

CITY OF COLLEGE STATION
Home of Texas A&M University®

Design Review Board
June 30, 2015 @ 11:30 am
Administrative Conference Room
City Hall
1101 Texas Avenue,
College Station, Texas



AGENDA DESIGN REVIEW BOARD

**Tuesday, June 30, 2015 11:30 AM
Administrative Conference Room
1101 Texas Avenue
College Station City Hall
College Station, Texas, 77840**

1. Call to Order
2. Consideration, discussion and possible action to approve meeting minutes.
 - April 17, 2015 meeting minutes.
3. Presentation, possible action, and discussion regarding the duties of the Design Review Board including background and requirements related to the Wolf Pen Creek and Northgate design districts and the non-residential architectural standards. (J. Schubert)
4. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
5. Adjourn.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on Tuesday, June 30, 2015 at 11:30 a.m. at the Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the _____ day of _____, 2015 at _____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2015 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2015.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ___ day of _____, 2015.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
April 17, 2015 - 11:00 a.m.
Administrative Conference Room
1101 Texas Avenue
College Station, Texas, 77840

Board Members Present: Chairperson Jane Kee, Rory Cannaday, Steven Schloss, Elizabeth Natsios, and Mary Edwards (alternate)

Board Members Absent: Bill Mather

Staff Present: Principal Planner Jason Schubert, Assistant Director of Parks and Recreation Amy Atkins, Parks and Recreation Project & Asset Manager Rusty Warncke, Staff Planner Madison Thomas and Staff Assistant Crystal Derkowski

AGENDA ITEM NO. 1: Call to order.

Chairperson Kee called the meeting to order at 11:00 a.m.

AGENDA ITEM NO.2: Consideration, possible action and discussion to approve meeting minutes for February 27, 2015

Ms. Natsios, motioned to approve the minutes. Mr. Cannaday seconded the motion which passed (5-0).

AGENDA ITEM NO.3: Presentation, possible action, and discussion regarding a site plan and building elevations for a Wolf Pen Creek Park Restroom facility located at 1015 Colgate Drive located in the WPC Wolf Pen Creek district. Case # 15-00900049 (JS)

Jason Schubert, Principal Planner, presented the staff report proposing the site plan and building elevations for a restroom facility for the Wolf Pen Creek Park Festival Site Area. Amy Atkins and Rusty Warncke presented color and material samples and a picture of three (3) different designs for the restroom facility. They responded to general questions from the Board regarding its location and design.

Ms. Edwards motioned to approve option #3. Mr. Schloss seconded the motion.

Mr. Cannaday motioned to amend the original motion. He motioned to add a water fountain including a water bottle filler, benches and remove the copula from the building. Ms. Edwards second the motion, which passed (5-0).

The original motion was passed (5-0).

AGENDA ITEM NO. 4: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Mr. Schloss requested an update regarding city policy on the use of local architects and designers.

AGENDA ITEM NO. 5: Adjourn

The meeting was adjourned 12:27 p.m.

APPROVED:

Jane Kee, Chairperson

ATTEST:

Crystal Derkowski, Staff Assistant



MEMORANDUM

June 30, 2015

TO: Members of the Design Review Board

FROM: Jason Schubert, AICP, Principal Planner

SUBJECT: **Design Review Board Duties and Related Background Information**

Item

Presentation, possible action, and discussion regarding the duties of the Design Review Board including background and requirements related to the Wolf Pen Creek and Northgate design districts and the non-residential architectural standards.

Summary

With a number of newer members and alternates serving on the Design Review Board (DRB) along with recent ordinance amendments, this item is intended to provide an overview of the DRB's powers and duties with background and discussion regarding these responsibilities. The duties largely relate to the Wolf Pen Creek and Northgate design districts as well as considering waiver or appeal requests to other development requirements.

Section 12-2.5 "Design Review Board" of the Unified Development Ordinance (UDO) sets out the purpose, composition and ordinance authority of the DRB. This section states the DRB was established "for the purpose of enhancing the City's ability to review sign, building, and site design issues, including architectural issues as specified in this UDO, by bringing expertise from the community to bear on these issues in designated design districts."

The DRB has been given the responsibility to consider the following types of applications:

1. Wolf Pen Creek District Site Plans, Building Façade Design, and Signage
2. Wolf Pen Creek District Parking Waivers
3. Krenek Tap Corridor Overlay alternates to building or fence materials and fence height
4. Northgate District Standards Waivers
5. Driveway Appeals
6. Appeals of Requirements Based on Site Plan Review Criteria
7. Buffer Appeals
8. Non-Residential Architectural Standards Appeals
9. Non-Residential Architectural Standards Alternative Compliance

There is an important distinction between the Wolf Pen Creek and Northgate design districts. The DRB is the final approval authority for Wolf Pen Creek site plan, building façade design, and signage applications, while staff is the final approval authority for these in the Northgate District. The main difference lies in how the applicable standards are written. For Wolf Pen

Creek, staff reviews the application in relation to the technical requirements and more generally in relation to the qualitative requirements. When a Wolf Pen Creek item is brought forward, DRB has the final approval authority and looks beyond the technical requirements and considers the design-related criteria identified in the ordinance.

Specific design requirements have been established for the Northgate Districts so the application review is administrative in nature in which staff verifies that the ordinance provisions have been met and approves the projects once that has occurred. With the more specific ordinance language, the UDO provides 18 waiver or appeal options for an applicant to seek relief to certain ordinances requirements and circumstances through application to the DRB.

As further described in the additional background, there are two review path options available for building façade designs that are subject to the Non-Residential Architectural Standards. An applicant may meet the technical requirements provided in the ordinance that are verified by staff or provide an application for the building design to be considered by DRB under the Alternative Compliance provision.

The following information and attachments provide additional background regarding the Wolf Pen Creek Design District, Northgate Design District, and the Non-Residential Architectural Standards.

Additional Background

Wolf Pen Creek Design District

The Comprehensive Plan describes the Wolf Pen Creek District as a district that “combines parks, arts, and commerce by linking a variety of private and public facilities together with an urban greenway. This area has been the subject of considerable planning along with substantial public and private investment.” The UDO further describes the district in Section 12-5.8.A “Wolf Pen Creek (WPC)”:

“This district is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation was a predominantly open and undeveloped area challenged by drainage, erosion, and flooding issues. Development proposals are designed to encourage the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan.”

City Council adopted the original Wolf Pen Creek Master Plan in 1988 and a revised Master Plan was approved in 1998. Many tools have been utilized over the years to help implement the master plans, some of which included the establishment of a Tax Increment Finance District to enhance the financing of public projects, the adoption of the Wolf Pen Creek Zoning Ordinance, and creation of an Oversight Committee.

DRB’s role in continuing to implement the Wolf Pen Creek Master Plan is to administering the Wolf Pen Creek Zoning Ordinance as now contained in the UDO. The review criteria provided in UDO Section 12-5.8.A “Wolf Pen Creek (WPC)” provides the framework of how to help ensure the public and private projects meet the intent of the district anticipated through the Master Plan.

Northgate Design District

The current era of the City's Northgate plans began with the 1996 Northgate Redevelopment Plan, intended to turn a blighted area into a thriving residential, commercial, and entertainment district. This plan resulted in the first ordinances to define different areas of Northgate and the investment of significant City and City-directed federal funds to improve infrastructure that would create redevelopment opportunities. The 1996 plan was followed by the Northgate Redevelopment Implementation Plan (2003), which, in the face of significant public investments, focused on appropriate land uses and private development patterns. Implementation of the plan included the revised Northgate ordinance adopted in 2006 which established the more specific design requirements that are administered by staff.

UDO Section 12-5.8.B "Northgate Districts (NG)" describes the district as follows:

"Adjacent to Texas A&M University's north side, the Northgate area encompasses one of the oldest urban areas in College Station and, therefore, Northgate plays a prominent role in development and service of both the City of College Station and Texas A&M University. It is characterized as a unique "campus neighborhood" containing local businesses, churches, and off-campus housing in close proximity to the University.

"Concepts related to Traditional Neighborhood Development (TND), which promotes a mixture of non-residential and residential uses in a pedestrian-oriented setting, have been incorporated within the standards for the Northgate District. Other TND concepts incorporated into the Northgate District include increased density, compatible high quality building design, and specialized signage. The end result is intended to be a unique, pedestrian-friendly, dense urban environment that allows citizens of College Station and students of Texas A&M to eat, work, live, and recreate in an area within close proximity to the University."

Three zoning districts were created for Northgate and they are defined as:

NG-1 Core Northgate: This mixed-use district applies to areas containing a diversity of pedestrian-oriented retail, dining/restaurant, housing, and entertainment businesses that are in close proximity to on- and off-campus dormitories. Regulations are designed to aid structural rehabilitation and redevelopment while promoting new high density, mixed use, pedestrian-oriented infill development with an urban character.

NG-2 Transitional Northgate: This district is intended for areas in Northgate containing larger retail commercial uses and undeveloped land. This district also serves to transition from suburban-style commercial development to high density, mixed-use redevelopment. This zoning district shall incorporate regulations designed to aid mixed-use development, pedestrian circulation, and redevelopment with an urban character. Any development in NG-2 may develop under the standards herein of NG-1.

NG-3 Residential Northgate: This district is intended for areas in Northgate containing a variety of residential uses and structures. This district applies to areas determined to be suitable for higher density residential developments due to its close proximity to Texas A&M University. NG-3 incorporates regulations designed to aid pedestrian-oriented redevelopment for high density residential and limited commercial uses.

Non-Residential Architectural Standards

The Non-Residential Architecture (NRA) Standards were initially in 2003 with the adoption of the UDO and then largely expanded in 2004. They were originally created as an economic development effort and some revisions occurred over the years. The main components of the standards center on building material, architectural design, and building color requirements. On May 28th, the Council adopted substantial revisions to the ordinance which allowed more flexibility in building design, recalibrated the standards to rely more on the locational prominence and visibility of buildings instead of building size, and removed unintended consequences in the application of the ordinance.

UDO Section 12-7.10 “Non-Residential Architectural Standards” describes the purpose of the standards as follows:

“The intent of the design standards provided in and related to this section are to:

1. Protect and enhance the character and quality of non-residential buildings and associated site elements in the interest of the general welfare of the City;
2. Establish minimum design parameters for the appearance of non-residential buildings including heightened standards for more visible and prominent areas of the community;
3. Not limit architectural creativity or prescribe a specific architectural style; and
4. Provide a balance between the community's economic and aesthetic concerns.”

Under the previous ordinance, staff reviewed and approved all NRA applications with the DRB authorized to consider the types of appeals and waivers specified in the ordinance. A significant addition to the new standards is an Alternative Compliance review path that allows applicants to seek approval of building façade design through application to the DRB, in lieu of meeting the technical standards of the ordinance that are verified through staff review. UDO Section 12-7.10.D “Alternative Compliance Permitted” states:

“The Design Review Board (DRB) may authorize variation to the overall requirements of the Non-Residential Architectural Standards through application from a licensed architect for an alternative compliance approval that would allow innovative or visually interesting design or to address unique circumstances not otherwise permitted through strict adherence to this section. Such requests must show reasonable evidence that the purposes of the requirements as set forth in this section were maintained and the additional design flexibility afforded does not provide a means to permit design of lesser quality.”

Attachments

- 1) UDO Section 12-2.5 “Design Review Board”
- 2) UDO Section 12-3.7 “Wolf Pen Creek Design District Site Plan Review” and 12-3.8 Wolf Pen Creek Design District Building and Sign Review”
- 3) UDO Section 12-5.8.A “Wolf Pen Creek (WPC),” 12-5.8.B “Northgate Districts (NG),” and 12-5.9 “Design District Dimensional Standards”
- 4) UDO Section 12-7.10 “Non-Residential Architectural Standards”

Unified Development Ordinance – Article 2 Development Review Bodies

Section 12-2.5. - Design Review Board

A. Creation.

A Design Review Board is hereby established by the City of College Station for the purpose of enhancing the City's ability to review sign, building, and site design issues, including architectural issues as specified in this UDO, by bringing expertise from the community to bear on these issues in designated design districts.

B. Membership and Terms.

1. The Design Review Board shall consist of seven (7) regular members and two (2) alternate members. Six (6) of the regular members and the two (2) alternate members shall be appointed by the City Council. City Council shall appoint the following six (6) members to the Design Review Board:
 - a. Architect, previously registered architect, architect registered in another state, or Emeritus Architect. Previously registered architects whose licenses were in good standing and surrendered voluntarily shall be the only previously registered architects considered for membership - those whose licenses were revoked are not eligible.
 - b. Business person.
 - c. Landscape architect, previously registered landscape architect, landscape architect registered in another state, or Emeritus Landscape Architect. Previously registered landscape architects whose licenses were in good standing and surrendered voluntarily shall be the only previously registered landscape architects considered for membership - those whose licenses were revoked are not eligible.
 - d. Developer, land owner, or business owner in a design district, a resident within a design district, or an individual employed within a design district.
 - e. Person knowledgeable in aesthetic judgment.
 - f. Citizen-at-large.

The seventh regular member shall be the Chairman of the Planning and Zoning Commission or his designee.

The two (2) alternate members shall be citizens at large of the City.

2. Members shall be appointed for two-year terms.
3. The Design Review Board is a governmental body and shall comply with the Open Meetings Act.

C. Officers, Meetings, Quorum.

1. Officers.

A Chairperson shall be appointed annually by the City Council. The Board shall select a Vice-Chair from among its members as needed.

2. Meetings.

Members of the Design Review Board shall meet regularly and the Chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public.

3. Quorum.

Four (4) members shall constitute a quorum for the transaction of any business. Any recommendation or decision which does not receive a majority of positive votes from those members present shall be deemed a negative report.

4. Rules of Proceeding.

The Design Review Board shall adopt its own rules of procedure.

5. Minutes.

The Design Review Board shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Administrator and shall be a public record.

D. Powers and Duties.

The Design Review Board has the following powers and duties:

1. Site Plans.

The Design Review Board shall hear and take final action on design district site plans.

2. Wolf Pen Creek District and Overlay District Review.

The Design Review Board shall approve or deny any sign materials and colors in the Wolf Pen Creek District (WPC), and shall approve or deny all alternate building or fence materials and fence height in the Krenek Overlay District, as specified within this UDO.

3. Wolf Pen Creek Parking Waivers.

The Design Review Board shall hear and decide requests to vary from the amount of required parking in the Wolf Pen Creek District (WPC).

4. Northgate District Standards Waivers.

The Design Review Board shall hear and decide requests to vary from the standards in the Northgate Districts (NG) subsection of the Design Districts Section of Article 5 of this UDO as limited to the possible Waivers authorized by that subsection.

5. Driveway Appeals.

The Design Review Board shall hear appeals to decisions of the Development Engineer regarding driveway appeals.

6. Appeal of Requirement Based on Site Plan Review Criteria.

The Design Review Board shall hear and decide appeals of the Administrator's application of site plan requirements to assure compliance with Section 12-3.6.E, Site Plan Review Criteria.

7. Buffer Appeals.

The Design Review Board shall hear appeals of buffer requirements listed in Section 12-7.7, Buffer Requirements.

8. Non-Residential Architectural Standards Appeals.

The Design Review Board shall hear and decide appeal requests as specified in the Non-Residential Architectural Standards Section.

9. Non-Residential Architectural Standards Alternative Compliance.

The Design Review Board shall hear and decide proposals for alternative compliance to the Non-Residential Architectural Standards.

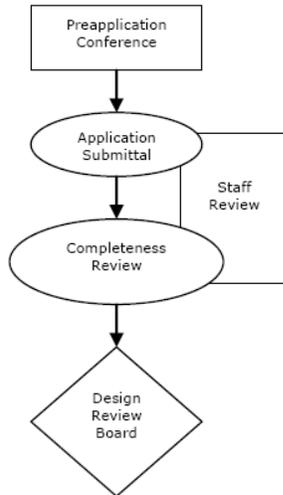
E. Staff.

The Administrator shall provide staff, as needed, to the Design Review Board.

Unified Development Ordinance – Article 3 Development Review Procedures

Section 12-3.7 – Wolf Pen Creek Design District Site Plan Review

A. Applicability.



1. Design District.

Prior to any development in the Wolf Pen Creek district (WPC) excluding minor additions such as storage buildings, fencing and the like, an applicant must obtain design district site plan approval under this Section.

In reviewing a project, the Design Review Board may require traffic and parking impact studies, a review of existing occupancy, and other reasonable data to determine the impact of the project.

2. Design District Site Plan Review Required.

No private development shall be lawful or permitted to proceed without final design district site plan approval. Minor additions may be approved by the Administrator. Design district site plan approval shall be required for all site plans as part of a conditional use permit.

3. General Requirements.

- a. All improvements reflected on approved site plans must be constructed at the time of development.
- b. All associated rehabilitation, façade work, and other construction must be conducted subsequent to and in compliance with approved elevations, colors, and materials. Such review may take place concurrent with the site plan review, or may take place separately, as provided in Section 12-3.9, Development Permit.
- c. All terms and conditions of site plan approval must be met at the time of development.

B. Application Requirements.

A complete application for site plan approval shall be submitted to the Administrator as set forth in the General Approval Procedures Section in Chapter 12, Article 3 of this UDO. The application shall include a landscaping plan illustrative compliance with the requirements of the Landscaping and Tree Protection Section in Chapter 12, Article 7 of this UDO. Where applicable, applicants shall submit information, documents, and materials required in the Non-Residential Architectural Standards Section and Traffic Impact Analyses Section in Chapter 12, Article 7 of this UDO.

C. Wolf Pen Creek Design District Site Plan Approval Process.

Wolf Pen Creek district site plan review applications shall be processed in accordance with the following requirements:

1. Preapplication Conference.

Prior to the submission of an application for design district site plan approval, applicants are encouraged to schedule and attend an optional preapplication conference in accordance with and for the purposes as set forth elsewhere in this UDO for preapplication conferences.

2. Review and Report by the Administrator.

If the proposed design district site plan is determined to be consistent with all applicable provisions of this UDO, the City's Comprehensive Plan, and the Wolf Pen Creek Master Plan, or if the plan is recommended for denial or conditional approval, the Administrator shall report such consistency, inconsistency, or proposed conditions to the Design Review Board.

3. Review by the Design Review Board.

The Design Review Board shall review the design district site plan in a public meeting and may approve, approve with conditions or deny the application. Notice shall be provided by publication of the agenda of the meeting.

4. Final Action by the Design Review Board.

If the proposed site plan is determined to be consistent with all applicable provisions of this UDO, including the applicable district provisions of the Design Districts Section in Chapter 12, Article 5 of this UDO, and the review criteria below, the Design Review Board shall approve the design district site plan. A determination that all such requirements and provisions have not been satisfied shall result in disapproval of the site plan.

D. Design District Minor Additions Approval Process.

Minor additions to a site are accessory buildings and structures, change of solid waste disposal location, painting, and landscaping. All site plan review applications for minor additions shall be processed in accordance with the following requirements:

1. Review by the Administrator.

The Administrator shall review the design district site plan for minor additions and may approve, approve with conditions, or deny the site plan. The Administrator may also forward the site plan to the Design Review Board for any reason.

2. Final Action by the Administrator.

If the proposed site plan is determined to be consistent with all applicable provisions of this UDO, the City's Comprehensive Plan, and the Wolf Pen Creek Master Plan, including the applicable district provisions of the Design Districts Section in Article 5 of this UDO, and the review criteria below, the Administrator shall approve the design district site plan. A determination that all such requirements and provisions have not been satisfied shall result in disapproval of the site plan.

E. General Site Plan Review Criteria.

In order to be approved, a site plan must provide for:

1. Safe and convenient traffic control, handling, and vehicle queuing;
2. Assured pedestrian safety which may include the provision of sidewalks along the perimeter of the property meeting the specifications for same as outlined in Article 8, Subdivision Design and Improvements, relative to width and placement;

3. Efficient and economic public utility and sanitation access;
4. Public road or street access;
5. Satisfactory internal access including public, private, and emergency;
6. Adequate parking and maneuvering areas;
7. Noise and emission control or dispersion that complies with Chapter 7, Health and Sanitation, of the City's Code of Ordinances;
8. Visual screening of trash receptacles or other areas offensive to the public or existing adjacent development;
9. Runoff, drainage, and flood control;
10. Visual screening from the right-of-way of parking lots;
11. Compliance with standards, guidelines, and policies of the City's adopted Streetscape Plan; and
12. Determination and clear indication of what constitutes the building plot for purposes of this UDO.

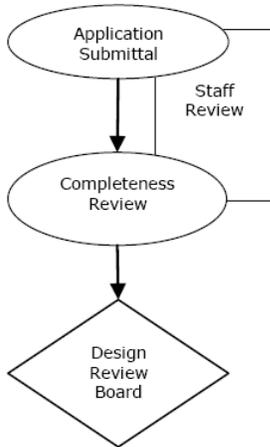
F. Additional Review Criteria for the WPC District.

The following standards, which affect the appearance of a development, shall govern the evaluation of a design submission in the WPC district:

1. Conformance to the City's Comprehensive Plan;
2. Exterior space utilization;
3. Material selection;
4. Compatibility with existing development in the design district;
5. Vehicular, pedestrian, and bicycle circulation;
6. Building location and orientation; and
7. Specific standards listed in the Design Districts Section in Chapter 12, Article 5 of this UDO.

Section 12-3.8 – Wolf Pen Creek Design District Building and Sign Review.

A. Applicability.



1. In the Wolf Pen Creek district (WPC), all substantial maintenance (including but not limited to rehabilitation, façade work, and, change or exterior materials or other construction, including the replacement or alteration of signs) shall be subject to the WPC district building and sign review process.
2. Minor additions to a site (accessory buildings and structures, change of solid waste disposal location, painting, and landscaping) shall be reviewed by the Administrator.

B. Application.

A complete application for building or sign review in a design district shall be submitted to the Administrator as set forth in the General Approval Procedures Section in Chapter 12, Article 3 of this UDO.

C. Final Action by Design Review Board.

1. Public Meeting.

The Design Review Board shall conduct design district review in a public meeting. Notice shall be provided by publication of the agenda of the meeting.

2. Design Review.

The Board shall apply the standards for the applicable district as set forth in the Design Districts Section in Chapter 12, Article 5 of this UDO. In considering such matters, the Design Review Board may rely on special area plans or studies adopted by the City Council.

3. Written Decision.

If approval is granted, the decision shall be communicated in writing to the applicant.

Unified Development Ordinance – Article 5 District Purpose Statements and Supplemental Standards

Section 12-5.8 – Design Districts

A. Wolf Pen Creek (WPC).

This district is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation was a predominantly open and undeveloped area challenged by drainage, erosion, and flooding issues. Development proposals are designed to encourage the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan.

The following supplemental standards shall apply to this district:

1. Development Criteria.

- a. This Section is intended to ensure that development occurs in compliance with the Master Plan for the Wolf Pen Creek Corridor. Pertinent to appearance is the design of the site, building and structures, plantings, signs, street hardware, and miscellaneous other objects that are observed by the public.
- b. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values, and promote the public health, safety, and welfare.
- c. In order to create and then preserve a distinctive atmosphere and character in the Wolf Pen Creek development corridor, elements listed in Additional Review Criteria of the Wolf Pen Creek Design District Site Plan Review section of this UDO, shall be considered in the review of all projects and proposals for development.

2. Dedication/Development of Drainage and Pedestrian Accessways.

Except for minimum reservation areas dedicated or developed in accordance with the Wolf Pen Creek Master Plan, the flood fringe area may be reclaimed upon approval of reclamation plans by the City Engineer.

- a. The Upstream Phase of the development corridor along Wolf Pen Creek means the area between Texas Avenue and Dartmouth Drive. The area to be dedicated or developed consists of the properties described in Ordinance #2640 and the floodway and the minimum reservation line as defined in the Wolf Pen Creek Master Plan for all other properties within the Upstream Phase of the Development Corridor.
- b. The Downstream Phase of the development corridor along Wolf Pen Creek means the area between Dartmouth Drive and the Earl Rudder Freeway. The area to be dedicated or developed consists of property described in Ordinance #2534 and shall be referred to as the minimum reservation area.
- c. Where applicable, the floodway and the minimum reservation line for the Upstream Phase of the development corridor, and/or the minimum reservation area for the Downstream Development Phase, shall be indicated on the site plan.
- d. Upon development of the property within the Wolf Pen Creek development corridor, the minimum reservation area may be:
 - 1) Dedicated in fee simple or as a drainage and access easement, or
 - 2) Improved by the developer to conform with the standards of the development corridor.
- e. Property within the minimum reservation area will:

- 1) Provide drainage capacity necessary to convey the floodwaters of Wolf Pen Creek while accommodating the increased runoff from development of properties along the creek;
 - 2) Provide an area to accommodate pedestrian access from, to, and between developments along the banks of Wolf Pen Creek in order to lessen congestion along adjacent roadways for patrons of businesses along the corridor;
 - 3) Provide an area as necessary to address and prevent erosion of creek banks resulting from development both along the Creek in the development corridor and from floodwaters received from upstream of the development corridor;
 - 4) Provide an area necessary for public improvements to the development corridor including, but not limited to, trails, lighting, irrigation, benches, kiosks, foot bridges with hand rails, trash receptacles, culverts, signage, landscaping, emergency call boxes, public art, and bicycle racks; and
 - 5) Provide access for drainage and facilities maintenance as necessary to support private development within the development corridor.
- f. All development shall be in accordance with the Wolf Pen Creek Corridor Study and Master Plan (1988), the Revised Wolf Pen Creek Master Plan (1998) and the "Conceptual Plan, Trail System" prepared by Robert B. Ruth, dated February 25, 2001.
- g. Permitted private development within the minimum reservation area where dedication is not made may include, but is not limited to:
- 1) Cleaning and removal of brush and bank stabilization;
 - 2) Erosion control;
 - 3) Pedestrian walkways, lighting, and access easements; and
 - 4) Preservation of the natural setting of the creek.
- h. Cross sections as shown in the original Wolf Pen Creek Master Plan shall be used in designing improvements unless otherwise approved by the Design Review Board.
- i. The developer or property owner may submit any improvements to the City for dedication. Upon acceptance, the City will maintain those facilities to the same standards as other public development along the creek.

3. Fill Materials.

Fill materials must be placed or stored in accordance with a site plan approved by the Development Engineer.

- a. Fill must not be placed over existing utility lines without permission of the City of College Station.
- b. Fill must not be stored or placed under the driplines of any tree three (3) inches or greater in caliper.
- c. Stored fill materials must be maintained in an aesthetically pleasing manner.
- d. Materials may be hauled in or excavated for lake construction.

4. Lighting.

Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Light fixtures shall be compatible with fixtures used elsewhere in the district.

5. Solid Waste.

- a. Owners shall be encouraged in the joint use of solid waste collection agreements. Collection points may also act as vehicular access points for park maintenance vehicles.
- b. Building service areas and solid waste collection points shall be screened from the creek corridor, trail system, parking and vehicular use areas, and dedicated streets and shall not be within twenty (20) feet of the minimum reservation line. Screening shall consist of living plant materials, fences and/or walls.

6. Relationship of Buildings to Site.

- a. The height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- b. All developments adjacent to the creek shall orient a focal point to the floodplain of the creek and have pedestrian access to the trail system.

7. Relationship of Buildings and Site to Adjoining Area.

Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.

- a. Attractive landscape transition to adjoining properties shall be provided.
- b. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
- c. Joint vehicular access agreements from dedicated streets are encouraged and may be required by the Design Review Board.
- d. Park access easements for vehicular and pedestrian traffic shall be indicated on the site plan.
- e. Elevation drawings showing all sides of a building shall be provided.

8. Building Design.

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. Materials shall be selected for harmony of the building with adjoining buildings.
- d. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components wholly or partly visible from public ways.
- e. Materials shall be of durable quality.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- h. Colors shall be harmonious and shall use only compatible accents.
- i. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- j. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

9. Miscellaneous Structures and Street Hardware.

- a. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
- b. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs.

10. Landscaping.

Landscape elements included in these criteria consist of all forms of plantings and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures. In addition to the requirements of the Landscaping and Tree Protection section of this UDO, all landscaping shall meet the following:

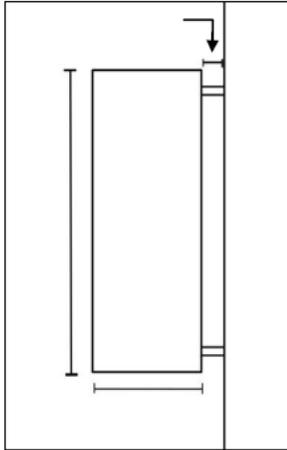
- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- b. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking, and, if seating is provided, for sitting.
- c. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
- d. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- e. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- f. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- g. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- h. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- i. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- j. In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.

11. Signs.

- a. Sign Standards.
 - 1) Multi-family projects shall follow the requirements of allowed signage for the zoning district appropriate for the specific use in addition to meeting the standards listed below in this Section.
 - 2) Non-residential projects shall follow the requirements of allowed signage for the zoning district appropriate for the specific use in addition to meeting the standards listed below in this Section.

- 3) Mixed-use projects shall follow the requirements of allowed signage for C-1 General Commercial in addition to meeting the standards listed below in this Section.

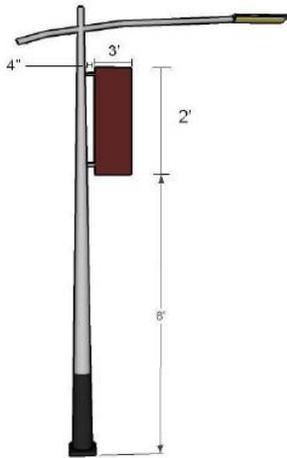
b. Projection Signs.



City of College Station, Texas

Projection signs will be allowed in the Wolf Pen Creek District with the following restrictions:

- 1) One (1) projection sign per frontage along a public right-of-way will be allowed except where otherwise stated in this Section.
- 2) The total square footage of all projection signs used will be applied toward the total allowable area for attached signage.
- 3) The division and placement of allowable building signage amongst building tenants shall be the sole responsibility of the owner or property manager, and not the City of College Station.
- 4) Projection signs shall be mounted perpendicular to buildings.
- 5) Internally lit plastic signs will not be permitted.
- 6) Projection signs may utilize fabric or other flexible material provided that they remain in good condition at all times.
- 7) Projection signs shall have a minimum of eight (8) feet of clearance from the walkway grade and four (4) inches of clearance from the building face. Excluding the four-inch minimum clearance requirement, no part of a projection sign shall project more than three (3) feet from the building face.
- 8) Projection signs shall not extend above the façade of the building to which it is attached.
- 9) Buildings with one (1) story may have a sign that shall not exceed eighteen (18) square feet in size. For each additional building story, an additional eight (8) square feet of signage is allowed, up to a maximum of fifty (50) square feet per sign.
- 10) Signs may be attached to site lighting located on private property with the following restrictions:
 - a) Developments will be allowed one (1) light pole sign for every one hundred fifty (150) feet of building plot frontage in lieu of a permitted freestanding sign.



- b) No part of any sign attached to a light pole will be allowed to overhang or encroach into any portion of the public right-of-way.
- c) Light pole signs shall not exceed six (6) square feet in size and shall have a minimum of eight (8) feet of clearance from the walkway grade.
- d) Light pole signs shall have a minimum clearance of four (4) inches from the edge of the light pole, and excluding the four-inch clearance, shall not project more than three (3) feet from the edge of the light pole.

c. Design Criteria.

The Design Review Board shall evaluate all proposed signage according to the following criteria:

- 1) Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- 2) Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- 3) The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- 4) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- 5) Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- 6) Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

12. Maintenance.

- a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.

- c. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.
- d. Major maintenance activities that occur after a project is complete shall be reviewed by the Design Review Board. These activities include any replacement of light fixtures or standards, and major fence or landscape work or replacement. The intent is to insure that the development standards of this UDO are maintained throughout the life of a project.

B. Northgate Districts (NG).

Adjacent to Texas A&M University's north side, the Northgate area encompasses one (1) of the oldest urban areas in College Station and, therefore, Northgate plays a prominent role in development and service of both the City of College Station and Texas A&M University. It is characterized as a unique "campus neighborhood" containing local businesses, churches, and off-campus housing in close proximity to the University.

Concepts related to Traditional Neighborhood Development (TND), which promotes a mixture of non-residential and residential uses in a pedestrian-oriented setting, have been incorporated within the standards for the Northgate District. Other TND concepts incorporated into the Northgate District include increased density, compatible high quality building design, and specialized signage. The end result is intended to be a unique, pedestrian-friendly, dense urban environment that allows citizens of College Station and students of Texas A&M to eat, work, live, and recreate in an area within close proximity to the University.

1. Districts.

The Northgate area consists of three (3) districts: (1) NG-1 Core Northgate, (2) NG-2 Transitional Northgate, and (3) NG-3 Residential Northgate. Any reference and/or requirement made in this Section shall apply to all Northgate districts unless otherwise specified. These zoning districts incorporate regulations in accordance with the Northgate Redevelopment Implementation Plan.

a. NG-1 Core Northgate.

This mixed-use district applies to areas containing a diversity of pedestrian-oriented retail, dining/restaurant, housing, and entertainment businesses that are in close proximity to on- and off-campus dormitories. Regulations are designed to aid structural rehabilitation and redevelopment while promoting new high density, mixed use, pedestrian-oriented infill development with an urban character.

b. NG-2 Transitional Northgate.

This district is intended for areas in Northgate containing larger retail commercial uses and undeveloped land. This district also serves to transition from suburban-style commercial development to high density, mixed-use redevelopment. This zoning district shall incorporate regulations designed to aid mixed-use development, pedestrian circulation, and redevelopment with an urban character. Any development in NG-2 may develop under the standards herein of NG-1.

c. NG-3 Residential Northgate.

This district is intended for areas in Northgate containing a variety of residential uses and structures. This district applies to areas determined to be suitable for higher density residential developments due to its close proximity to Texas A&M University. NG-3 incorporates regulations designed to aid pedestrian-oriented redevelopment for high density residential and limited commercial uses.

2. Additional Use Standards.

The permitted and conditional uses outlined in the Types of Uses section of this UDO shall meet the following additional requirements related to the district in which the proposed project is located.

a. NG-1 Core Northgate.

- 1) Buildings with frontage on Church Avenue, University Drive, College Main, Boyett Street from University Drive to Church Avenue, and Nagle Street from University Drive to Church Avenue shall not have parking, fraternal lodge, or residential uses on the ground floor. These uses shall be allowed on the ground floor if they are completely located behind a commercial use that meets all other requirements of this ordinance.
- 2) Parking lots that are an ancillary use must be abutting the primary use.
- 3) Residential uses are only allowed in buildings that also contain commercial uses.
- 4) The maximum allowable gross floor area on the ground floor per single retail establishment is ten thousand (10,000) square feet.
- 5) Freestanding, single-tenant buildings are prohibited except:
 - a) For structures existing on or before April 2, 2006; or
 - b) For the following uses: casual and fine dining restaurants (not "fast food"), hotels, and theaters.

b. NG-2 Transitional Northgate.

- 1) Buildings with frontage on Church Avenue, University Drive, South College Avenue, and Nagle Street from University Drive to Church Avenue shall not have parking, fraternal lodge, or residential uses on the ground floor. These uses shall be allowed on the ground floor if they are completely located behind a commercial use that meets all other requirements of this ordinance.
- 2) The maximum allowable gross floor area on the ground floor per single retail establishment is forty thousand (40,000) square feet.
- 3) Freestanding, single-tenant buildings are prohibited except:
 - a) For structures existing on or before April 2, 2006; or
 - b) For the following uses: casual and fine dining restaurants (not "fast food"), hotels, and theaters.

c. NG-3 Residential Northgate.

Non-residential uses permitted within NG-3 shall meet each of the following requirements:

- 1) Places of Worship Exemption: Any Expansion, addition, or renovation to existing Places of Worship or construction of new Places of Worship are exempt from these requirements.
- 2) Non-residential uses may occupy no more than fifty (50) percent of the total square footage of any building(s) or group of buildings developed in a building plot.
- 3) Any building containing a non-residential use shall have a minimum of one (1) floor wherein one hundred (100) percent of the floor area is occupied by a residential use. Offices and studios maintained within a residence for home occupations may be included within the residential use calculation.
- 4) The maximum allowable gross floor area per single retail establishment is five thousand (5,000) square feet.

3. Building Design Considerations for Historic Properties.

a. Applicability.

The following structures are reflected as medium or high priority in the Northgate Historic Resources Survey. Possible address discrepancies may be resolved by referencing the Northgate Historic Resources Survey.

NG-1		
101 Church	417 University	106 College Main
113 College Main	501 University	108 College Main
217 University	505 University	109 College Main
303 University	303 Boyett	110 College Main
335 University	400 Boyett	111 College Main
401—405 University	105—107 College Main	318 First Street
NG-3		
416—418 College Main	500 College Main	415 Tauber

b. Standards.

Rehabilitation of these structures shall follow the following standards:

- 1) The historic character of a property will be retained and preserved. Distinctive materials or features and spatial relationships that characterize a property shall not be removed or altered.
- 2) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 3) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

c. Process.

All proposals affecting the materials, construction, or colors of a historic structure must be approved by the Administrator. The Administrator shall first consider the proposal in light of the standards listed above, then according to the standards set forth below in Section 12-5.B.4 Building Design Standards.

4. Building Design Standards.

The following standards shall apply to all structures in the Northgate districts, including residential.

a. Building Orientation and Access.

- 1) All buildings that have right-of-way frontage on Church Avenue shall orient their primary entrance façades toward Church Avenue.
- 2) All buildings that have right-of-way frontage on University Drive shall orient their primary entrance façades toward University Drive.
- 3) The primary entrance façades of all buildings not on Church Avenue or University Drive shall front a public right-of-way.
- 4) If a building has frontage on University Drive and South College Avenue, the primary entrance façade shall be oriented to one (1) of the rights-of-way at the developer's discretion. A public entrance façade shall be oriented toward the other right-of-way(s).
- 5) In the event a building has frontage on more than one (1) right-of-way (not including Church Avenue, University Drive, or South College Avenue), the Administrator shall determine to which right-of-way the primary entrance façade shall be oriented. A public entrance façade shall be oriented toward the other right-of-way(s).
- 6) In the event that more than two (2) façades require a public entrance, the Administrator may determine which two (2) façades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
- 7) All residential dwelling units in a building with less than twelve (12) residential dwelling units shall have access from the primary entrance façade. This access may not be through an area with a fence or wall taller than four (4) feet, garage, or parking area.

b. Building Transparency.

Exemption: Sanctuaries in places of worship are exempted from this requirement.

- 1) For maximum pedestrian visibility of the non-residential use(s), non-residential structures and the commercial portions of mixed-use structures shall be at least fifty (50) percent transparent between zero (0) feet and eight (8) feet above ground level of the primary entrance façade and at least thirty (30) percent transparent between zero (0) feet and eight (8) feet on the façade fronting other rights-of-way. In the event that more than two (2) façades require transparency, the Administrator may determine which two (2) façades require minimum transparency. The Administrator may also forward the question to the Design Review Board for any reason.
- 2) Glass shall be clear or tinted, not reflective. Glass block and other materials that are semi-transparent shall not be used to meet this requirement.
- 3) Roll-up doors must be at least seventy-five (75) percent transparent between zero (0) feet and eight (8) feet above ground level for all façades facing a right-of-way.

c. Architectural Relief.

- 1) For all façades facing a right-of-way, the first two (2) stories or first twenty-eight (28) feet above ground level shall use architectural detail to provide visual interest by incorporating a minimum of two (2) design elements every twenty-five (25) feet from the following options: canopies, permanent decorative awnings, hood/drip molding over windows, cornices, corbelling, quoining, stringcourses, pilasters, columns, pillars, arcades, bay/oriel windows, balconies that extend from the building, recessed entries, stoops, and porches.
- 2) Along all other façades not facing a right-of-way and not screened by another building located within fifteen (15) feet of the façade, there shall be at least two (2) design elements as listed above for every forty (40) feet. These façades shall be similar and complementary to the primary entrance façade.

- 3) In lieu of the above requirements, buildings with fewer than twelve (12) residential units shall provide individual architectural relief such as a front porch, balcony, or bay window for each unit on each façade. Architectural relief is not required on façades that are within fifteen (15) feet of another building that screens the façade.
 - 4) Alternative architectural features may be considered for approval by the Design Review Board.
- d. Roof Type.
- 1) Shed, mansard, and gambrel roofs are prohibited.
 - 2) Hip and gable roofs may only be used when the vertical plane(s) of any roof facing a right-of-way is interrupted by an architectural detail.
- e. Exterior Building Materials.

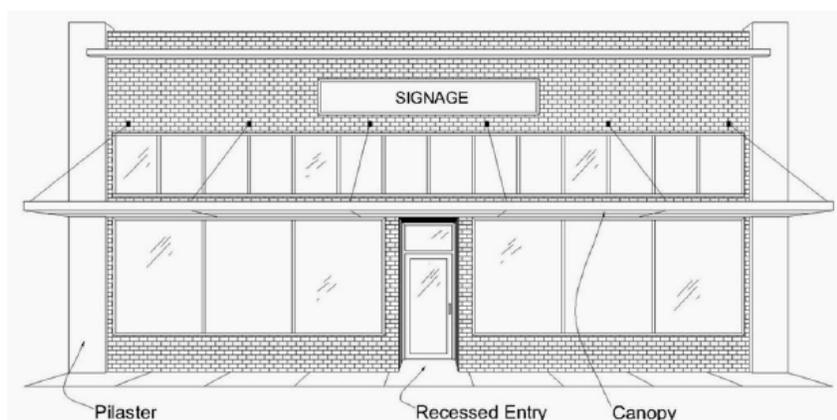
All structures within a building plot shall have materials that are similar and complement each other. When determining area herein, windows and doors are included.

- 1) The following applies only to the first two (2) stories or first twenty-eight (28) feet above ground level of all structures, excluding parking garages.

All façades, except those within fifteen (15) feet of another building that screens the façade, shall consist of a minimum of twenty-five (25) percent of one (1) or more of the following building materials. Parking garages are excluded from this requirement. All other materials except as authorized herein or by the Design Review Board, are prohibited.

 - a) Fired brick;
 - b) Natural stone;
 - c) Marble;
 - d) Granite;
 - e) Tile; and/or
 - f) Any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material or split-face CMU) to look like brick, stone, marble, granite or tile; or is covered with brick, stone, marble, granite, or tile or a material fabricated to simulate brick, stone, marble, granite, or tile.
- 2) In addition, all façades may utilize the following materials subject to the stated limitations. Parking garages are excluded from these limitations. All other materials are prohibited.
 - a) Stucco, hard board, split-face CMU with integrated color, or any material equivalent in appearance and quality as determined by the Design Review Board shall not cover more than seventy-five (75) percent of each façade.
 - b) Wood or cedar siding, stainless steel, chrome, standing seam metal, and premium grade architectural metal may be used as architectural accents and shall not cover greater than twenty (20) percent of any façade.
 - c) Glass block and other materials that are semi-transparent shall not cover more than fifteen (15) percent of any façade. Places of worship are exempted from this limitation.
 - d) Continuous ribbon window systems and glazed curtain walls are prohibited.
 - e) Smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than five (5) percent of any façade.

- f) Galvanized steel and painted steel are allowed on doors, including roll-up doors.
 - g) Steel, standing seam metal, and/or architectural metal, may be used as a roof and/or canopy/awning with no limitation of percentage.
- 3) The façades of parking garages may utilize any material, but may only use steel, standing seam metal, and/or architectural metal as an architectural accent (limited to twenty (20) percent of any façade) and as a roof and/or canopy/awning (with no limitation).
- f. Exterior Building Colors.
- 1) Building and roof color requirements apply to all new buildings, redeveloped buildings, and façade work.
 - 2) All building façades shall consist of only colors from the color palette maintained in the Office of the Administrator. All other colors shall be considered accent colors and may be used on no more than ten (10) percent of each façade. No more than two (2) accent colors may be used on each façade.
 - 3) Except for flat roofs, all roofs shall consist of only colors from the color palette for Northgate roof color approved by the City Council and as amended and maintained in the Office of the Administrator. No more than one (1) color may be used on a roof when visible. Color shall not be regulated when the roof is flat.
 - 4) Existing buildings may continue to utilize colors that are not from the approved color palette provided that repainting is done for maintenance purposes only and the existing color is continued. Any color change on existing buildings shall be brought into compliance with this ordinance and color samples shall be submitted as provided herein.
 - 5) Metallic (except copper and silver metallic-colored roofs) and fluorescent colors are prohibited on any façade or roof.
 - 6) When applying brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
 - 7) Color samples shall be submitted for approval to the Office of the Administrator.
- g. Canopies/Awnings.
- 1) Canopies/awnings shall not completely obstruct any window. Transom windows may be located under canopies/awnings.
 - 2) Canopies/awnings are considered part of the building façade and are subject to the color requirements as specified above. A maximum of one (1) color shall be used for all canopies/awnings on a single building façade (excluding business logo).



Graphic represents an example of requirements for architectural features, transparency, and signage.

- 3) Canopies/awnings shall consist of cloth, canvas, steel, standing seam metal, architectural metal, and/or perforated metal (not corrugated) and shall be maintained in good repair. Canopies/awnings that are used to meet the required building setback shall not be cloth or canvas, but shall be a permanent structure integrated into the building's architecture, consisting of materials similar to that of the rest of the building.
- 4) Canopies/awnings located over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.

5. On-Street Parking Standards.

- a. Existing head-in parking that requires backing maneuvers into a right-of-way shall be removed with all proposed development, redevelopment, rehabilitation, and façade projects within any Northgate district.
- b. All proposed development, redevelopment, rehabilitation, and façade projects with frontage on a right-of-way(s) designated for on-street parking in the Northgate On-Street Parking Plan, shall install such parking in accordance with the plan. For residential uses, non-metered, parallel spaces may be counted toward off-street parking space requirements.

6. Off-Street Parking Standards.

All off-street parking shall meet the requirements specified in the Off-Street Parking Standards section found elsewhere in this UDO, except as specifically provided herein:

- a. Lots with frontage on Church Avenue or University Drive shall not have surface parking that is closer than two hundred (200) feet to the right(s)-of-way or is not completely located behind a habitable structure. Lots with frontage on University Drive and Church shall not have surface parking that is closer than two hundred (200) feet to Church Avenue or is not completely located behind a habitable structure.
- b. There shall be no minimum number of parking spaces required for non-residential uses.
- c. Off-street parking facilities for residential uses shall meet seventy-five (75) percent of the number of specified parking space requirements of the Number of Off-Street Parking Spaces Required section.
- d. No interior islands are required.
- e. Where off-street surface parking is to be installed adjacent to a right-of-way, there shall be a six-foot setback from the required sidewalk to the parking pavement. The parking area shall be screened along one hundred (100) percent of the street frontage (minus driveways and visibility triangles) with shrubs or a brick, stone, tinted CMU, or concrete product textured or patterned to look like brick or stone wall a minimum of three (3) feet in height, and within three (3) feet of the sidewalk. Walls shall be complementary to the primary building and shall be constructed as sitwalls.
- f. No off-street surface parking or circulation aisle shall be located between the primary entrance façade of a building and a right-of-way. Parking shall be located to the rear or side of a building. Two (2) exceptions are:
 - 1) Sites on the South College Avenue right-of-way may have up to one (1) circulation aisle against the right-of-way with parking on each side of the aisle.
 - 2) Hotel and residential uses may have porte cocheres and temporary, loading/unloading parking, not to exceed ten (10) spaces, against the right-of-way.
- g. Ramps shall not be built on the exterior of parking garages.

- h. Steel guard cables on garage façades are prohibited.
- i. In order to break up the parking lot area, minimize the visual impact on pedestrians, and encourage pedestrian movement through the districts, one (1) or a combination of the following parking concepts is required for parking that provides more than sixty (60) parking spaces with more than one (1) parking row:
 - 1) Parking is located in a garage.
 - 2) The parking structure is located on the interior of the block, screened from public view by habitable structures, and is not located adjacent to a right-of-way.
 - 3) For every sixty (60) parking spaces, there shall be a separate and distinct parking area connected by driving lanes but separated by a landscaping strip a minimum of ten (10) feet wide the full length of the parking row. At a minimum, landscaping shall be one (1) canopy tree (one and one-half-inch caliper or greater) for every twenty-five (25) linear feet of the landscaping strip.

In addition, at least seventy-five (75) percent of all end islands in the parking lot must be irrigated and landscaped with a minimum one and one-half-inch caliper canopy tree, one and one-quarter-inch caliper noncanopy tree, or enough shrubs three (3) feet in height at time of planting to cover seventy-five (75) percent of the island. Islands not landscaped shall be treated with brick pavers, groundcover, and/or perennial grass.

7. Bicycle Parking Standards.

Specific bicycle racks utilized shall be as identified in the City of College Station Design Standards: Northgate.

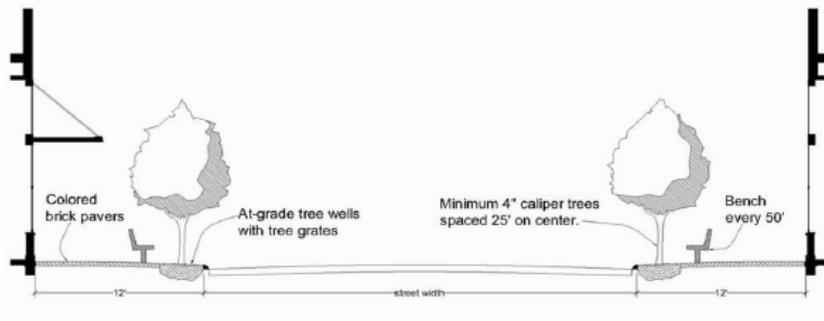
- a. For non-residential uses, a minimum of four (4) bicycle parking spaces plus one (1) additional space for each one thousand (1,000) square feet of floor area above two thousand (2,000) square feet shall be required.
- b. For residential uses, a minimum of one (1) bicycle space per dwelling unit shall be required.
- c. In no case shall more than twenty (20) bicycle parking spaces per business or residential building be required.
- d. Facilities shall be separated from motor vehicle parking to protect both bicycles and vehicles from accidental damage and shall be separated at least three (3) feet from building or other walls, landscaping, or other features to allow for ease and encouragement of use. Bicycle parking facilities may be permitted on sidewalks or other paved surfaces with a PIP (when necessary) and provided that the bicycles do not block or interfere with pedestrian or vehicular traffic.
- e. Required bicycle parking may be consolidated with the bicycle parking of adjacent properties and provided off-site if the bicycle rack location is within one hundred (100) feet of the main entry façade of the building and with written agreement from the property owners.

8. Sidewalk Standards.

Sidewalks shall be incorporated into all proposed development and redevelopment projects within any Northgate district. In the event that a sidewalk exists on a site prior to development or redevelopment and does not meet all sidewalk and streetscape standards outlined herein, the sidewalk must be upgraded to meet current standards (including American National Standards and Texas Accessibility Standards).

- a. Sidewalks shall be required along both sides of all rights-of-way.
- b. Sidewalks widths shall be as follows:
 - 1) Sidewalks shall be a minimum of twelve (12) feet in width on University Drive and South College Avenue.

- 2) Sidewalks shall be a minimum of ten (10) feet in width on Church Street and College Main.
 - 3) Sidewalks shall be a minimum of eight (8) feet in width on all other streets in Northgate.
- c. Sidewalks shall be located directly adjacent to the back of curb. The Administrator may approve alternate locations to eliminate encroachments of streetscaping materials that would reduce the clear space of the sidewalk to less than six (6) feet.
 - d. Sidewalks or parts of sidewalks that lie outside, but are located next to, the right-of-way shall be covered by a dedicated public access easement initiated by the property owner so that they will be dedicated for public use and maintenance.
 - e. Sidewalks shall be constructed of colored brick pavers on the exterior (visible) layer as specified in the City of College Station Design Standards: Northgate.



Graphic represents sidewalks and street tree requirements for University Drive or South College

9. Landscape and Streetscape Standards.

For NG-1 and NG-3, the standards set forth herein are in lieu of Landscaping Requirements and Streetscape Requirements of the General Development Standards article, of this UDO.

For NG-2, the standards set forth herein are in addition to Landscaping Requirements and Streetscape Requirements of the General Development Standards article, of this UDO.

Any landscape/streetscape improvements may be located within the public right-of-way pursuant to a Private Improvement in the Public Right-of-Way agreement (PIP).

Specific landscaping elements and streetscape hardware (benches, street lights, etc.) utilized shall be as identified in the City of College Station Site Design Standards.

a. Street Trees.

- 1) On University Drive, Church Avenue, Wellborn Road, South College Avenue, First Street, Boyett Street, College Main Avenue, and Nagle Street, installation of minimum four-inch caliper street trees shall be located in at-grade tree wells with tree grates (or raised tree wells or planters on University Drive and College Main Avenue only) and shall be spaced at a maximum of twenty-five (25) feet on center and located adjacent to the back of curb. On all other streets not listed above, installation of minimum three-inch caliper street trees shall be located in at-grade tree wells with tree grates [raised tree wells or planters may be used when eight (8) feet of clear space can be maintained on the sidewalk] and spaced at a maximum of twenty-five (25) feet on center and located adjacent to the back of curb.

Alignment of such street trees shall commence twenty (20) feet from the face of curb of street intersections. Spacing may be varied upon approval by the Administrator for the purpose of minimizing conflicts with other streetscape elements and utilities. In areas

of concentrated retail activity, street trees may be placed at different intervals upon approval by the Administrator for the purpose of minimizing the obstruction of views of non-residential uses.

- 2) In locations where a healthy and mature canopy tree equal to four (4) inches in caliper or greater currently exists, the requirements for a new tree may be waived or modified by the Administrator. Such trees must be maintained, barricaded, and otherwise fully protected during the project's construction phase and shall be replaced with trees meeting the specifications herein if they are damaged or die.
- 3) All in-ground vegetated areas, trees, and above ground planters shall include an automated irrigation system. Irrigation will not be required for existing trees that are properly barricaded (see the Landscaping and Tree Protection section of this UDO) during construction.

b. Landscaping.

Any area between the inside or interior of the sidewalk edge and the building façade and/or parking area not utilized as outdoor café seating is required to be one hundred (100) percent landscaped/streetscaped and irrigated. Eligible landscape/streetscape improvements shall include raised masonry planter boxes or planter pots, at-grade planting beds, seating benches, light features, decorative railings, masonry walls not exceeding three (3) feet in height, decorative wrought iron fencing, additional pedestrian areas finished with brick pavers, or other elements featured in the College Station Streetscape Plan. Live plant material must be included where feasible in each proposal.

c. Sidewalk Benches.

A minimum of one (1) sidewalk bench shall be provided for every fifty (50) linear feet of building frontage along a right-of-way. In no case shall more than four (4) sidewalk benches per building façade be required.

d. Building and Site Lighting.

- 1) Building illumination and architectural lighting shall be indirect (no light source visible). Exposed neon tube may be used.
- 2) Light standards for parking lots shall reflect the style of the building plot's architecture or be complementary to that style. Standards shall not be greater than twenty (20) feet in height.

e. Street Lights.

- 1) Street light location and type shall be as determined by College Station Utilities Electric and the Administrator.
- 2) The installation and cost of lighting shall be performed by the developer or his authorized construction representative subject to compliance with the utility street light installation standards of the College Station Utilities Department.
- 3) Once satisfactorily installed, approved, and accepted by College Station Utilities, the maintenance of the street lights and the furnishing of electric energy to the street lights shall be provided by the City.

f. Trash Receptacles.

If installed, trash receptacle locations shall be shown on the landscape plan. One (1) trash receptacle may be located within an intersection's sight distance triangle described in the Visibility at Intersections in All Districts section of this UDO.

g. Newspaper Racks.

If installed, newspaper racks shall be placed so that a four-foot minimum clear space is maintained on the sidewalk.

10. Dumpster and Mechanical Equipment Standards.

The following standards are in addition to the requirements of the Solid Waste section of the General Development Standards article of this UDO.

- a. Any dumpster and other waste storage area or container other than streetscape trash receptacles shall be located to the rear of the building served by the dumpster, area, and/or container. The Administrator may adjust this standard where a required entrance façade is located at the rear of the building or when parking is provided on the side of a building.
- b. Where feasible, consolidation of dumpsters may be required by the City.
- c. Solid waste storage areas, mechanical equipment, air conditioning, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view from rights-of-way. Exterior screening materials shall be opaque and the same as predominantly used on the exterior of the principal building. Such screening shall be coordinated with the building architecture, colors, and scale to maintain a unified appearance. Acceptable methods of screening various equipment include encasements, parapet walls, partition screens, or brick walls.
- d. Mechanical equipment shall be located to minimize noise intrusion off site.

11. Detention Pond Screening Standard.

Detention ponds shall be screened from view along one hundred (100) percent of rights-of-way using berms, shrubs, walls, or a combination of these to achieve a three-foot high screen measured from the ground level. Walls shall be coordinated with the building architecture, colors, and scale to maintain a unified appearance.

12. Sign Standards.

- a. Signage shall not obscure other building elements such as windows, cornices, or architectural details.
- b. Illuminated plastic signs are prohibited.
- c. The following types of signage may be used. All others are prohibited.
 - 1) Attached Signs.
 - a) Refer to the Signs section of the General Development Standards article of this UDO.
 - b) Exposed neon may be used in attached signage.
 - 2) Window Signs.
 - a) Window signs shall allow for the majority of the display area to be open for pedestrian window shopping and shall not cover more than thirty-three (33) percent of the window area.
 - b) Exposed neon may be used in window signage.
 - 3) Hanging Signs.
 - a) Hanging signs shall be suspended from canopies/awnings and located in front of building entrances, perpendicular to the façade.
 - b) A maximum of one (1) sign per building entrance is allowed.
 - c) The sign shall not exceed four (4) square feet in size and shall have a minimum of eight (8) feet of clearance from the walkway grade, four (4) inches of clearance

from the building face, and eight (8) inches of clearance from the edge of the canopy/awning.

- d) Hanging signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.

4) Projection Signs.

- a) Projection signs are allowed in NG-1 and NG-2 only.
- b) Projection signs shall be mounted perpendicular to buildings. They shall have a minimum of eight (8) feet of clearance from the walkway grade and four (4) inches of clearance from the building face (barber poles are exempted from these clearance requirements). All extremities of projection signs, including supports, frames, and the like, shall not project more than three (3) feet from the building face.
- c) A maximum of one (1) sign per building is allowed.
- d) Buildings with one (1) story may have a sign that shall not exceed six (6) square feet in size. For each additional building story, an additional four (4) square feet of signage is allowed, up to a maximum of eighteen (18) square feet.
- e) Projection signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.
- f) Exposed neon may be used in projection signage.

5) Low Profile Signs.

- a) In NG-2 only, one (1) low profile sign per one hundred fifty (150) linear feet of a building plot along South College Avenue may be permitted.
 - b) Refer to the Sign Standards section of the General Development Standards article of this UDO.
 - c) Exposed neon may be used in low profile signage.
- d. If more than twenty-five (25) percent of the square footage of a building is demolished, any nonconforming signage associated with the building must also be demolished. The signage will not be considered "grandfathered", and no other permits will be issued for the site by the City of College Station until the signage has been removed.

13. Outside Storage and Display Standards.

The following standards are in lieu of the Outdoor Storage and Display section of the General Development Standards article of this UDO.

- a. Outdoor storage of materials or commodities is prohibited.
- b. Temporary or portable buildings of any kind are prohibited except during construction of site-planned facilities.
- c. Outside sales/outside display areas shall be located within five (5) feet of a required entrance façade and shall only be located in front of the property/business that is selling item(s). A four-foot minimum clear space on sidewalks shall be maintained.
 - 1) Exception. Subsection c. will not apply if a business is has a valid permit issued under Code of Ordinance Chapter 4 "Business Regulations" Section 4-21 "Northgate Outdoor Dining and Entertainment.
- d. All merchandise and/or seasonal items used for outside sales or display shall be moved indoors at the end of business each day.

14. Waivers.

The Design Review Board (DRB) shall review requests for deviations from the standards of the Northgate Districts section of this UDO as listed below. The DRB shall approve waivers found to meet the intent of the standards of the Northgate Districts section of this UDO and the Northgate Redevelopment Implementation Plan. Financial hardship may not be considered in the review or determination of a waiver proposal.

DRB review and waiver approval shall be limited to the following items:

- a. Relief from the building design standards for historic properties if the proposed building improvements or additions generally conform to the section of this Ordinance addressing Building Design Considerations for Historic Properties—Standards for the Northgate zoning districts, and if the property building improvements or additions generally preserve the historical appearance and architectural character of the building.
- b. Relief from specific requirements related to building orientation and access for the improvement of existing buildings if it can be proven by the applicant shows that inherent site characteristics constrain the proposed project from meeting the requirement(s) herein. Relief shall not be considered for building expansions or additions.
- c. Alternatives to the requirements related to building orientation and access when physical characteristics limit the site or provide for unique orientation and access opportunities.
- d. A reduction in the percentage of required building transparency for the rehabilitation of existing buildings if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the requirements herein.
- e. Alternatives to the requirements related to building transparency for new construction if the alternatives substantially provide the same visual interest for the pedestrian.
- f. Alternate architectural features to meet the requirements related to architectural relief when the proposed architectural details substantially provide a level of uniqueness to the building at the pedestrian scale.
- g. Along non-primary entrance façades that do not abut a right-of-way and that require design elements, murals may be considered by the Design Review Board to meet the two-design element requirement. Mural topics may include architecture and/or Texas A&M University. Murals may not contain copy or logo advertising any business.
- h. Substitutions of building materials for buildings if the applicant shows that:
 - 1) The building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material herein and the material is similar and comparable in quality and appearance to the materials allowed in the Exterior Building Materials section of this Ordinance for the Northgate zoning districts or
 - 2) The material is an integral part of a themed building (example 50's diner in chrome).
 - 3) No variance shall be granted to minimum building material requirements specified for buildings ten thousand (10,000) square feet or greater in area or for building plots with a cumulative structure square footage of ten thousand (10,000) square feet or greater.
- i. Alternative materials on façade work that does not involve an expansion of an existing building as defined in the Nonconformities section of the UDO or constitute redevelopment if the applicant shows that:
 - 1) The materials allowed in the Exterior Building Materials section of this Ordinance for the Northgate zoning districts cannot be utilized without a structural alteration(s) to the existing building and

- 2) A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building.
- j. An increase in the percentage of accent colors that may be used on a façade, not to exceed a total of twenty (20) percent of the façade.
 - k. An increase in the number of accent colors used on a façade when the additional colors are analogous to the two (2) original accent colors (adjacent to the original accent colors on the color wheel).
 - l. Alternatives to the requirements related to surface area parking lots. Alternatives must separate the parking areas so that no more than sixty (60) parking spaces are located in the same vicinity without substantial visual separation from additional parking spaces.
 - m. A decrease in parking requirements for residential uses provided that the applicant submits a parking study that supports the decrease based on reasonable assumptions of parking availability. Unless shared or off-site parking is provided as allowed in the Alternative Parking Plans section of the General Development Standards article of this UDO, in no case shall the DRB permit a reduction in the number of required spaces:
 - 1) To less than the number recommended within the parking study, or
 - 2) To more than a fifty (50) percent reduction in the amount of parking required for residential uses by the Number of Off-Street Parking Spaces Required section of this UDO.
 - n. An increase in the distance requirement for shared and/or off-site parking when the shared or off-site parking is provided in a parking garage.
 - o. Relief from the sidewalk width standard when bringing an existing sidewalk up to current standard where existing physical conditions prohibit the sidewalk expansion.
 - p. Alternatives to the Landscape and Streetscape Standards for projects utilizing an existing structure(s) if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the requirements herein.
 - q. Relief from the two-story requirement for casual and fine dining restaurants (not "fast food") and theaters in NG-2 if all façades are a minimum of twenty-five (25) feet in height and all façades give the appearance of a two-story structure as determined by the Design Review Board.
 - r. Relief from the minimum height requirement in NG-1 and NG-2 for an existing structure undergoing only façade rehabilitation if the applicant shows that inherent site characteristics constrain the proposed project from meeting the requirement(s) herein. Relief shall not be considered for building expansions or additions.

Section 12-5.9 – Design District Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Design Districts, unless otherwise identified in this UDO:

	NG-1	NG-2	NG-3	WPC
Minimum Lot Area	None	None	None	2,400 SF
Minimum Lot Width	None	None	None	24'
Minimum Lot Depth	None	None	None	100'
Minimum Front Setback	None	None	None	25' (H)
Minimum Side Setback	None	None	None	None (A)
Minimum Side Street Setback	None	None	None	15'
Minimum Rear Setback	None	None	None	15'
Minimum Setback from Back of Curb (B)	10'	10'	10'	None
Maximum Setback from Back of Curb (B)	20' (C) (D) (E)	25' (C) (D) (E)	20' (C) (D) (E)	None
Maximum Height	(J)	(J)	(J)	(J)
Minimum Number of Stories	2 Stories (G)	2 Stories (G)	2 Stories (G)	None
Minimum Floor to Area Ratio (FAR)	1:1(F)(I)	0.75:1 (F)(I)	1:1(F)(I)	None

Notes:

- (A) Lot line construction on interior lots is allowed where access to the rear of the building is provided on the site or by dedicated right-of-way or easement.
- (B) Minimum/maximum setback from the back of any curb, including lots with single frontage, lots with double frontage, and corner lots with multiple frontages.
- (C) If the width of any public easement or right-of-way is in excess of the maximum setback, the maximum setback will be measured from the edge of the public easement or right-of-way.
- (D) Maximum setback from back of curb for University Drive is twenty-five (25) feet, Wellborn is thirty-five (35) feet and one hundred (100) feet for South College.

- (E) When café seating is between the café's building and a right-of-way, the building may be setback a maximum of thirty-five (35) feet.
- (F) This area calculation shall not include any lot area encumbered by required easements, setbacks, sidewalks, detention, or area dedicated to civic features. The area of a porch or arcade fronting a public street is included in the calculation of lot coverage.
- (G) The two-story requirement shall not apply to structures existing on or before April 2, 2006.
- (H) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided or when side yard or rear yard parking is provided.
- (I) Places of Worship are exempt from the Floor to Area Ratio (FAR) requirement in all NG Districts.
- (J) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

Unified Development Ordinance – Article 7 General Development Standards

Section 12-7.10 – Non-Residential Architectural Standards

A. Purpose.

The intent of the design standards provided in and related to this section are to:

1. Protect and enhance the character and quality of non-residential buildings and associated site elements in the interest of the general welfare of the City;
2. Establish minimum design parameters for the appearance of non-residential buildings including heightened standards for more visible and prominent areas of the community;
3. Not limit architectural creativity or prescribe a specific architectural style; and
4. Provide a balance between the community's economic and aesthetic concerns.

B. Applicability.

Except as expressly set forth otherwise herein, the design standards of this section shall apply to development, redevelopment, and façade changes to all non-residential buildings including single tenant buildings, multiple tenant buildings, and any grouping of attached or stand-alone buildings and associated pad sites.

The portions of structures containing non-residential uses located in the MF Multi-Family zoning district shall comply with the Non-Residential design standards of this section.

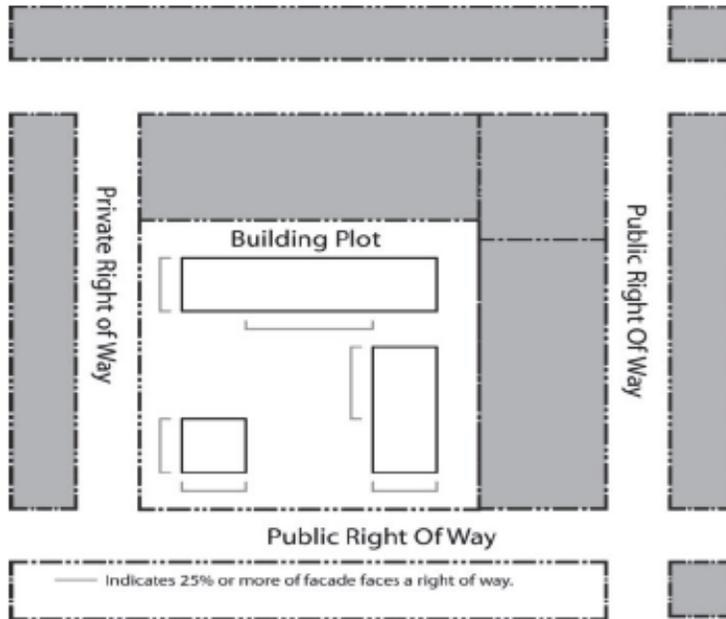
The following are exempt from this section of the UDO as defined below:

1. BP Business Park. Any building located within BP Business Park districts is required to comply with this section if it is along the periphery of the zoning district. All other interior buildings located within BP Business Park districts are exempt from this section.
2. Districts. Uses located within the following districts are exempt from this section: BPI Business Park Industrial, M-1 Light Industrial, M-2 Heavy Industrial, R&D Research & Development, NG-1 Core Northgate, NG-2 Transitional Northgate, and NG-3 Residential Northgate.
3. Uses. The following uses are exempt from this section: Churches; Primary & Secondary Educational Facilities; Municipal Industrial facilities; and private utility buildings that are screened from public or private rights-of-way and adjacent properties.
4. Types of Structures. The following structures must adhere to Building Colors but are exempt from the other provisions of this section: Freestanding structures such as pavilions, canopies, gazebos, ATM machines, etc. that are unenclosed buildings and do not have walls. Unenclosed structures that are attached or functionally appear part of an enclosed building are to be integrated with and meet the requirements associated with the building.

C. Standards for Non-Residential Structures.

1. Façade Terms.
 - a. Primary Façade. A façade is considered to be a "primary façade" when it is the primary entrance façade of a primary building (not accessory buildings) or when any façade of a primary building is facing a public right-of-way, private right-of-way, or public way.
 - b. Facing. A façade is considered facing a public right-of-way, private right-of-way, or public way when an imaginary plane could be extended unobstructed by a wall or structure in the building plot from at least 25% of the façade into the public right-of-way, private right-of-way, or public way adjacent to the building plot, as illustrated below.

- c. Visible. The term visible is used in application of this section. A side or rear façade of a building shall not be considered visible from a public right-of-way or public way if it is located more than four-hundred (400) feet away.



2. Required Screening.

- a. All mechanical equipment shall be screened from view or located so as not to be visible from any public right-of-way, public way, or residential district when viewed within one hundred fifty (150) feet of the perimeter boundary of the subject lot or tract, measured from a height five (5) feet above grade. Such screening shall be coordinated with the building architecture, materials, colors and scale to maintain a unified appearance. Acceptable methods of screening are: encasement, parapet walls, partition screens, brick/stone/masonry walls or fences. Electrical panel boxes attached to the side of a building that are painted to match the building color do not require additional screening.
- b. In SC Suburban Commercial, roof-mounted mechanical equipment shall be screened from any right-of-way, public way, or adjacent property by either the roof itself (including within a cut-out) or by a false roof element (i.e. chimney, cupola). In SC Suburban Commercial districts, components of a mechanical equipment system, such as vents or exhaust pipes, protruding from the roof that are no larger than twelve (12) inches in diameter nor exceeding the height of the roof line are not required to be screened, but must be painted to match the roof color.

3. Building Mass and Design.

- a. Horizontal Façade Articulation.
 - 1. Façade articulation (wall plane projections or recessions) is required on the first two (2) stories of any primary façade that exceeds two-hundred (200) feet in horizontal length. No more than thirty-three (33) percent of any primary façade shall be on the same continuous geometric plane. Wall plane projections or recessions shall have a minimum depth of four (4) feet.
 - 2. For all properties zoned SC Suburban Commercial: For buildings over eight thousand (8,000) square feet, primary façades shall have articulation of minimum four-foot (4) depth within each fifty-foot (50) section of façade.

3. For all properties zoned MU Mixed-Use: The vertical wall plane of any façade visible from a public right-of-way, street, or public way shall project and/or recess by a minimum of two (2) feet so that no more than sixty-six (66) percent of the façade is on the same plane.
- b. Building Entry Design.
 1. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.
 2. Buildings that have multiple ground floor tenants or multiple primary building entrances shall have all entrances treated architecturally.
 - c. Architectural Relief.
 1. In order to provide visual interest, the first two (2) stories of any primary façade or façade visible from a public right-of-way or public way shall use at least one (1) architectural relief element for every twenty-five (25) horizontal feet, or part thereof, of façade length.
 2. Façades requiring architectural relief shall provide a minimum of two (2) different types of relief elements per façade.
 3. To avoid monotony, no more than one-half ($\frac{1}{2}$) of the required minimum number of elements on a façade may consist of the same type of relief element.
 4. The design elements may be grouped or spaced as needed along the façade, though in no case shall more than seventy-five (75) feet of continuous horizontal length be void of a relief element.
 5. Design elements used to meet architectural relief must have a functional architectural purpose such as awnings may not be located over faux windows or a wall area that does not have an opening.
 6. A relief element counted to meet the requirement of one (1) façade may not also be counted toward another façade.
 7. Architectural relief is not required for façades, or parts of a façade, that are within fifteen (15) feet of another building that screens the façade.
 8. Accessory buildings to a primary use, where each façade is equal to or less than twenty-five (25) horizontal feet in length or the perimeter of all façades is less than one hundred (100) horizontal feet in length, and where each façade incorporates the same building materials and colors as the primary structure, are not required to provide architectural relief elements.
 9. Architectural relief elements may be added to a non-conforming façade of an existing building subject to the following limitation: if more than fifty (50) percent of the required number of elements on a façade are added, removed, or altered, including on a cumulative basis, the façade must be brought into compliance for architectural relief.
 10. Qualifying Architectural Relief Elements.
 - a. For all applicable properties other than those located in SC Suburban Commercial and MU Mixed-Use districts, the following types of architectural relief may be utilized to meet the requirements of this section:
 - 1) Canopies, permanent decorative awnings, or windows accompanied by overhangs that exceed eighteen (18) inches;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;

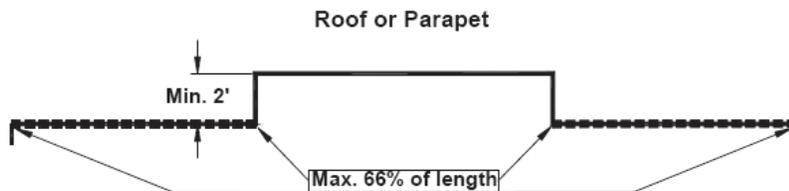
- 4) Roofline articulation as described below may count as one (1) element for a façade if it is used on a façade where the articulation is not already required;
 - 5) A well-defined cornice or other architectural termination to visually cap the building along a parapet may count as one (1) element for a façade if it is used on a façade where this feature is not already required;
 - 6) Recessed entries, stoops, porches, or arcades;
 - 7) Balconies that extend from the building;
 - 8) Boxed or bay windows; or
 - 9) Decorative stormwater management initiatives physically integrated with the building, as approved by the Administrator.
- b. For all properties zoned SC Suburban Commercial, the following types of architectural relief may be utilized to meet the requirements of this section:
- 1) Decorative or functional window shutters;
 - 2) Covered front porch extending along at least fifty (50) percent of building façade and projecting a minimum of four (4) feet from the face of the building;
 - 3) Eaves in excess of eighteen (18) inches;
 - 4) Window planter boxes;
 - 5) Window canopy;
 - 6) Dormers;
 - 7) Transom windows;
 - 8) Decorative façade lighting;
 - 9) Chimneys or cupolas;
 - 10) Cross gables; or
 - 11) Entry Portico.
- c. For all properties zoned MU Mixed-Use, the following types of architectural relief may be utilized to meet the requirements of this section:
- 1) Canopies or permanent decorative awnings;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;
 - 4) Recessed entries, stoops, porches, or arcades;
 - 5) Balconies that extend from the building;
 - 6) Boxed or bay/oriel windows;
 - 7) Hood/drip molding over windows;
 - 8) Cornices, corbelling, quoining, or stringcourses;
 - 9) Decorative or functional window shutters;
 - 10) Window planter boxes;
 - 11) Transom windows;
 - 12) Decorative façade lighting; or
 - 13) Chimneys or cupolas.

d. Other Mass and Design Requirements.

1. For all properties zoned SC Suburban Commercial: Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet in area.
2. For all properties zoned MU Mixed-Use:
 - a. The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.
 - b. The commercial portions of any façade facing a public right-of-way, street, or public way shall be at least thirty (30) percent transparent between zero (0) feet and eight (8) feet above ground level.
 - c. Public entry is required on all façades facing a public right-of-way, street, or public way. In the event that more than two (2) façades require a public entrance, the Administrator may determine which two (2) façades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
 - d. Loading docks, overhead doors and service entries shall not be located on a façade facing a public right-of-way, street, or public way. In the case that more than two (2) façades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.

e. Roof and Roofline Design.

1. On buildings three (3) stories or less, the horizontal line of a flat roof or parapet along a primary entrance façade, along any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan, and on all façades visible from a public right-of-way for properties that are zoned MU Mixed Use, shall vary by a minimum of two (2) feet up or down so that no more than sixty-six (66) percent of the roofline is on the same elevation, as represented below.



2. For all rooflines that are required to articulate as described above, the parapet roof line shall feature a well-defined cornice or other architectural termination to visually cap the building along the roofline.
3. For all properties zoned SC Suburban Commercial: Roofs shall be similar to residential roof types. Flat roofs are not permitted. Shed roofs are only permitted as part of a peaked roof network. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

4. Building Materials.

- a. The following minimum amount of fired brick, natural stone, marble, granite, or any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite shall be provided:
 1. A minimum of ten (10) percent on any façade visible from a public right-of-way or public way;
 2. A minimum of twenty (20) percent on primary entrance façades (single or multiple tenant building) that exceed two-hundred (200) feet in horizontal length;

3. A minimum of twenty (20) percent on any façade facing a public right-of-way of a street classified as a major collector on the Thoroughfare Plan; and
 4. A minimum of thirty (30) percent on any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan.
- b. Building materials used to meet the minimum material requirements as provided above may not be painted.
 - c. The following building materials are allowed on all façades subject to the following limitations:
 1. Stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, reflective glass, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than seventy-five (75) percent of any façade.
 2. Wood or cedar siding, stainless steel, chrome, standing seam metal, premium grade architectural metal, or architecturally finished metal panels (not corrugated metal) shall not cover more than thirty (30) percent of any façade.
 3. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than ten (10) percent of any façade.
 4. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
 5. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
 6. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.
 - d. When determining the area of a façade, doors, windows, and other openings are included and roof area is not included.
 - e. Existing buildings may continue to utilize materials other than those listed provided that any material replacement is for maintenance purposes only and the existing material is continued. Any material change or replacement of more than ten (10) percent of the total area of a façade, including on a cumulative basis, shall require that all building materials and color be brought into compliance on that façade.
 - f. All architectural submittals shall provide elevation drawings for each façade and a material legend (see sample below) for each façade.

SAMPLE LEGEND USE OF MATERIALS ON FAÇADE 'A'		
Total Square Footage of Façade 'A': 10,000 s.f.		
Material	Area in Square Feet	Percent of Overall Façade
Stucco	2,000 s.f.	20%
Brick	5,000 s.f.	50%

Doors and Windows	3,000 s.f.	30%
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5. Building Colors.

- a. All building façades and roofs shall consist of only colors from the color palette approved by the City Council as amended by the Design Review Board and maintained in the Office of the Administrator. All other colors shall be considered accent colors and may be used on no more than ten (10) percent of the façade on which the accent color is applied.
- b. When applying brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
- c. Building and roof color requirements apply to all new buildings, redeveloped buildings, and façade work. Color samples shall be submitted for approval to the Office of the Administrator.
- d. Existing buildings may continue to utilize colors that are not from the approved color palette provided that repainting is done for maintenance purposes only and the existing color is continued. Any color change on existing buildings shall be brought into compliance with this section and color samples shall be submitted as provided herein.

D. Alternative Compliance Permitted.

The Design Review Board (DRB) may authorize variation to the overall requirements of the Non-Residential Architectural Standards through application from a licensed architect for an alternative compliance approval that would allow innovative or visually interesting design or to address unique circumstances not otherwise permitted through strict adherence to this section. Such requests must show reasonable evidence that the purposes of the requirements as set forth in this section were maintained and the additional design flexibility afforded does not provide a means to permit design of lesser quality.

E. Waivers and Appeals.

The Design Review Board (DRB) shall review requests for deviations from the Non-Residential Architectural Standards. The DRB shall approve waivers or appeals found meeting the intent and general purposes of the standards as it is recognized that unique and unforeseen design circumstances exist in application of the standards. Financial hardship may not be considered in the review or determination of a waiver proposal.

DRB may review and grant approval of the following:

1. Substitutions of building materials if the applicant shows that:
 - a. The building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material herein;
 - b. The material is similar and comparable in quality and appearance to the materials allowed in this Section 12-7.10; or
 - c. The material is an integral part of a themed building (example 50s diner in chrome).
2. Alternate colors or materials on each façade if the applicant shows that:
 - a. The applicant is a franchised and/or chain commercial use to be developed as a single detached building (not integrated into a multi-tenant building);
 - b. The proposed colors/materials are part of its corporate branding; and

- c. The applicant provides all of the alternative color/materials schemes the chain or franchise has used.
3. Alternative materials on façade work that does not involve an expansion of an existing building as defined in Chapter 12, Article 9 of the UDO or constitute redevelopment if the applicant shows that:
 - a. The materials allowed in this section cannot be utilized without a structural alteration(s) to the existing building;
 - b. A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building; and
 - c. The DRB may grant a variance of up to one hundred (100) percent from the façade articulation or roofline standards herein if the applicant shows that it is not financially or structurally feasible.
4. Alternatives to the options for required screening of mechanical equipment.
5. Alternatives to the design elements available to provide architectural relief.
6. An increase in the percentage of accent colors that may be used on a façade, not to exceed a total of twenty (20) percent of the façade.
7. Relief from the building orientation and access for buildings in MU Mixed-Use districts when physical characteristics limit the site or provide unique orientation and access opportunities.
8. Reduction in the percentage of required building transparency for the rehabilitation or expansion of existing buildings in MU Mixed-Use districts if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the transparency requirement.

F. Submittal Requirements.

When the non-residential architectural standards are applicable, submitted building elevations shall include the following:

1. Scaled building elevations for each façade, depicting the following:
 - a. Required architectural relief and other design elements; and
 - b. Location of building materials.
2. Accurate building footprint(s) and general orientation of the building façades in relation to adjacent rights-of-way, public ways, and properties;
3. Sample building materials and color details as required by the Administrator; and
4. Table of vertical square footage and percentage of building materials for each façade.