

ORDINANCE NO. 000- 014

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING APPENDIX A, OR THE CODE OF ORDINANCES OF THE TOWN OF ADDISON, TEXAS, ARTICLE XIX, URBAN CENTER DISTRICT REGULATIONS, AS HERETOFORE AMENDED; BY AMENDING SECTION 2, SUBSECTIONS A, C, AND J, SECTION 4, SUBSECTION E, SECTION 5, SUBSECTION B AND H, AND SECTION 9, SUBSECTION B IN ORDER TO CHANGE DEVELOPMENT STANDARDS FOR DWELLING UNIT SIZE, BUILDING SETBACKS, ROOF MATERIALS, RESIDENTIAL USE RESTRICTIONS IN THE COMMERCIAL SUBDISTRICT, LANDSCAPING AND SIGNAGE SUBMITTALS, AND SECURITY DESIGN SUBMITTALS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Council has approved by resolution, in 1991, a Comprehensive Plan to guide the future zoning and land use decisions for the Town of Addison; and

WHEREAS, the Comprehensive Plan established that the area of the Town known as "Old Addison" would be studied at a later date and recommendations on the appropriate land uses and development concepts for that area would be made, and

WHEREAS, the Town has conducted that study, and has determined that an Urban Center environment is most appropriate for the "Old Addison" area, and

WHEREAS, the City Council finds that it is necessary to amend the text of the Zoning Ordinance for the Town of Addison in order to implement the plans and regulations for the Urban Center district;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the Town of Addison, Texas:

SECTION 1. That Article XIX. UC URBAN CENTER DISTRICT REGULATIONS, Section 3. Dimensional and design standards; residential subdistrict., Subsection A, shall be amended to read as follows:

A. Lot Dimensions

1. Minimum Width of Lot

The minimum width of lot shall be:

<u>Use</u>	<u>Minimum Width of Lot</u>
Rowhouse	Twenty-five (25) feet
Townhouse/Condominium	Twenty-five (25) feet
Multi-Family Use	Two hundred (200) feet
Hotel Use	Two hundred (200) feet
Retail Use	Two hundred (200) feet
Office Use	Two hundred (200) feet
Mixed Use	Two hundred (200) feet
Civic Use	None

2. Minimum Depth of Lot

<u>Use</u>	<u>Minimum Depth of Lot</u>
Rowhouse	60 feet
Townhouse/Condominium	60 feet
Multi-Family Use	Two hundred (200) feet
Hotel Use	Two hundred (200) feet
Retail Use	Two hundred (200) feet
Office Use	Two hundred (200) feet
Mixed Use	Two hundred (200) feet
Civic Use	None

SECTION 2. That Article XIX. UC URBAN CENTER DISTRICT REGULATIONS, Section 3. Dimensional and design standards; residential subdistrict., Subsection C, shall be amended to read as follows:

C. Minimum Area per Dwelling Unit. The average minimum floor area per apartment shall be 750 square feet per building, based upon the following minimum sizes for specific unit types:

<u>Use</u>	<u>Minimum Area per Dwelling Unit</u>
Rowhouse	1600 square feet
Townhouse/Condominium	1600 square feet
Multi-Family Use	
Efficiency	500 square feet
1 Bedroom	700 square feet
2 Bedroom	900 square feet

3 Bedroom

1,000 square feet

To provide design flexibility, the minimum floor area per dwelling unit for 5% of each unit type per building may be reduced to 75% of these minimum sizes provided that the overall unit mix per building averages a minimum of 750 square feet.

SECTION 3. That Article XIX. UC URBAN CENTER DISTRICT REGULATIONS, Section 3. Dimensional and design standards; residential subdistrict., Subsection J, shall be amended to read as follows:

J. Exterior Appearance

1. Materials

- (a) At least ninety (90%) percent of the exterior cladding of all exterior walls fronting or visible from public streets(including above grade parking structures) shall be brick construction. An applicant, however may submit a design for construction of parking structures that employs alternative construction materials for exterior cladding with an application for a development plan. The alternative may be approved by the City upon determination that such construction will result in an appearance that is compatible with surrounding buildings and the overall character of the district.

Upon a finding that the alternative design for parking structures will result in an appearance that is compatible with surrounding buildings and the overall character of the district, waivers may be granted for alternatives employing a minimum of 40% brick cladding, provided that the ground floor of the structure (up to a height of 12 feet), is at least 90% brick.

- (b) At least eighty (80%) percent of exterior cladding of all walls not fronting , or not visible from public ways (including above-grade parking structures) shall be brick construction, exterior cement plaster, or a combination thereof.
- (c) The exterior cladding, (excluding glass), of all buildings, (including above grade parking structures), shall be composed of not more than three (3) materials, (excluding roofs).
- (d) The following materials are prohibited as primary cladding materials:

Aluminum siding or cladding
Galvanized steel or other bright metal
Wood or plastic siding
Wood roof shingles
Unfinished Concrete Block (Architecturally finished concrete block is permitted as a cladding material.)

- (e) The following materials are prohibited as primary roofing materials:

Wood roof shingle
Composition shingle on any portion of a roof visible from any adjacent street. Where composition shingles are allowed, they

must meet a minimum standard of U.L. Class A fire rating and U.L. wind rating

SECTION 4. That Article XIX. UC URBAN CENTER DISTRICT REGULATIONS, Section 4. USE REGULATIONS – Commercial Subdistrict, Subsection E, shall be amended to read as follows:

Section 4. USE REGULATIONS - Commercial Subdistrict

- E. General Conditions. To ensure that development within the Commercial Subdistrict of the UC District is consistent with the City's Comprehensive Plan, the following special conditions have been established.
1. Ground Level Retail. Buildings fronting on the Special Events Parkway/Retail Street (Categories E/F) must be designed to accommodate ground level retail. The ground level floor area may be used for office, civic or conditional uses.
 2. Free Standing Retail. Free standing retail is prohibited along Spectrum Drive.
 3. Maximum Residential Mix. A maximum of thirty (30%) of the acreage east of Spectrum Drive of the Commercial Subdistrict as defined in the approved concept plan, may be put to residential or mixed use with residential uses.
 4. Appendices. Development within the commercial Subdistrict is subject to the standards and guidelines incorporated in Appendices A and C, which are attached to this article and made a part hereof by reference.

SECTION 5. That Article XIX. UC URBAN CENTER DISTRICT REGULATIONS, Section 5. DIMENSIONAL AND DESIGN STANDARDS - Commercial Subdistrict, Subsection B – Building Heights, shall be amended to read as follows:

Section 5. DIMENSIONAL AND DESIGN STANDARDS - Commercial Subdistrict

B. Building Heights

1. Portions of buildings or structures within one hundred fifty (150) feet of the closest boundary line of the Residential Subdistrict shall conform with the following height restrictions.

Minimum Height

Maximum Height

40'

92'

2. All other buildings or structures shall not exceed six (6) standard stories in height unless the additional height is set back from the street lines one (1) foot for each two (2') feet of height above each six story limit.
3. A turret, spire or tower may exceed maximum height of building provided that any such structure is no more than fifteen (15) feet higher than the maximum permitted height and has

a floorplate which is ten (10%) percent or less of the ground floor area of the building of which it is part.

SECTION 6. That Article XIX. UC URBAN CENTER DISTRICT REGULATIONS, Section 5. DIMENSIONAL AND DESIGN STANDARDS - Commercial Subdistrict, Subsection H – Exterior Appearance, shall be amended to read as follows:

H. Exterior Appearance

1. The following standards shall be applied to portions of buildings and parking structures within the Commercial Subdistrict which are within 150' of the Residential Subdistrict or the special events parkway/retail street.

(a) **Materials**

(1) At least ninety (90%) percent of the exterior cladding of all non-residential buildings and associated parking structures shall be brick construction up to a height of 50'.

(2) At least ninety (90%) of the exterior cladding of all residential buildings and associated parking garages shall be brick construction.

(3) The exterior cladding, (excluding glass), of all buildings, (including above grade parking structures), shall be composed of not more than three (3) materials, (excluding roofs).

(4) The following materials are prohibited as primary cladding materials:

Aluminum siding or cladding
Galvanized steel or other bright metal
Wood or plastic siding
Wood roof shingles
Unfinished Concrete Block (Architecturally finished concrete block is a permitted cladding material.)

(5) The following materials are prohibited as primary roofing materials:

Wood roof shingle
Composition shingle, on roof surfaces visible from an adjoining street. Where composition shingles are allowed, they must meet a minimum standard of U.L. Class A fire rating and U.L. wind rating.

SECTION 7. That Article XIX. UC URBAN CENTER DISTRICT REGULATIONS, Section 9. FINAL DEVELOPMENT PLAN APPROVAL, shall be amended to read as follows:

Section 9. FINAL DEVELOPMENT PLAN APPROVAL

A. Applicability.

1. The purposes of a final development plan are to assure that the development of individual building lots, parcels or tracts within a development project are consistent with the approved preliminary development plan(s) and to assure that the standards applicable within the district are met for each individual building site.
2. No permit for a building site in an Urban Center District shall be approved until a final development plan consistent with the approved preliminary development plan for that particular building site has been authorized under the following procedures.
3. The developer may obtain approval for a final development plan without prior approval of a preliminary development plan by meeting the standards for a preliminary development plan, as well as the standards contained in this section. In such case, approval procedures shall be as required in Section 8.

B. Submittal Requirements for Final Development Plan. The Final Development Plan shall contain the following information for each phase of development.

1. Drawings required for the Final Development Plan submission shall contain the following information:
 - (a) Project name, street address, and lot and block description.
 - (b) Names, addresses, and telephone numbers of the property owner, developer, (if different), and the person developing the plan.
 - (c) Date, scale and north arrow
2. Submittal plans must have a scale of one inch equals 40 feet or larger and be on a standard drawing sheet of a size no smaller than 24 inches by 36 inches, not to exceed 36 inches by 48 inches. A plan that cannot be drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.
3. A boundary survey of the tract with an error of closure within the limit of one (1) in ten thousand (10,000) related to the true meridian and showing the location and type of boundary survey.
4. A Final Development Plan which includes the following elements:
 - (a) The location, arrangement and proposed use of all buildings, including building footprints.
 - (b) The height and number of floors of all buildings, both above and below or partially below finished grade.
 - (c) The dimensions of buildings from the development boundaries, street R.O.W., and adjacent buildings.
 - (d) The traffic circulation system and the pedestrian circulation system, including the location and width of all streets, driveways, entrances to parking areas and parking structures, walkways and bicycle paths (details regarding design and location of garage security control arms or gates may be deferred and submitted for staff approval prior to the issuance of a building permit).

- (e) The location, number of spaces, and layout of all on-street and off-street parking areas, structures and loading areas, including aisle widths, stall dimensions and calculations of impervious coverage of parking lots and interior landscape areas.
 - (f) Existing and proposed public open spaces, together with proposed private recreational areas, specifying the proposed improvement of all such areas.
 - (g) Existing and proposed utilities required to service the proposed development, including water, storm drainage, sewer, gas, electric, telephone, and cable television.
5. Elevations of all facades of each building, indicating materials, window openings and height of all buildings.
6. A landscape plan which contains the following information:
- (a) Location, height and material of proposed screening and fencing (with berms to be delineated by one-foot contours).
 - (b) Complete description of plant materials shown on the land, including names (common and botanical name), locations, quantities, container or caliper sizes, heights, spread, and spacing. The location of all existing trees on the lot must be specifically indicated.
 - (c) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area compared to total square feet of the parking area
 - (d) Size, height, location and material of proposed seating, lighting, planters, sculptures, decorative paving, and water features.

In the alternative, landscape information may be submitted showing typical treatments for the various landscape or streetscape elements. In such an instance, full landscape details and the survey of existing trees shall be submitted for staff approval prior to the issuance of a building permit.

7. A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) Total number of dwelling units by type, size and average dwelling unit size.
 - (b) Residential density in units per acre.
 - (c) Total floor area and floor area ratio for each type of use.
 - (d) Total area in open space, both public and private
 - (e) Total number of off-street parking and loading spaces.

Data shall be provided for the area included in the development plan submittal and cumulative data for this and all previous phases.

8. Any variations or alterations anticipated or contemplated by the developer to any of the above required elements.


conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 9. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the city not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 10. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 11. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 25th day of April, 2000.



MAYOR

ATTEST:


CITY SECRETARY

CASE NO: 1367-Z

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: _____



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: _____