or courtyards (landscaped and furnished);

      vi. Decorative ornamentation integrated into the building façade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes or horizontal and rhythm patterned brickwork; or other architectural features approved by the Director.

      vii. Rainwater harvesting system for onsite use.

b. Exterior Façade Materials

i. Allowed Exterior Materials

Allowed exterior surface materials are categorized into three groups:

Group A. Brick, stone and exterior grade stucco applied in a three step process. At least 10% of any primary façade shall contain brick or stone.

Group B. Stucco, architectural concrete block with integrated color, factory primed cementitious fiberboard (in the form of lap siding or board and batten), colored or stamped tilt-wall, EIFS (above 14 feet from grade only). Cementitious fiberboard is limited to 20% of any façade.

Group C - Accent. Metal, EIFS, wood.

Ii. Prohibited Exterior Materials

Prohibited exterior surface materials include metal building panels, cinderblock and aggregate finished surfaces.

Iii. Primary Facades

The following shall apply to all exterior walls of buildings which are clearly visible from a public street, open space, or active storefront:

a) Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features.

iv. Secondary Facades

The following shall apply to all exterior walls of buildings which are NOT clearly visible from a public street, open space or active storefront, or are constructed on a

property line as one of a series of in-line buildings where the wall will become part of a common wall:

a). **Walls**, excluding windows, doors, and other openings, shall be constructed of a minimum of 20% Group A materials and up to 80% Group B materials. However, the color of the walls shall match the primary facades.

b). **Wrapping the Primary Façade treatment**. Secondary Façades which are adjacent to the Primary Façade shall contain the Primary Façade treatment for at least 10% of its area. This may occur as a simple continuation of the Primary Façade treatment, or elements such as cornices, bases and vertical elements. In all cases, however, wall surface materials shall wrap the corner, except when located on a common property line.

v. At least **two materials** shall be used on all exterior facades.

vi. **Windows and glazing** shall be limited to a minimum of 30% and maximum of seventy percent (70%) of each building elevation facing a street, major Access Drive or side yard greater than 10 feet. This does not apply to Big Boxes or industrial buildings. (See 6.b below for special requirements for retail at grade.)

vii. **Color**

a). The dominant color of all buildings shall be muted shades of color. Black shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that bright and florescent colors are prohibited.

b). Roof colors shall be a muted shade of cool gray, warm gray, brown or red.

c) The Planning Director may refer the interpretation of appropriate colors to City Council.

5. **Townhouse District Standards**

a. All Townhouse developments within the overlay are subject to **site plan review and approval by Director**. The site plan shall show the typical layout of the Townhouse lot and an overall layout of the development.

b. All Townhouse developments shall provide **rear entry off-street parking** with a minimum 2 car garage. Alleys servicing these developments shall be a minimum 20 feet in width.

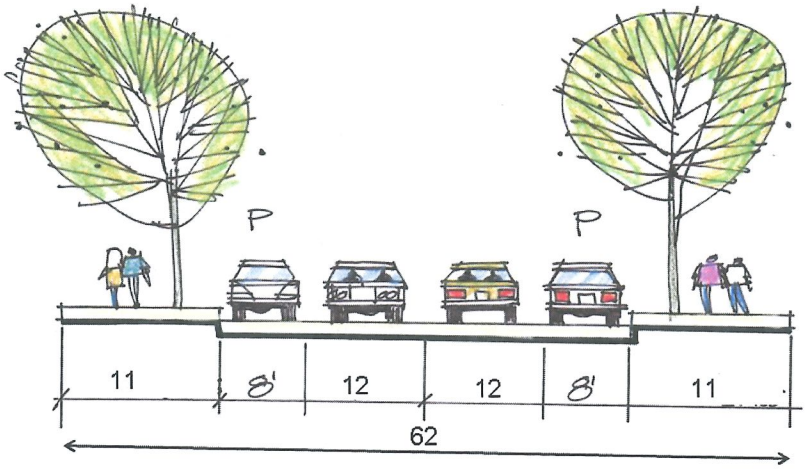
c. Open Space.

i. 10% of the total Townhouse development shall be dedicated as usable open space. This area shall be platted as common area; open space must be usable and serve as an amenity for residents.

ii. Open Space shall contain at least 1 Large Canopy tree and 1 Small Ornamental tree for each 5000 square feet of required open space. The location of open space should endeavor to preserve existing trees.

b. The **maximum height** of Townhouses shall be at least 2 stories but may not exceed three stories or 50' whichever is less.

c. **Streets adjacent** to Townhouses shall have a minimum 62-foot right-of-way or public Access Driveway. All Townhouses shall be platted on individual lots and require public street frontage, but cannot have double street frontage.



d. **Parallel parking** shall be provided along the curb in the right-of-way,

e. The **front building setback** shall be a minimum of 6 feet and a maximum of 15 feet.

f. **Three Zones** between back of curb and the building line—

   i. Streetscape Zone (1) - a minimum 4-foot wide area adjacent to the back-of-curb for Urban Trees, street furniture plus a 1-foot dismount strip. An Urban Tree in a tree well shall be provided for each 25 linear feet in the Streetscape Zone. For each 2 urban trees, a bike rack, trash receptacle, bench, pedestrian streetlights, or other approved street furniture is required.

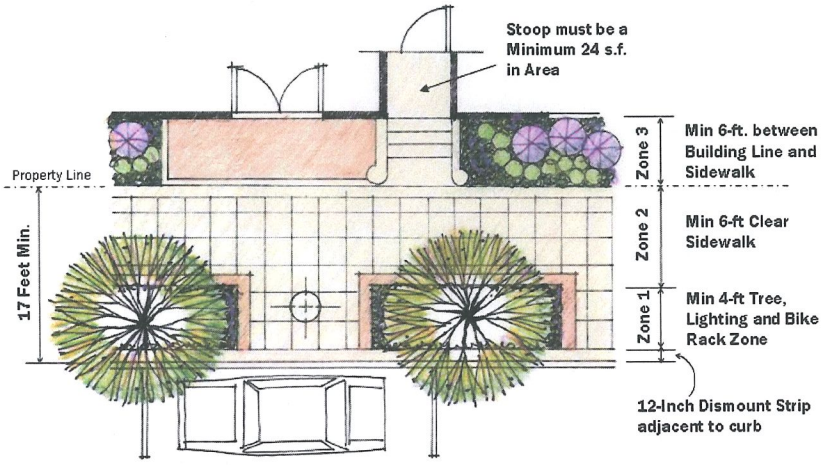
   ii. Sidewalk Zone (2) - a minimum 6-foot wide clear sidewalk;

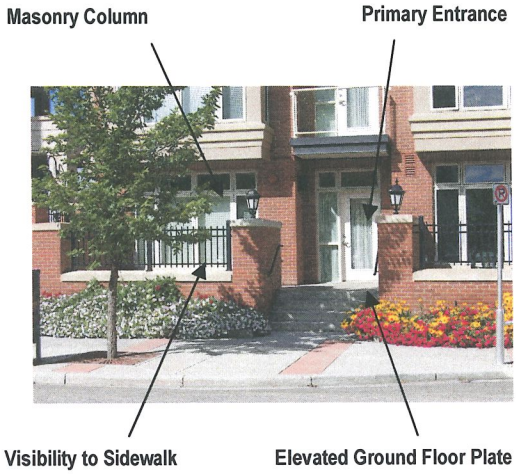
   iii. Landscape Zone (3) - a minimum 6-foot landscape/patio area adjacent to the building). In order to differentiate the different zones (public v. private) of the sidewalk and the Townhouse, a 3' high wrought iron, masonry, or cast stone fence may be constructed. Balcony and patio railings and fences shall be largely transparent and constructed of tempered glass, wrought iron or metal. Masonry columns may be used on patios provided that they are used as accents. Wood fences

and railings and chain-link fencing are prohibited for balconies and patios.

g. All buildings which have residential unit floor plates within 6 feet of grade shall include a **primary front door entrance** into the unit which may be accessed from the sidewalk.

h. The **front door entry** shall be located a minimum of two (2) feet above the sidewalk elevation and include a minimum 24 sf. stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the Director. However, up to 50% of units built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area.





i. A 20' **rear building setback** shall be applied from the alley right-of-way which includes a 5-foot fence setback with an Urban Tree for each property.

j. The minimum **side yard** is 5' between groups of 3 to 6 Townhouses; side yard at corner shall be the same as for a front yard, and requires all 3 Zones.

k. The minimum **lot width** is 25'. **Lot depth** is a minimum of 100'.

l. the maximum **block length** should not exceed 400 feet.

m. A 10' wide **rear landscape buffer** shall be provided and shall contain one (1) tree for each 30 linear feet.

n. Units must also include **windows** which provide residents a view of the street or public access easement and sidewalk area.

6. **Residential at Grade**

In developments that contain residential at grade, The **front door entry** shall be located a minimum of two (2) feet above the sidewalk elevation and include a minimum 24 sf. stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the Director. However, up to 50% of units built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area. (See diagram in Townhouse Standards above.)

7. **Retail and Mixed Use Building Standards**

a. The **ground floor entry** must be located at the approximate elevation of the adjacent sidewalk and should be inset by at least 4 feet.

b. Retail uses adjacent to the sidewalk at-grade shall:

i. Be constructed to meet fire code separation from any other uses constructed above;

ii. Have a minimum clear height of 14 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per Building Code;

iii. Have an awning or canopy which extends at least 6 feet over the sidewalk for at least 75% of the frontage on any portion of a building. Such awning or canopy shall maintain a minimum 7.5-foot clearance over the sidewalk; and

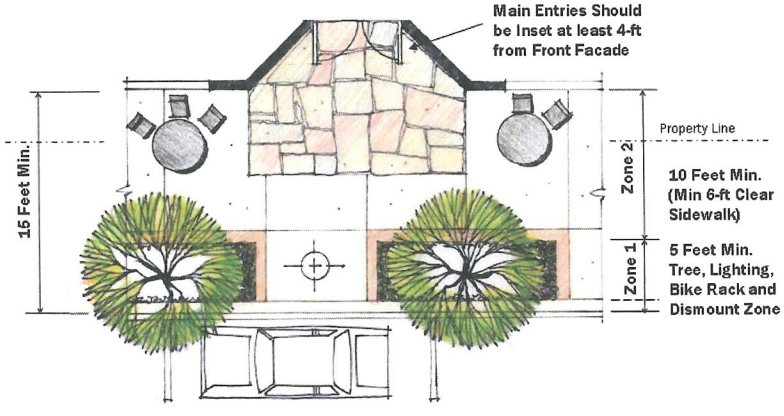
iv. Have highly transparent glass windows for at least 60%, but no greater than 80%, of the ground floor façade.

The Ground floor shall be excluded from the minimum and maximum window requirement above.

c. **Two Zones** between back of curb and the building line—

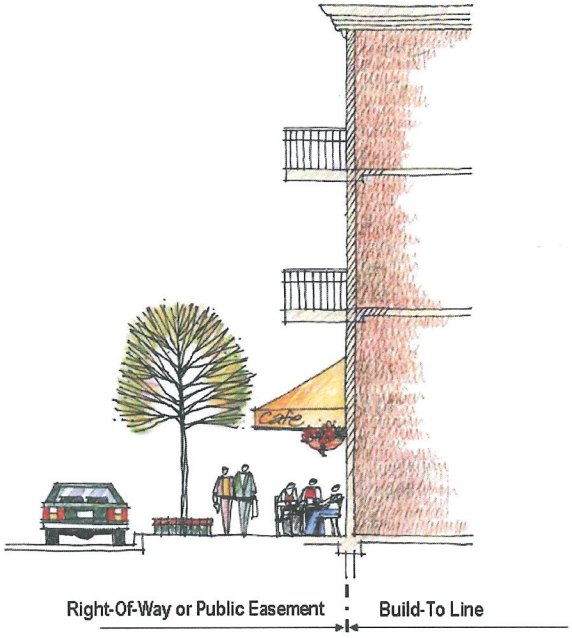
i. **Streetscape Zone** (1) - a minimum 4-foot wide area adjacent to the back-of-curb for Urban Trees, street furniture plus a 1-foot dismount strip. An Urban Tree in a tree well shall be provided for each 25 linear feet in the Streetscape Zone. For each 3 urban trees along a sidewalk, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture should be provided.

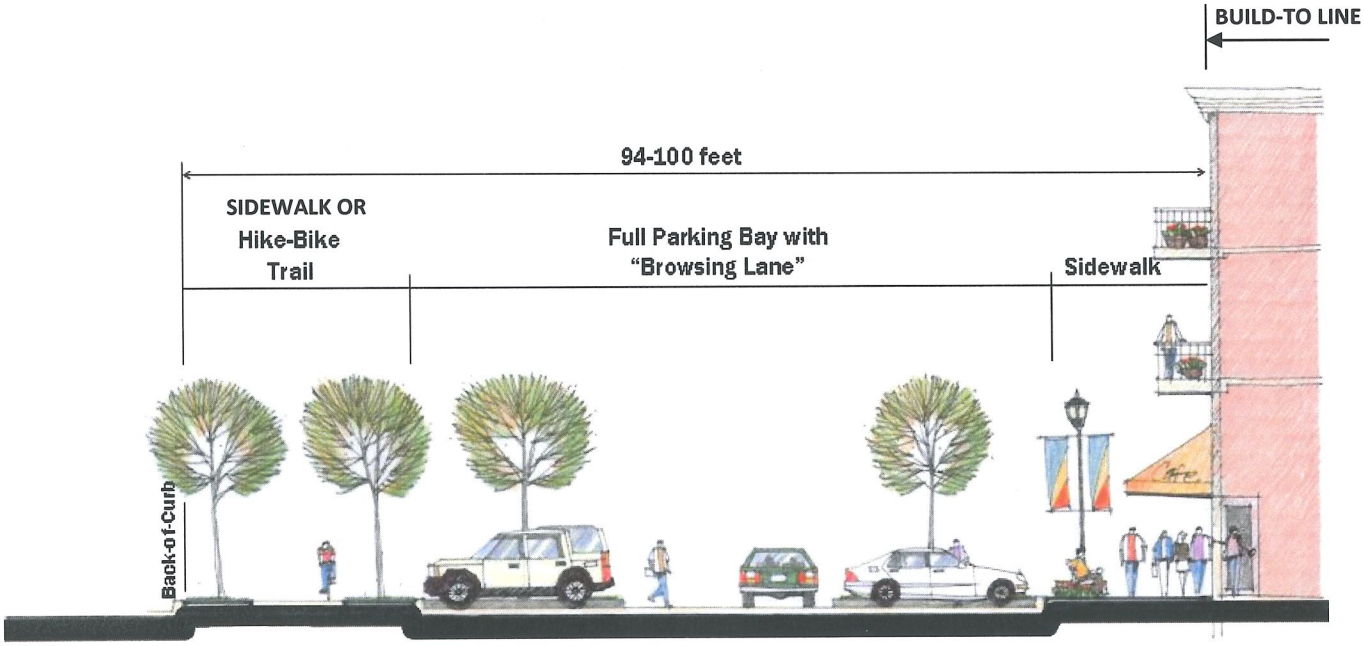
ii. **Sidewalk Zone** (2) - a minimum 10' wide sidewalk. The Sidewalk Zone may be encroached by a 3' high fenced patio area for dining, as long as a minimum 6-foot width is maintained for a pedestrian way.



d. **Build-To Line.** At least 70% of the front building face shall be constructed within a minimum of 15 feet from the back of curb and a maximum of 20 feet when adjacent to a major access drive. The remainder of the building frontage may be setback further to allow such things as outdoor dining, plazas, entry courts and pass-throughs to parking. For developments where there is parking between the building and property line, the build-to line shall be 100 feet from the back-of-curb.

Build-To Diagrams





III. STANDARDS FOR GATEWAY OVERLAY

A. *Intent*

The **intent** of these standards is to

1. Create an identity for Leon Valley to distinguish it from surrounding communities
2. Stabilize and strengthen property values over the long term
3. Attract new residents and businesses that will invest and re-invest in properties
4. Increase the quality of development
5. Strengthen and clarify existing zoning ordinance provisions for non-residential design standards.
6. Make the community more sustainable for future generations through
    a. Providing for Integrated mixed use,
    b. Embodying LEED-ND (Leadership in Energy and Environmental Design – Neighborhood Development) principles, and
    c. Assuring pedestrian and bicycle friendliness.

B. *Land use*

1. **Intent.** It is intended that allowed uses will encourage pedestrian-oriented mixed use projects that are well integrated with retail and residential activities.
2. Residential uses in the form of Townhouses are allowed on up to 50% of the site area and shall abide by the Townhouse District Standards and the standards in this ordinance. However, at least 50% of the retail must be constructed prior to obtaining a Certificate of Occupancy for the residential component.
3. Residential uses above non-residential uses at-grade shall be permitted by right and defined as a Mixed Use Building. Lobbies to upper stories may be located at grade level.

4. **General Standards.** Approval of a Specific Use Permit, landscaping requirements, sign standards, performance standards, and requirements for non-conforming structures shall follow the procedures established by the Zoning Ordinance as well as procedures and standards outlined in Section I. Overlay Standards – General of these Overlay District Standards.

D. Building Height and Site Area Regulations

1. **Intent.** The intent of the height and area regulations is to convey a stronger sense of community by bringing buildings closer to the street.
2. **Building Height.**
   a. Buildings shall not exceed 50 feet or 3 stories, whichever is less, unless it qualifies as a Landmark Building, in which case the landmark feature may be up to 25% greater than the remainder of the building height as approved by the Director.
   b. However, buildings on properties abutting Bandera may be constructed up to 4 stories or 60 feet.
   c. Portions of any buildings within 100 feet of a single family zoned residential lot may not exceed 45 feet in height or 2.5 stories.
3. **Minimum Lot Size**. One acre unless otherwise approved through the Site Plan.
4. **Front Yard.** Minimum front yard shall be 6 feet and a maximum setback of 100 feet (which would allow for one full bay of parking).
5. **Rear Yard.** Minimum 6 feet, or 30 feet when abutting residentially zoned land.

E. *Building Orientation*

1. **Intent.** It is intended that buildings have direct orientation to the street.
2. Facades shall generally be built **parallel to the street or Major Access Drive frontage**, except at street intersections, where a façade containing a primary building entrance may be curved or angled toward an intersection.

F. *Cross Access Drives*

1. **Intent.** It is the intent that access ways will facilitate the movement of pedestrians and autos in an attractive environment, and that blocks ensure cross-access to adjacent non-single family zoned sites.
2. **Cross Access.** All nonresidential lots must provide cross access to adjoining non-residential lots.

G. *Automobile Parking*

1. Intent

The following is the intent of the City's parking policies and these Design Standards for the Gateway Overlay District:

a. Minimize paved surfaces which increase runoff, ambient temperature and construction costs.

b. Support the creation of Shared Parking in order to enable visitors to park once at a convenient location and to access a variety of non-residential enterprises in a pedestrian and bicycle-friendly environment.

c. Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.

d. Ensure ease of access to parking.

e. Provide flexibility for changes in land uses which have different parking requirements within the District.

f. Provide flexibility for the redevelopment of small sites.

g. Avoid diffused, inefficient single-purpose reserved parking.

h. Avoid adverse parking impacts on residential neighborhoods.

2. Parking Requirements

a. Off-street parking facilities shall be provided in accordance with this subsection.

b. Off-street parking spaces for the applicable use classification shall meet the city's current standards.

c. Where parking exceeds the minimum spaces required by more than 10%, or more than 1 full bay of parking is located between a building and a public street, landscaping of parking areas shall be increased to the following standards between the building and the public street:

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H. Bicycle Parking

1. Goals

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

2. Bicycle Parking

Bicycle parking shall be provided based on at least one (1) bike rack for each development or one (1) bike rack for each 25 car parking spaces required, whichever is greater, unless otherwise

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3. **Bicycle Parking Standards**

   a. **Location**

      iii. Required bicycle parking should be located within 50 feet of an entrance to the building.

      iv. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

I. Supplementary Architectural Regulations

3. **Intent**

The intent of this Sub-Section is to create buildings which reflect the desired Leon Valley character of being a sustainable and attractive city as stated above. It is also intended that non-residential buildings are constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses. The size, disposition and design of buildings play an important role in achieving that goal. This includes encouraging the following:

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It is intended by this Section, to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.

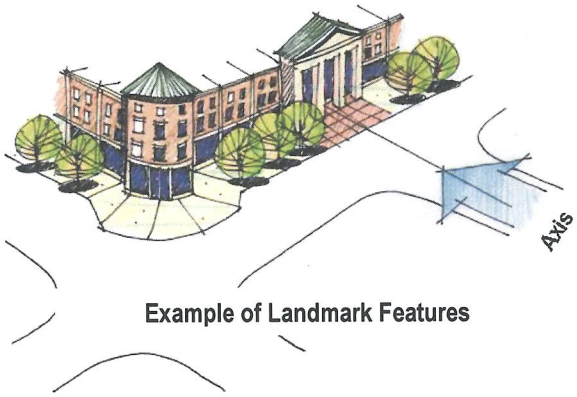
4. Building Standards – Non-Residential and Mixed Use

c. Building Form

i. All buildings shall be designed and constructed in **tri-partite architecture** so that they have a distinct base, middle and top.

Examples of Single Story Tri-Partite

ii. Buildings which are located on axis with a terminating street or Access Drive or at the intersection of streets and/or major Access Drives shall be considered a **Landmark Building.** Such buildings shall be designed with landmark features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.



Example of Landmark Features

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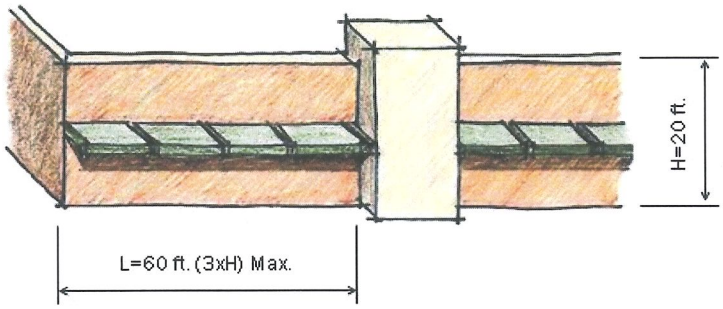
Horizontal Articulation. No building wall shall extend for a distance equal to 3 times the wall's height without having an off-set equal to 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane.

Vertical Articulation. No horizontal wall shall extend for a distance greater than 3 times the height of the wall without changing height by a minimum of 25% of the wall's height. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.

Building Articulation Examples



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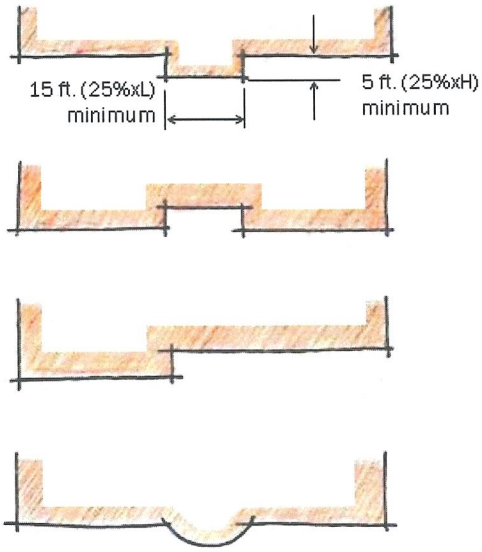
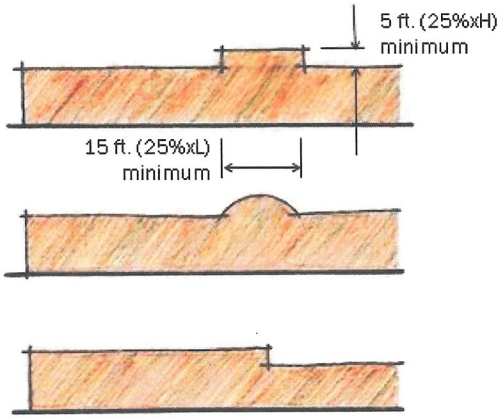


Possible PLANS

VERTICAL Articulation



Possible ELEVATIONS

3. **Architectural Features**

a. Where clearly visible from a public street, open space or Major Access Drive:

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b. **Architectural Point System.** All structures shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five of the referenced architectural elements.

viii. Canopies, awnings, porticos with colonnade, or arcades for at least 70% of the front facade;

ix. Raised pilasters or quoined corners;

x. Vertical elements (landmark feature as defined in this code);

xi. Windows and doors framed with stone, cast stone, limestone, or other decorative masonry headers and sills;

xii. Outdoor patios and/or courtyards (landscaped and furnished);

xiii. Decorative ornamentation integrated into the building façade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes or horizontal and rhythm patterned brickwork; or other architectural features approved by the Director.

xiv. Rainwater harvesting system for onsite use.

d. Exterior Façade Materials

ii. Allowed Exterior Materials

Allowed exterior surface materials are categorized into three groups:

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Group C - Accent. Metal, EIFS, wood.

Ii. Prohibited Exterior Materials

Prohibited exterior surface materials include metal building panels, cinderblock and aggregate finished surfaces.

Iii. Primary Facades

The following shall apply to all exterior walls of buildings which are clearly visible from a public street, open space, or active storefront:

a) Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features.

iv. Secondary Facades

The following shall apply to all exterior walls of buildings which are NOT clearly visible from a public street, open space or active storefront, or are constructed on a

property line as one of a series of in-line buildings where the wall will become part of a common wall:

a). **Walls**, excluding windows, doors, and other openings, shall be constructed of a minimum of 20% Group A materials and up to 80% Group B materials. However, the color of the walls shall match the primary facades.

b). **Wrapping the Primary Façade treatment**. Secondary Façades which are adjacent to the Primary Façade shall contain the Primary Façade treatment for at least 10% of its area. This may occur as a simple continuation of the Primary Façade treatment, or elements such as cornices, bases and vertical elements. In all cases, however, wall surface materials shall wrap the corner, except when located on a common property line.

v. At least **two materials** shall be used on all exterior facades.

vi. **Windows and glazing** shall be limited to a minimum of 30% and maximum of seventy percent (70%) of each building elevation facing a street, major Access Drive or side yard greater than 10 feet. This does not apply to Big Boxes or industrial buildings. (See 6.b below for special requirements for retail at grade.)

vii. **Color**

a). The dominant color of all buildings shall be muted shades of color. Black shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that bright and florescent colors are prohibited.

b). Roof colors shall be a muted shade of cool gray, warm gray, brown or red.

c) The Planning Director may refer the interpretation of appropriate colors to City Council.

5. **Townhouse District Standards**

a. All Townhouse developments within the overlay are subject to **site plan review and approval by Director**. The site plan shall show the typical layout of the Townhouse lot and an overall layout of the development.

b. All Townhouse developments shall provide **rear entry off-street parking** with a minimum 2 car garage. Alleys servicing these developments shall be a minimum 20 feet in width.

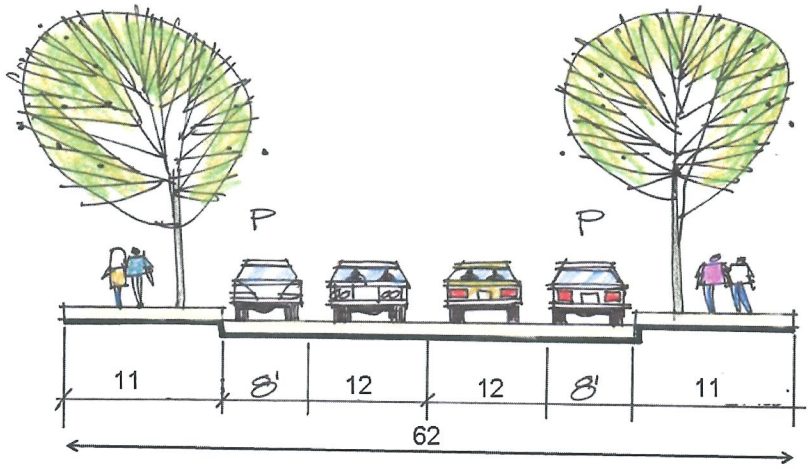
c. Open Space.

i. 10% of the total Townhouse development shall be dedicated as usable open space. This area shall be platted as common area; open space must be usable and serve as an amenity for residents.

ii. Open Space shall contain at least 1 Large Canopy tree and 1 Small Ornamental tree for each 5000 square feet of required open space. The location of open space should endeavor to preserve existing trees.

b. The **maximum height** of Townhouses shall be at least 2 stories but may not exceed three stories or 50' whichever is less.

c. **Streets adjacent** to Townhouses shall have a minimum 62-foot right-of-way or public Access Driveway. All Townhouses shall be platted on individual lots and require public street frontage, but cannot have double street frontage.



d. **Parallel parking** shall be provided along the curb in the right-of-way,

e. The **front building setback** shall be a minimum of 6 feet and a maximum of 15 feet.

f. **Three Zones** between back of curb and the building line—

   i. Streetscape Zone (1) - a minimum 4-foot wide area adjacent to the back-of-curb for Urban Trees, street furniture plus a 1-foot dismount strip. An Urban Tree in a tree well shall be provided for each 25 linear feet in the Streetscape Zone. For each 2 urban trees, a bike rack, trash receptacle, bench, pedestrian streetlights, or other approved street furniture is required.

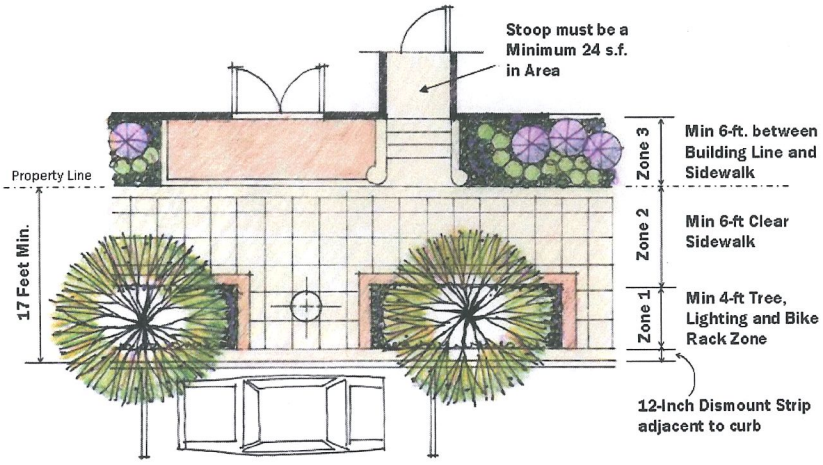
   ii. Sidewalk Zone (2) - a minimum 6-foot wide clear sidewalk;

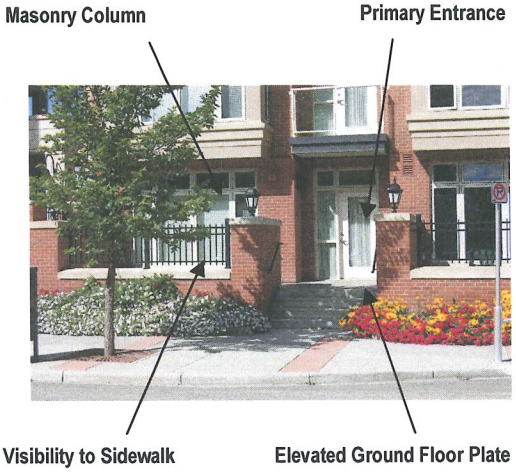
   iii. Landscape Zone (3) - a minimum 6-foot landscape/patio area adjacent to the building). In order to differentiate the different zones (public v. private) of the sidewalk and the Townhouse, a 3' high wrought iron, masonry, or cast stone fence may be constructed. Balcony and patio railings and fences shall be largely transparent and constructed of tempered glass, wrought iron or metal. Masonry columns may be used on patios provided that they are used as accents. Wood fences

and railings and chain-link fencing are prohibited for balconies and patios.

g. All buildings which have residential unit floor plates within 6 feet of grade shall include a **primary front door entrance** into the unit which may be accessed from the sidewalk.

h. The **front door entry** shall be located a minimum of two (2) feet above the sidewalk elevation and include a minimum 24 sf. stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the Director. However, up to 50% of units built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area.





i. A 20' **rear building setback** shall be applied from the alley right-of-way which includes a 5-foot fence setback with an Urban Tree for each property.

j. The minimum **side yard** is 5' between groups of 3 to 6 Townhouses; side yard at corner shall be the same as for a front yard, and requires all 3 Zones.

k. The minimum **lot width** is 25'. **Lot depth** is a minimum of 100'.

l. the maximum **block length** should not exceed 400 feet.

m. A 10' wide **rear landscape buffer** shall be provided and shall contain one (1) tree for each 30 linear feet.

n. Units must also include **windows** which provide residents a view of the street or public access easement and sidewalk area.

6. **Residential at Grade**

In developments that contain residential at grade, The **front door entry** shall be located a minimum of two (2) feet above the sidewalk elevation and include a minimum 24 sf. stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the Director. However, up to 50% of units built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area. (See diagram in Townhouse Standards above.)

7. **Retail and Mixed Use Building Standards**

a. The **ground floor entry** must be located at the approximate elevation of the adjacent sidewalk and should be inset by at least 4 feet.

b. Retail uses adjacent to the sidewalk at-grade shall:

i. Be constructed to meet fire code separation from any other uses constructed above;

ii. Have a minimum clear height of 14 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per Building Code;

iii. Have an awning or canopy which extends at least 6 feet over the sidewalk for at least 75% of the frontage on any portion of a building. Such awning or canopy shall maintain a minimum 7.5-foot clearance over the sidewalk; and

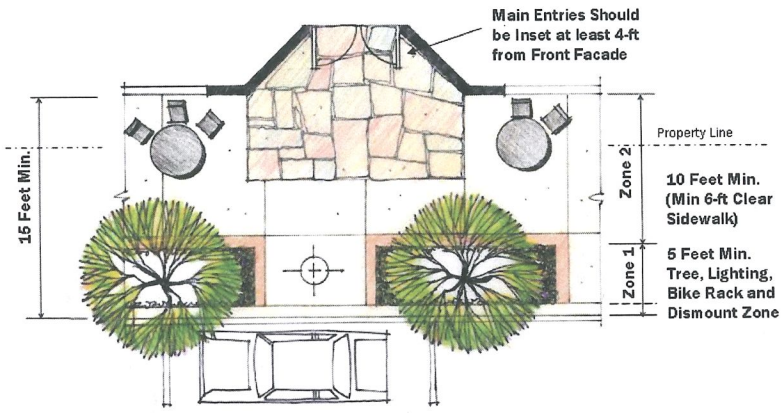
iv. Have highly transparent glass windows for at least 60%, but no greater than 80%, of the ground floor façade.

The Ground floor shall be excluded from the minimum and maximum window requirement above.

c. **Two Zones** between back of curb and the building line—

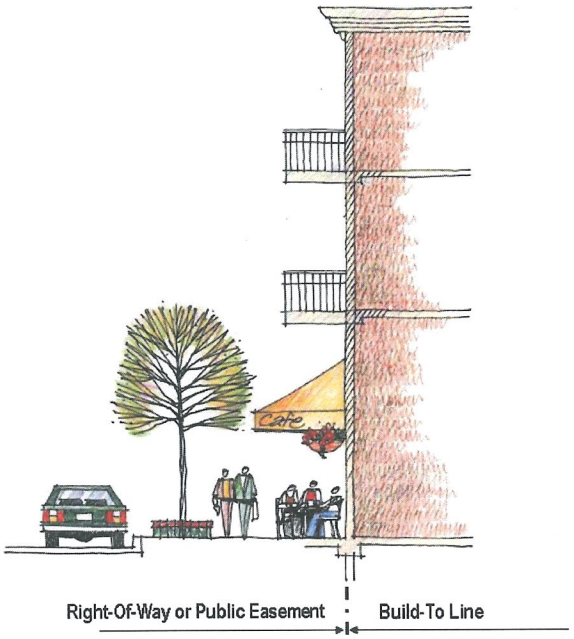
iii. **Streetscape Zone** (1) - a minimum 4-foot wide area adjacent to the back-of-curb for Urban Trees, street furniture plus a 1-foot dismount strip. An Urban Tree in a tree well shall be provided for each 25 linear feet in the Streetscape Zone. For each 3 urban trees along a sidewalk, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture should be provided.

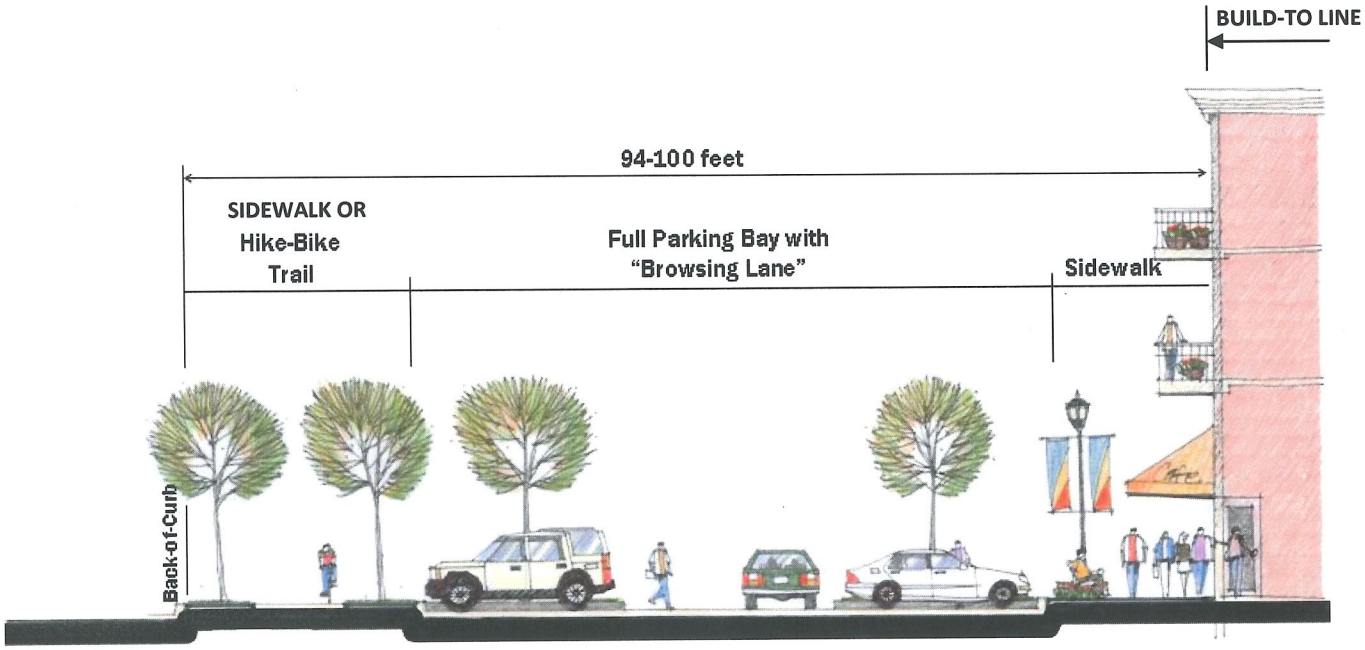
iv. **Sidewalk Zone** (2) - a minimum 10' wide sidewalk. The Sidewalk Zone may be encroached by a 3' high fenced patio area for dining, as long as a minimum 6-foot width is maintained for a pedestrian way.



d. **Build-To Line.** At least 70% of the front building face shall be constructed within a minimum of 15 feet from the back of curb and a maximum of 20 feet when adjacent to a major access drive. The remainder of the building frontage may be setback further to allow such things as outdoor dining, plazas, entry courts and pass-throughs to parking. For developments where there is parking between the building and property line, the build-to line shall be 100 feet from the back-of-curb.

Build-To Diagrams





IV. Standards for Commercial and Industrial Overlay

A. *Land Use*

1. **General Standards.** Approval of a specific use permit, landscaping requirements, sign standards, performance standards, and requirements for non-conforming structures shall follow the procedures established by the Zoning Ordinance as well as procedures and standards outlined in Section I. Overlay Standards – General of these Overlay District Standards.

B. *Building Standards*

1. Building Form

a. The primary entries to buildings and the main corners of the building are required to be articulated. Each primary entry to an office area of the building shall be articulated both horizontally and vertically by at least 6 feet or 20% of the adjacent wall length, whichever is greater. (See Non-residential Building Articulation Example diagram in Sustainability Overlay District standards.) Pitched roofs shall count toward achieving vertical articulation provided they are 65 degrees or less from horizontal. Building corners shall also be articulated as approved by the Director.

2. Exterior Façade Materials

a. Primary exterior facades which are clearly visible from a public street shall be constructed with a minimum ten percent (10%) Group A materials and up to 90% Group B materials. Group C materials may be used for accents.

The Group A materials noted above shall be applied to corners, entries, and other areas in order to mitigate

monotony and increase aesthetics. A minimum of two different materials shall be used.

b. Secondary exterior facades NOT facing a public street may be constructed with up to 100% (one hundred percent) Group B materials.

3. Color

a. The dominant color of all buildings shall be muted shades of color. Black and stark white shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that bright or florescent colors are prohibited.

b. Roof colors shall be a muted shade of cool gray, warm gray, brown or red.

4. Auxiliary Design Standards

Structures shall incorporate at least two of the following Auxiliary Design Elements:

a. Raised pilasters or quoined corners;

b. Vertical elements (landmark feature as defined in this code);

c. Windows and doors framed with stone, cast stone, limestone, or other decorative masonry headers and sills;

d. Decorative ornamentation integrated into the building façade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes or horizontal and rhythm patterned brickwork; or other architectural features approved by the Director.

e. Rainwater harvesting system for onsite use.

Appendix 1 Land Use Chart

Sec. 14.02.381 Permitted Use Table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Adult care facility	SUP	SUP	P	P	P	U	U	U	**See section 14.02.317, "Adult care facilities"
Air conditioning repair	X	X	X	P	P	X	U	X	
Air conditioning sales - repair and/or service incidental	X	X	P	P	P	X	U	X	
Alcoholic beverage sales - no on-premise consumption	X	X	P	P	P	U	U	U	Not within 200 ft of SF zone
Alteration and repair of apparel	X	X	P	P	P	U	U	U	
Ambulance service	X	X	X	P	P	U	U	U	
Animal clinic	X	X	P	P	P	U	U	U	SO or GO: P with no overnight kennel CIO: P for Clinic and Kennel
Animal shelter/pound	X	X	X	P	P	X	U	X	
Antique store	X	P	P	P	P	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Appliance, minor - repair	X	X	P	P	P	U	U	U	
Appliance, major - repair	X	X	X	P	P	X	U	X	
Appliance store repair and/or service incidental	X	X	P	P	P	U	U	U	
Art gallery/museum	X	P	P	P	P	U	U	U	
Assembly/packaging	X	X	X	SUP	P	U	U	U	
Attended donation station/facility	X	X	SUP	SUP	P	U	U	U	
Auditorium, convention center, and other similar meeting facilities	X	X	SUP	SUP	P	U	U	U	
Automobile accessories - retail sales w/installation and/or repair incidental	X	X	SUP	P	P	X	U	X	
Automobile accessories, parts and components to include inspection Retail sales only w/o installation and/or repair incidental	X	X	P	P	P	X*	U	X*	*SO or GO: Allowed in B-3 only with SUP

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Automobile repair and/or service - brake repair facility	X	X	X	P	P	X	U	X	
Automobile service station - gasoline sales only	X	X	P	P	P	SUP	U	SUP	
Automobile service station - repair incidental	X	X	X	P	P	SUP	U	SUP	
Automobile and truck sales - service incidental	X	X	X	P	P	X	U	X	
Automobile/vehicle inspection station	X	X	P	P	P	SUP	U	SUP	
Automobile/vehicle storage	X	X	X	P	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license
Automobile wrecker service	X	X	X	X	P	U	U	U	
Bait store	X	X	X	P	P	X	U	X	
Bakery	X	X	P	P	P	U	U	U	
Bank, savings & loan	X	X	P	P	P	U	U	U	
Bar	X	X	X	SUP	SUP	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Automobile and boat storage	X	X	X	SUP	P	X	U	X	
Automobile auction	X	X	X	X	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license
Automobile lubrication service facility - lubrication only	X	X	P	P	P	X	U	X	
Automobile parts and components Retail sales with installation and/or repair incidental	X	X	X	P	P	X	U	X	
Automobile rental with unenclosed on-site storage of not more than twelve (12) private passenger vehicles	X	X	P	P	P	X	U	X	
Automobile rental on-site storage	X	X	X	P	P	X	U	X	
Automobile rental and/or sales	X	X	X	P	P	X	U	X	
Automobile repair and/or service	X	X	X	P	P	X	U	X	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Barber or beauty equipment and supplies	X	X	P	P	P	U	U	U	
Barber or beauty shop	P	P	P	P	P	U	U	U	
Bicycle sales and repair	X	X	P	P	P	U	U	U	
Boat sales and service facility	X	X	X	SUP	SUP	X	U	X	
Bookstore	P	P	P	P	P	U	U	U	
Building specialty store	X	X	P	P	P	U	U	U	
Cabinet or carpenter shop	X	X	X	P	P	X	U	X	
Camera/photographic supply	X	X	P	P	P	P	U	P	
Candy, nut and confectionery store	X	X	P	P	P	P	U	P	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Carwash (automatic)	X	X	X	P	P	X	U	SUP	Vacuum cleaners must be set back a minimum of 50 feet from residential areas GO: All exterior carwash-related activities such as vacuum areas, washing, and drying must be screened from view from any residential districts or uses, streets, rights of way, major access drives or public park areas within 150' of the property
Carwash (self-service)	X	X	SUP	P	P	X	U	X	Vacuum cleaners must be set back a minimum of 50 feet from residential areas
Catering facility	X	X	P	P	P	U	U	U	
Cemetery	X	X	X	SUP	SUP	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Child care facility	SUP	SUP	P	P	X	U	U	U	**See section 14.02.316, "Child care facilities"
Churches	X	X	X	P	X	U	U	U	
Cleaning products	X	X	P	P	P	X	U	X	
Clinic, dental or medical	P	P	P	P	X	U	U	U	
Clothing and accessory store	X	X	P	P	X	U	U	U	
Club or lodge (private)	X	SUP	SUP	SUP	SUP	U	U	U	**No sale of alcoholic beverages in B-1
Cold storage plant	X	X	X	SUP	P	X	U	X	
Communications distribution hub	X	X	SUP	SUP	P	U	U	U	
Computer store/similar business machines retail sales with installation and/or repair incidental	X	X	P	P	P	P	U	P	
Contractor facility	X	X	P	P	P	X	U	X	
Convenience store	X	X	P	P	P	U	U	U	**If the use is 24 hours a SUP is required
Cosmetics store	P	P	P	P	X	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Creamery	X	X	X	X	P	U	U	U	
Dairy product sales	X	X	P	P	P	U	U	U	
Dance hall	X	X	X	SUP	SUP	U	U	U	Also see Bar, club or lodge (private)
Department and/or variety store	X	X	P	P	P	U	U	U	
Drugstore	X	P	P	P	P	U	U	U	
Dry cleaning - pickup station only	P	P	P	P	P	U	U	U	
Dry cleaning plant	X	X	X	SUP	SUP	X	U	X	
Electroplating	X	X	X	X	SUP	U	U	U	
Entertainment - indoor Billiard parlor, bowling center, playground, skating center, video/game room	X	SUP	SUP	SUP	P	U	U	U	
Entertainment - outdoor Baseball/softball/volley ball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, sports complex	X	SUP	SUP	SUP	X	U	P	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Exterminator	X	X	X	P	P	X	U	X	
Farm	P	P	P	P	P	U	U	U	
Farm equipment sales and service	X	X	X	P	P	X	U	X	
Feed, seed, and/or fertilizer retail sales only	X	X	P	P	P	U	U	U	
Firearms and/or ammunition	X	X	SUP	SUP	SUP	U	U	U	
Fish market (fully enclosed)	X	X	P	P	P	U	U	U	
Fish market, wholesale	X	X	X	X	SUP	U	U	U	
Flea market	X	X	X	P	P	U*	U	U*	*SO and GO: Where permitted, SUP required **See additional regulations section 14.02.382
Floor cleaning service	X	X	SUP	P	P	U	U	U	
Floor covering sales	X	X	P	P	P	U	U	U	
Floral shop	P	P	P	P	P	U	U	U	
Food processing facility	X	X	X	X	SUP	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Food product sales	X	X	P	P	P	U	U	U	
Freight depot (truck)	X	X	X	X	SUP	U	U	U	
Fruit and produce market	X	X	P	P	P	U	U	U	
Funeral home/mortuary	X	X	SUP	P	P	U	U	U	
Furniture repair and/or upholstery shop	X	X	X	P	P	U	U	U	
Furniture sales	X	X	P	P	P	U	U	U	
Garden specialty store	X	X	P	P	P	U	U	U	
Gift shop	P	P	P	P	X	U	U	U	
Glass, sheet - sales only	X	X	P	P	P	U	U	U	
Grocery store w/food and produce market incidental	X	P	P	P	P	U	U	U	
Gymnasium/physical fitness facility	X	X	P	P	P	U	U	U	
Hardware store	X	X	P	P	P	U	U	U	
Hobby supply store (crafts)	X	P	P	P	P	U	U	U	
Hospital	X	X	SUP	P	P	U	U	U	
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Interior decorating studio	P	P	P	P	P	U	U	U	
Jewelry sales and repair	P	P	P	P	P	U	U	U	
Kennel	X	X	X	SUP	SUP	U	U	U	
Laboratory, dental or medical	X	X	SUP	P	P	U	U	U	
Laboratory, research	X	X	X	P	P	U	U	U	
Laboratory, testing	X	X	X	X	P	U	U	U	
Laundromat	X	X	P	P	P	U	U	U	
Laundry supply - to include uniform/linen/diaper service	X	X	X	SUP	P	U	U	U	
Leather goods or luggage store	X	P	P	P	P	U	U	U	
Library	X	P	P	P	P	U	U	U	
Locksmith	X	P	P	P	P	U	U	U	
Lodging:									
Boarding house	X	SUP	X	X	X	SUP	U	SUP	**Also see section 14.02.314 "Residential use table"
Convalescent ctr.	X	X	SUP	P	P	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Nursing home	X	SUP	SUP	P	P	U	U	U	
Hotel	X	X	X	P	P	U	U	U	
Inn	X	SUP	P	P	X	U	U	U	
Motel	X	X	X	P	P	U	U	U	
Suite hotel	X	X	X	P	P	U	U	U	
Lumberyard	X	X	X	SUP	P	X	U	X	
Machine, tools and construction equipment to include sales, service and repair	X	X	X	P	P	X	U	X	
Manufacturing	X	X	X	SUP	P	U	U	U	
Medical equipment and supplies	X	X	P	P	P	U	U	U	
Motorcycle sales, repair, and service	X	X	X	SUP	P	U*	U	U*	*In SO and GO: Sales only. Where permitted, requires SUP
Moving and transfer company	X	X	X	P	P	X	U	X	
Music store	X	X	P	P	P	U	U	U	
Nonemergency medical transport service	X	X	P	P	P	SUP	U	SUP	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Office equipment and supply	X	X	P	P	P	P	U	P	
Office, professional Also see Clinic, dental or medical	P	P	P	P	P	U	U	U	
Optical store	X	P	P	P	P	U	U	U	
Paint and wallpaper	X	X	P	P	P	U	U	U	
Park and ride	X	X	X	SUP	SUP	U	U	U	
Parking lot or parking garage	X	X	P	P	P	U	U	U	
Pawnshop	X	X	X	X	P	U	U	U	
Pet grooming	X	X	P	P	P	U	U	U	
Pet store	X	X	P	P	P	U	U	U	
Photographic equipment and supplies	X	X	P	P	P	P	U	P	
Picture framing shop	X	X	P	P	P	P	U	P	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Plant nursery I	SUP	SUP	P	P	P	SUP	U	SUP	There shall be no sales or advertising signs and accessory buildings shall not exceed 600 square feet, nor be closer than fifty (50) feet to any property line. Subject to screening requirements as stated in article 3.05.
Plant nursery II	X	X	SUP	SUP	SUP	U	U	U	In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Plant nursery III	X	X	SUP	P	P	U*	U	U*	*Where permitted, an SUP is required. In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.
Plant nursery IV	X	X	X	P	P	U*	U	U*	Where permitted, an SUP is required. In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.
Plant nursery sales, greenhouse	X	X	P	P	P	U*	U	U*	Where permitted, an SUP is required.
Playground equipment sales	X	X	X	P	P	U	U	U	SO or GO: Indoor only, no outdoor display or storage

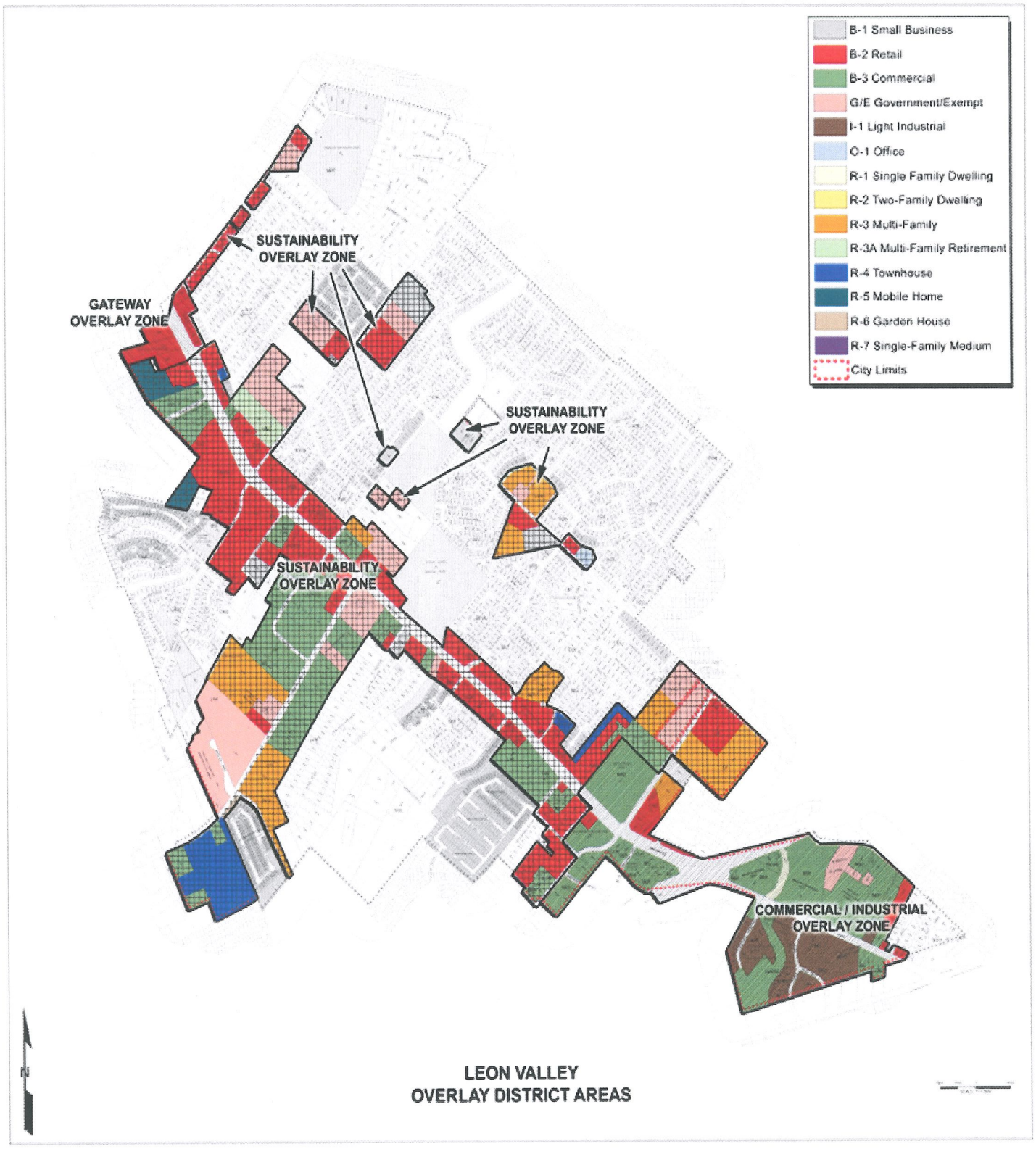
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Playroom/birthday party room, children only	X	SUP	P	P	X	U	U	U	
Plumbing fixture store	X	X	P	P	P	U	U	U	
Pool and spa sales	X	X	P	P	P	U*	U	U*	SO or GO: Indoor only, no outdoor display or storage. *SUP required
Portable building sales - manufactured, modular, mobile, prefabricated	X	X	X	P	P	X	U	X	
Post office	X	X	P	P	P	U	U	U	
Printing and reproduction services	X	X	SUP	P	P	P	U	P	Does not include major offset printing services
Propane facility	X	X	X	SUP	SUP	X	U	X	
Radio or television station - without transmitter tower or disc	X	X	P	P	P	U	U	U	A station with a transmitter requires an SUP in all the allowed districts
Recreational facility, neighborhood	X	P	P	P	P	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Restaurant and/or food establishment Cafeteria, cafe, delicatessen, frozen dessert shop and other similar uses (completely enclosed)	X	X	P	P	P	U	U	U	Drive-thru see section 14.02.441, "Parking regulations," part (8)(D), "Off-street parking [stacking] requirements"
Residential: Townhouse, Loft, Live-Work						P	X	P	Allowed only per standards in the SO or GO District
Restaurant and/or food establishment (not completely enclosed)	X	X	SUP	P	P	U	U	U	Drive-thru see section 14.02.441, "Parking regulations," part (8)(D), "Off-street parking [stacking] requirements"
Repair shop	X	X	X	P	P	X	U	X	
Retail outlet store	X	X	P	P	P	U	U	U	
Salon specialty - tanning, reducing, nail, massage	X	P	P	P	P	U	U	U	
School	P	P	P	P	P	U	U	U	
School, vocational	X	X	X	P	P	U	U	U	
Self-storage facility	X	X	P	P	P	X	U	X	SO or GO: Not allowed

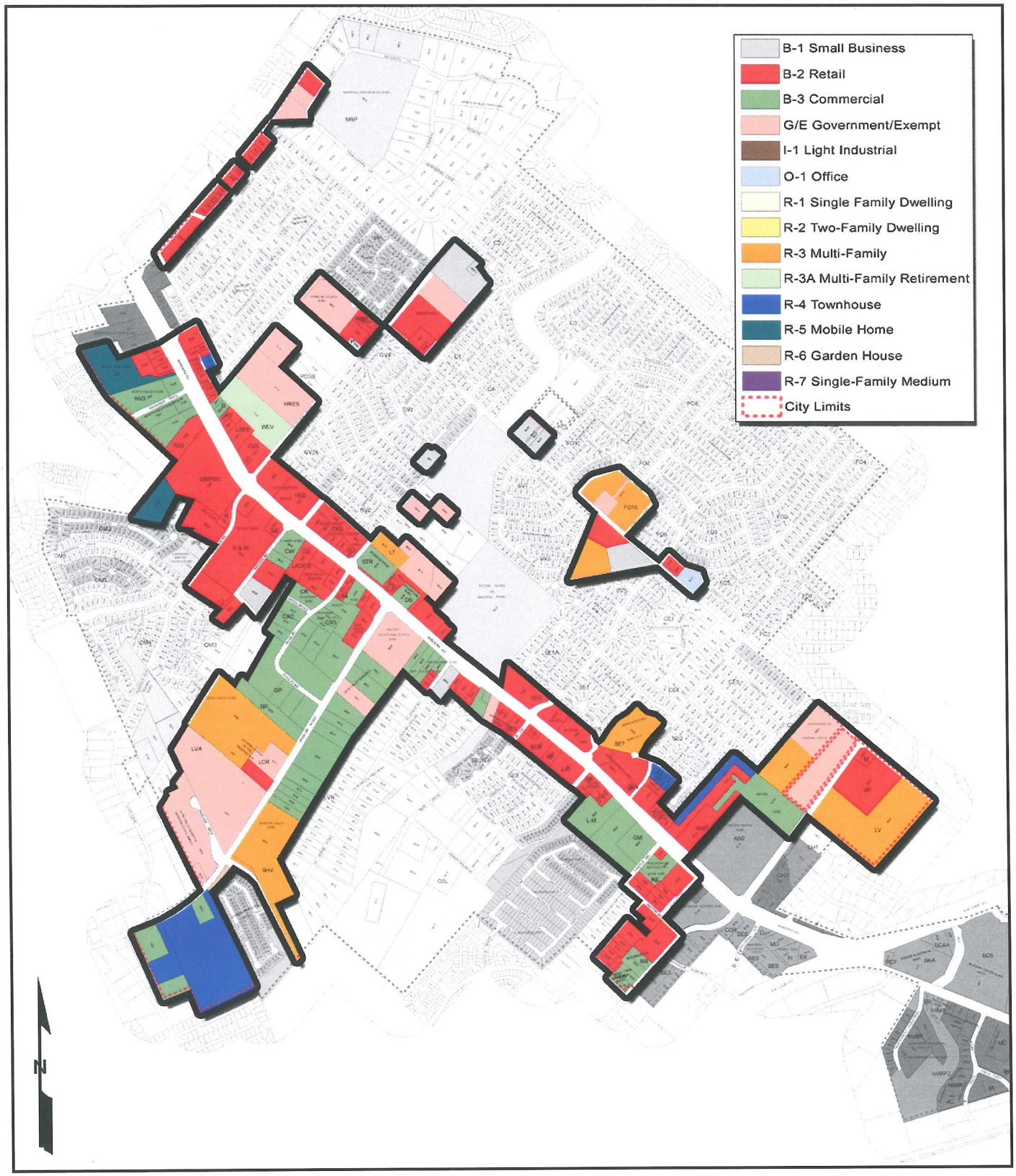
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Shoe sales and/or repair	X	X	P	P	P	U	U	U	
Sign shop	X	X	SUP	P	P	X	U	X	SO: Allowed as ancillary to small scale retail copy/print service
Small arms firing range - indoor	X	X	X	SUP	SUP	X	U	X	
Sporting goods store	X	X	P	P	P	U	U	U	
Stamp and/or coin store	P	P	P	P	P	U	U	U	
Stationery sales	X	P	P	P	P	U	U	U	
Studio for fine arts	SUP	SUP	P	P	P	U	U	U	
Tailor shop	X	P	P	P	P	U	U	U	
Taxidermist	X	X	X	SUP	SUP	X	U	X	
Telecommunication antennae/towers	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 14.02.382
Telephone sales - to include mobile	X	X	P	P	P	P	U	P	
Temporary use	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 14.02.382
Theater, indoor	X	X	P	P	P	U	U	U	
Theater, outdoor	X	X	X	SUP	SUP	X	U	X	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right **X** - Not allowed **U** - Per Underlying Zoning **SUP** - Specific use permit **SO** - Sustainability Overlay **CIO** - Commercial and Industrial Overlay **GO** - Gateway Overlay									
Tobacco store	X	X	P	P	P	U	U	U	
Tool and equipment rental	X	X	P	P	P	U	U	U	SO or GO: No outside storage, small tools and equipment only
Toy store	X	X	P	P	P	U	U	U	
Trophy sales	X	P	P	P	P	U	U	U	
Truck (heavy) repair/maintenance	X	X	X	X	P	U	U	U	
University	X	X	X	P	X	U	U	U	
Videotape sales and rental	X	X	P	P	P	U	U	U	
Warehouse storage facility	X	X	X	P	P	X	U	X	
Watch and clock repair	P	P	P	P	P	U	U	U	
Welding shop	X	X	X	X	P	U	U	U	
Wholesale facility	X	X	X	P	P	X	U	X	

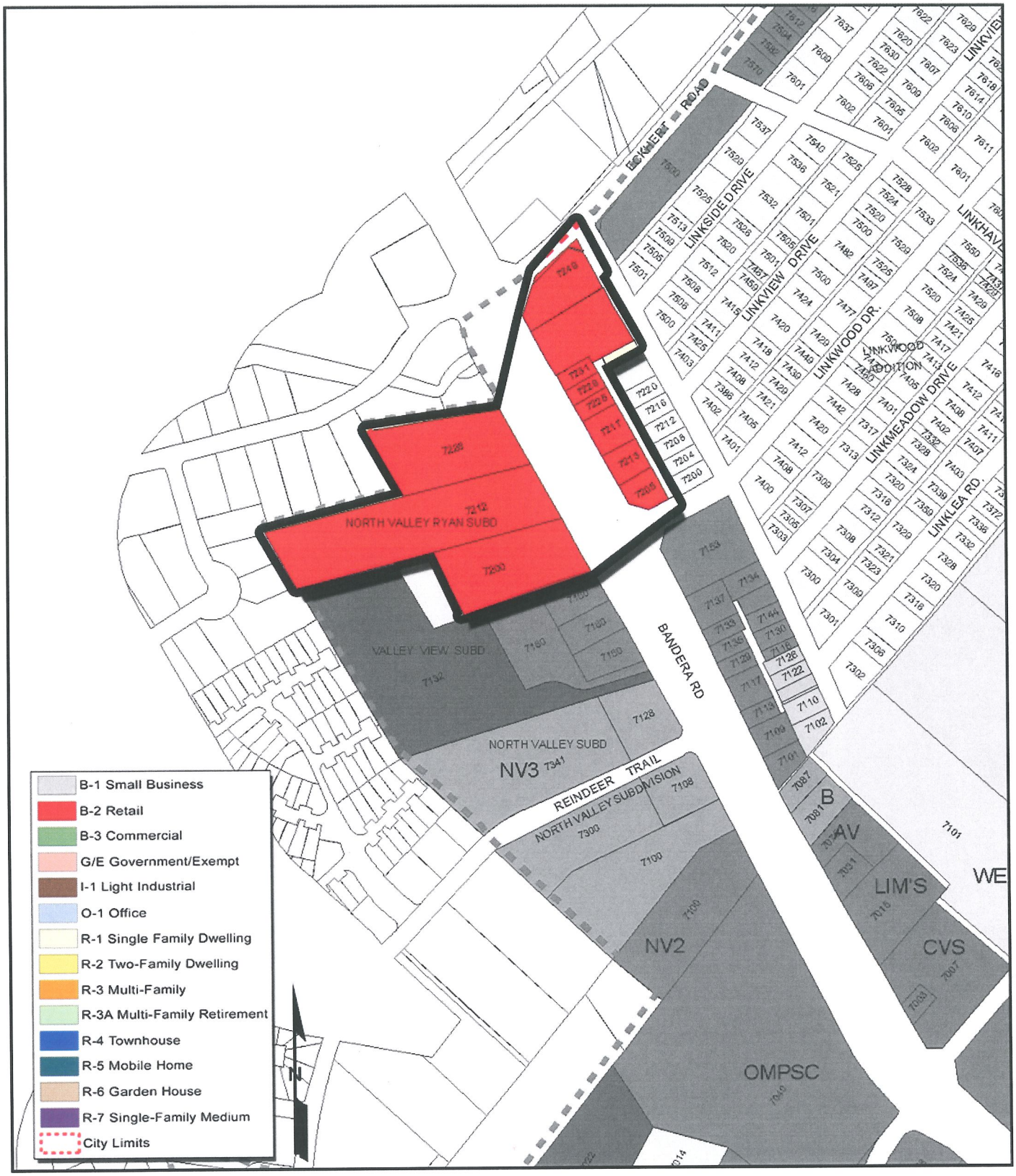
Appendix 2A Overlay Boundaries



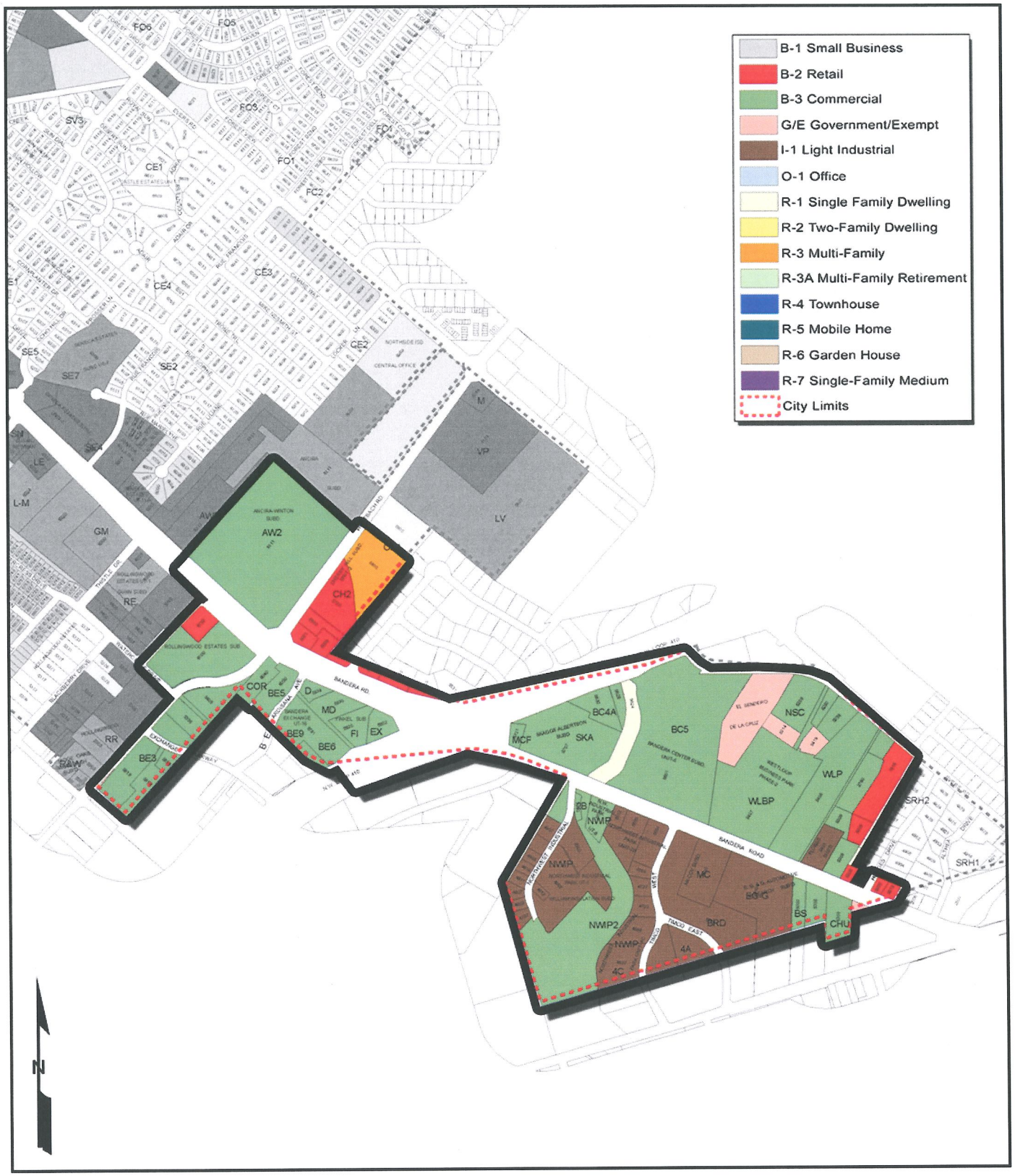
Appendix 2B Sustainability Overlay



Appendix 2C Gateway Overlay



Appendix 2C Commercial / Industrial Overlay



3. Each violation of this article shall be punishable by a fine of up to two thousand dollars ($2000), unless some other fine is specifically prescribed for a particular violation.

4. This ordinance shall become effective on and after its passage, approval and publication as prescribed by law.

PASSED AND **APPROVED** this 6th day of July, 2010.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF LEON VALLEY TEXAS