

ORDINANCE NO. 2014-3624

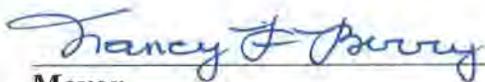
AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," ART. 1 "GENERAL PROVISIONS" SEC. 12-1.10. "TRANSITIONAL PROVISIONS", B. "ZONING DISTRICTS" 4. "RETIRED DISTRICTS" & 5. "NEW DISTRICTS" AS SHOWN IN EXHIBIT A; ART. 4 "ZONING DISTRICTS" SEC. 12-4.1. "ESTABLISHMENT OF DISTRICTS" AS SHOWN IN EXHIBIT B; ART. 5 "DISTRICT PURPOSE STATEMENTS AND SUPPLEMENTAL STANDARDS" SEC. 12-5.1. "RESIDENTIAL ZONING DISTRICTS", G. "MULTI-FAMILY (MF)" & H. "MIXED-USE (MU)" AS SHOWN IN EXHIBIT C; ART. 5 "DISTRICT PURPOSE STATEMENTS AND SUPPLEMENTAL STANDARDS" SEC. 12-5.2. "RESIDENTIAL DIMENSIONAL STANDARDS" AS SHOWN IN EXHIBIT D; ART. 5 "DISTRICT PURPOSE STATEMENTS AND SUPPLEMENTAL STANDARDS" SEC. 12-5.5. "RETIRED DISTRICTS", AND BY RE-NUMBERING SECTIONS B-E TO D-G IN THIS SECTION AS SHOWN IN EXHIBIT E; ART. 5 "DISTRICT PURPOSE STATEMENTS AND SUPPLEMENTAL STANDARDS" SEC. 12-5.6. "RETIRED DIMENSIONAL STANDARDS", A. "RETIRED RESIDENTIAL ZONING DISTRICTS" AS SHOWN IN EXHIBIT F; ART. 6 "USE REGULATIONS" SEC. 12-6.3. "TYPES OF USE", A. "RETIRED RESIDENTIAL ZONING DISTRICTS", C. "USE TABLE" AS SHOWN IN EXHIBIT G; ART. 6 "USE REGULATIONS" SEC.12-6.4. "SPECIFIC USE STANDARDS", J. "HEALTH CLUB/SPORTS FACILITY (OUTDOOR)" AS SHOWN IN EXHIBIT H; ART. 7 "GENERAL DEVELOPMENT STANDARDS" SEC. 12-7.2. "GENERAL PROVISIONS", H. "HEIGHT", 2. "SINGLE-FAMILY PROTECTION" AS SHOWN IN EXHIBIT I; ART. 7 "GENERAL DEVELOPMENT STANDARDS" SEC. 12-7.3. "OFF-STREET PARKING STANDARDS", E. "INTERIOR ISLANDS" & I. "NUMBER OF OFF-STREET PARKING SPACES REQUIRED" AND BY RENUMBERING 6-9 TO 5-8 IN THIS SECTION AS SHOWN IN EXHIBIT J; ART. 7 "GENERAL DEVELOPMENT STANDARDS" SEC. 12-7.5. "SIGNS", C. "SUMMARY OF PERMITTED SIGNS", F. "SIGN STANDARDS", Q. "HANGING SIGNS", U. "PROJECTION SIGNS" AS SHOWN IN EXHIBIT K; ART. 7 "GENERAL DEVELOPMENT STANDARDS" SEC. 12-7.6. "LANDSCAPING AND TREE PROTECTION", B. "APPLICATION OF SECTION", "3" AND BY RENUMBERING SECTIONS 3-6 TO 4-7 AS SHOWN IN EXHIBIT L; ART. 7 "GENERAL DEVELOPMENT STANDARDS" SEC. 12-7.7. "BUFFER REQUIREMENTS", F. "MINIMUM BUFFER STANDARDS" & 1."BUFFER YARDS" AS SHOWN IN EXHIBIT M; ART. 7 "GENERAL DEVELOPMENT STANDARDS" SEC. 12-7.8. "SOLID WASTE", C. "GUIDELINES" "2" IS AMENDED AS SHOWN IN EXHIBIT N; ART. 7 "NON-RESIDENTIAL ARCHITECTURAL STANDARDS" SEC. 12-7.10. "NON-RESIDENTIAL ARCHITECTURAL STANDARDS", A. "APPLICABILITY", "1-4" & "8-9, & D. "ADDITIONAL STANDARDS FOR TWENTY THOUSAND (20,000) S.F. OR GREATER", E. "ADDITIONAL STANDARDS FOR FIFTY THOUSAND (50,000) S.F. OR GREATER", & F. "ADDITIONAL STANDARDS FOR ONE HUNDRED FIFTY THOUSAND (150,000) S.F. OR GREATER" AS SHOWN IN EXHIBIT O; AND ART. 11 "DEFINITIONS" SEC. 12-11.2. "DEFINED TERMS" AS SHOWN IN EXHIBIT P OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING THOSE CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That Chapter 12, "Unified Development Ordinance," Articles 1-11 of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibits "A" – "P", attached hereto and made a part of this ordinance for all purposes.
- PART 2:** That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3:** That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 18th day of December, 2014.

APPROVED:



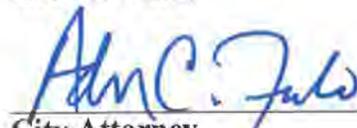
Mayor

ATTEST:



City Secretary

APPROVED:



City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Art. 1 "General Provisions" Sec. 12-1.10. "Transitional Provisions", B. "Zoning Districts" 4. "Retired Districts" & 5. "New Districts" is amended and is to read as follows:

Article 1. General Provisions
Sec. 12-1.10. Transitional Provisions.
B. Zoning Districts.

4. Retired Districts. The following districts are no longer eligible for Zoning Map Amendment requests. Properties with the following designations at the time of this amendment retain all uses, regulations, and requirements associated with these districts.

Retired District	Name	Effective Date
R-1B	Single-Family Residential	September 22, 2013
R-4	Multi-Family	December 28, 2014
R-6	High Density Multi-Family	December 28, 2014
C-3	Light Commercial	October 7, 2012
R&D	Research & Development	October 7, 2012
M-1	Light Industrial	October 7, 2012
M-2	Heavy Industrial	October 7, 2012

5. New Districts. The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

New District	Name	Effective Date
MF	Multi-Family	December 28, 2014
MU	Mixed-Use	December 28, 2014

EXHIBIT "B"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 4 "Zoning Districts" Sec. 12-4.1. "Establishment of Districts" is amended and is to read as follows:

Article 4. Zoning Districts**Sec. 12-4.1. Establishment of Districts.**

Residential Zoning Districts	
R	Rural
E	Estate
RS	Restricted Suburban
GS	General Suburban
D	Duplex
T	Townhouse
MF	Multi-Family
MU	Mixed-Use
MHP	Manufactured Home Park
Non-Residential Zoning Districts	
NAP	Natural Areas Protected
O	Office
SC	Suburban Commercial
GC	General Commercial
CI	Commercial Industrial

BP	Business Park	
BPI	Business Park Industrial	
CU	College and University	
Planned Districts		
P-MUD	Planned Mixed-Use District	
PDD	Planned Development District	
Design Districts		
WPC	Wolf Pen Creek Development Corridor	
Northgate	NG-1	Core Northgate
	NG-2	Transitional Northgate
	NG-3	Residential Northgate
Overlay Districts		
OV	Corridor Overlay	
RDD	Redevelopment District	
KO	Krenek Tap Overlay	
NPO	Neighborhood Prevailing Overlay	
NCO	Neighborhood Conservation Overlay	
HP	Historic Preservation Overlay	
Retired Districts		
R-1B	Single-Family Residential	

R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
R&D	Research & Development
M-1	Light Industrial
M-2	Heavy Industrial

EXHIBIT "C"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 5 "District Purpose Statements and Supplemental Standards" Sec. 12-5.1. "Residential Zoning Districts", G. "Multi-Family (MF)" & H. "Mixed-Use (MU)" is amended and is to read as follows:

Article 5. District Purpose Statements and Supplemental Standards Sec. 12-5.1. Residential Zoning Districts.

- G. Multi-Family (MF).** The MF district is designed for areas having intense development. MF is flexible and allows for attached and detached single-unit dwellings, two-unit dwellings, multi-family buildings and optional mixed-use development.
- 1. Supplemental Standards for MF:** Non-residential uses are permitted up to a maximum of 50 percent of the total floor area if incorporated into the residential structure.
- H. Mixed-Use (MU).** The MU is designed for areas having the most intense level of development. MU area consist of residential, commercial and office uses in mixed-use structures.
- 1. Supplemental Standards for MU:**
- a.** Non-residential uses with a minimum depth of 30-feet are required on the ground floor, if adjacent to Texas Avenue, Harvey Road, University Drive or Earl Rudder Freeway.
 - b.** A minimum of 30 percent of the total floor area of each development shall be devoted to residential uses. Hotels may be considered a residential use to meet this requirement.
 - c.** The Floor Area Ratio (FAR) in this district shall be a minimum of 1:1. Structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Surface parking, even if covered, will not count toward the required FAR.
 - d.** The ground floor of structures shall be a minimum of 25 percent of the lot area.

EXHIBIT “D”

That Chapter 12, “Unified Development Ordinance,” Chapter 12, “Unified Development Ordinance,” Art. 5 “District Purpose Statements and Supplemental Standards” Sec. 12-5.2. “Residential Dimensional Standards” is amended and is to read as follows:

Sec. 12-5.2. Residential Dimensional Standards.

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

Residential Zoning Districts										
	R	E(N)	RS(J)	GS(J)	T	D	MHP	MF	MU	Access ory Struct ures
Non-Clustered Residential Zoning Districts										
Average Lot Area per Dwelling Unit (DU)	3 acres Average	1 Acre	10,000 SF Average	5,000 SF	2,000 SF	3,500 SF	(L)	None	None	Refer to Section 12-6.5, Accessory Uses(L)
Absolute Min. Lot Area per Dwelling Unit (DU)	2 Acres	1 Acre	6,500 SF	5,000 SF	2,000 SF	3,500 SF		None	None	
Min. Lot Width	None	100'(L)	70'	50'	None	35'/DU(E)		None	None	
Min. Lot Depth	None	None	None	100'	None	100'		None	None	
Min. Front Setback(H)	50'	30'	25'	25'(D)	25'(D)	25'(D)		15'	None	
Max. Front Setback	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15' (O)	
Min. Side Setback	20'	10'	7.5'	7.5'	(A)	7.5'(C)		(A)(B)	None	
Min. Side Street Setback	15'	15'	15'	15'	15'	15'		15'	None	
Max. Side Street Setback	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15' (O)	

Min. Side Setback between Structures(B)	N/A	15'	15'	15'	7.5'	15'		7.5'	None	
Min. Rear Setback(L)	50'	20'	20'	20'	20'	20'(F)		20'	20'	
Max. Height	35'(G)(K)(L)	35'(G)(K)(L)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)	35'(G)(K)(L)	2.5 Stories/35'(G)(K)(L)		(G)(L)	(G)(L)	
Minimum Number of Stories	N/A	N/A	N/A	N/A	N/A	N/A		N/A	2 Stories	
Max. Dwelling Units/Acre (Subdivision Gross)	0.33	1.0	4.00	8.0	14.0	12.0	10.0	30.0	N/A	N/A
Min. Dwelling Units/Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	N/A	
Clustered Residential Zoning Districts										
Average Lot Area per Dwelling Unit (DU)	N/A	20,000 SF Average	8,000 SF Average	3,750 SF	N/A	N/A	N/A	N/A	N/A	N/A
Absolute Min. Lot Area per Dwelling Unit (DU)		10,000 SF	6,500 SF	3,750 SF						
Min. Lot Width		100'(M)	None	None						
Min. Lot Depth		None	None	None						
Min. Front Setback(H)		Refer to Section 12.8.3.H.4, Cluster Development,								
Min. Side Setback										

Min. Street Side Setback	Specific District Standards							
Min. Side Setback between Structures(B)								
Min. Rear Setback(L)								
Max. Height	35'(G) (K)	35'(G) (K)	2.5 Stories/ 35'(G)(K)					
Max. Dwelling Units/Acre (Subdivision Gross)	1.0	4.00	8.0					

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.
- (D) 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.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.

- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.
- (N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.
- (O) MU zoned properties must use maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to eighty-five (85) feet to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking. (Ord. No. 2012-3449, Pt. 1(Exh. M), 9-27-2012; Ord. No. 2012-3458, Pt. 1(Exh. A), 11-8-2012; Ord. No. 2013-3471, Pt. 1(Exh. B), 1-10-2013; Ord. No. 2013-3521, Pt. 1(Exh. E), 9-12-2013)

EXHIBIT "E"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 5 "District Purpose Statements and Supplemental Standards" Sec. 12-5.5. "Retired Districts", is amended by adding the following and by renumbering sections B-E to D-G in this section:

B. Multi-Family (R-4).

This district provides land for development of apartment and condominium units at low to medium densities. This district may serve as a transitional zone between lower density residential areas and other residential or non-residential areas.

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to D Duplex standards.
2. Townhouse dwelling units shall conform to T Townhouse standards.

C High Density Multi-Family (R-6). This district contains land used for a variety of housing types, but primarily multiple family dwellings. This district is designed to provide the highest density in the community for developments in close proximity to the University.

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to D Duplex standards.
2. Townhouse dwelling units shall conform to T Townhouse standards.

EXHIBIT “F”

That Chapter 12, “Unified Development Ordinance,” Chapter 12, “Unified Development Ordinance,” Art. 5 “District Purpose Statements and Supplemental Standards” Sec. 12-5.6. “Retired Dimensional Standards”, A. “Retired Residential Zoning Districts” is amended and is to read as follows:

Sec. 12-5.6. Retired Dimensional Standards.

A. Retired Residential Zoning Districts. The following table establishes dimensional standards that shall be applied within the Retired Residential Zoning Districts, unless otherwise identified in this UDO:

	Retired Residential Zoning Districts		
	R-1B	R-4	R-6
Min. Lot Area per Dwelling Unit (DU)	8,000 SF	None	None
Min. Lot Width	None	None	None
Min Lot Depth	None	None	None
Min. Front Setback (H)	25'(D)	25'(D)	25'(D)
Min. Side Setback	7.5' (C)	(A)(B)	(A)(B)
Min. Side Street Setback	15'	15'	15'
Min. Side Setback between Structures (B)	15'	7.5'	7.5'
Min. Rear Setback (I)	20'	20'	20'
Max. Height	2.5 Stories/35'(G)(K)(L)	(G)(L)	(G)(L)
Max. Dwelling Units/Acre	6.0	20.0	30.0

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.
- (D) 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.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) Reference Section 12-5.12 for areas in Neighborhood Prevailing Standards Overlay Districts and reference Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.

EXHIBIT "G"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 6 "Use Regulations" Sec. Sec. 12-6.3. "Types of Use", A. "Retired Residential Zoning Districts", C. Use Table" is amended and is to read as follows:

Article 6. Use Regulations
Sec. 12-6.3. Types of Use.
C. Use Table.

USE TABLE	Residential Districts										Non-Residential Districts							Retired Districts		Design Districts											
	R	F	RS	GS	T**	D**	MF**	MIJ**	MHP**	P-MIID**	O	SC	GC	CL	BP	BPI	GIJ	NAP	R-1R	R-4**	R-6**	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**		
KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards C = Conditional Use; ** = District with Supplemental Standards (refer to Article 5)																															
RESIDENTIAL																															
Boarding and Rooming House						P			P												P	P									P
Extended Care Facility/Convalescent/Nursing Home						P			P			P	P								P	P					P				
Dormitory							P	P	P												P	P							P	P	P
Duplex						P			P												P	P									
Fraternity/Sorority							P														P	P						P	P	P	
Manufactured Home	P*	P*							P*																						
Mixed-Use Structure							P	P	P																		P	P	P	P	
Multi-Family							P	P	P												P	P					C ₁	P	P	P	
Multi-Family built prior to January 2002							P	P													P	P					P	P	P	P	

Agricultural Use, Barn or Stable for Private Stock	P	P																						
Agricultural Use, Farm or Pasturage	P	P																						
Agricultural Use, Farm Product Processing	P																							
Animal Care Facility, Indoor					P	P		P	P	P	P	P					P			P	P	P		
Animal Care Facility, Outdoor	P*										P													
Art Studio/Gallery					P	P		P	P	P	P						P			P	P	P	P	
Car Wash											P*													
Commercial Garden/Greenhouse/Landscape Maint.	P*										P*	P*	P*	P*						P*				
Commercial Amusements					P	P		P		C*	P*						C			P	P	P		
Conference/Convention Center					P	P		P			P	P								P	P	P		
Country Club	P	P	P	P				P			P	P					P							
Day Care, Commercial					P	P	C	P	P	P	P						C	C	P			P	P	P
Drive-in/thru window											P*	P									C	P*		
Dry Cleaners and Laundry					P	P		P*	P*	P	P	P					P*				P*	P*	P*	P*
Fraternal Lodge								P			P	P										P	P	P
Fuel Sales								P*		P*	P*						P*		P					

EXHIBIT "H"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 6 "Use Regulations" Sec.12-6.4. "Specific Use Standards", J "Health Club/Sports Facility (Outdoor)", is amended and is to read as follows:

Sec. 12-6.4. Specific Use Standards.

- J. Health Club/Sports Facility (Outdoor).** In Mixed-Use and all Northgate Zoning Districts, outdoor health clubs/sports facilities shall only be allowed on roof tops.

EXHIBIT "I"

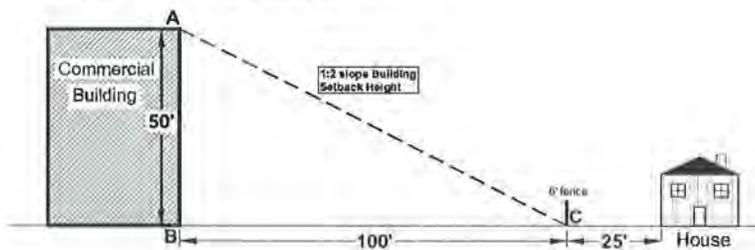
That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 7 "General Development Standards" Sec. 12-7.2. "General Provisions", H. "Height", 2. "Single-Family Protection", "a" is amended and is to read as follows:

Article 7. General Development Standards

The following general development standards shall apply to all zoning districts, except where expressly stated to apply to, or exclude, specific districts.

Sec. 12-7.2. General Provisions.**H. Height.****2. Single-Family Protection.**

- a. With the exception of NG, RDD, and P-MUD districts, no multi-family or non-residential structure shall be located nearer to any property line adjacent to a single-family use or townhouse development than a horizontal distance (B to C) of twice the vertical distance (height, A to B) of the structure as illustrated in the graphic below. Structures developed in MU shall meet this standard at the periphery of the district when adjacent to single-family use or townhome development.



- b. No additional multi-family or non-residential structures shall penetrate an imaginary line, illustrated by the inclined plane in the graphic above, connecting points A and C.
- c. Calculation of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes and heating and air conditioning units may be installed on top of buildings provided that they are screened from horizontal view and included in the height limitations.
- d. Unless otherwise stated in this UDO, the height limitations herein shall not apply to any of the following:
 1. Utility structures such as elevated water storage tanks and electrical transmission lines;
 2. Architectural elements such as flagpoles, belfries, cupolas, spires, domes, monuments, chimneys, bulkheads, elevators, or chimney flues; or any other similar structure extending above the roof of any building

where such structure does not occupy more than thirty-three (33) percent of the area of the roof; or

3. Residential radio/television receiving antennas.

EXHIBIT "J"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 7 "General Development Standards" Sec. 12-7.3. "Off-Street Parking Standards", E. Interior Islands & I. "Number of Off-Street Parking Spaces Required" and by renumbering 6-9 to 5-8 in this section is amended and is to read as follows:

Sec. 12-7.3. Off-Street Parking Standards.**E. Interior Islands.**

1. All interior islands shall be evenly distributed throughout the interior of the parking area.
2. For every fifteen (15) interior parking spaces, one hundred eighty (180) square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than one hundred eighty (180) square feet. Interior islands may have sidewalks through them. Interior islands are not required for mixed-use developments meeting the standards of the MU Mixed-Use district.
3. End island areas that exceed the minimum required may be counted toward the interior parking island requirement.
4. All interior islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

I. Number of Off-Street Parking Spaces Required.**MINIMUM OFF-STREET PARKING REQUIREMENTS**

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	1.0	
Bowling Alley	As determined by the Administrator		
Bus Depot	As determined by the Administrator		

Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home/Hospital	Bed	0.5	
Duplex Dwelling:			
1 & 2 Bedroom	DU	2.0	
3+ Bedroom	BR	1.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	1.0	
Fraternal Lodge	75 s.f.	1.0	
Fraternity/Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	1.0	
Golf Driving Range	Tee Station	1.0	
Health Club/Sports Facility	As determined by the Administrator		
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As determined by the Administrator

Health Studio	150 s.f.	1.0	
Hospital	As determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	1.0	
Motor Vehicle Sales/Service:			
Office/Sales Area	250 s.f.	1.0	
Service Area	200 s.f.	1.0	
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	1.0	
Mixed-Use Structure****	250 s.f. of non-residential portion of structure	1.0	1/BR, including residential DU and hotel/motel DU
Multi-Family Dwelling:			
1 Bedroom	BR	1.5	
2 Bedroom	BR	1.5	
2 Bedroom (ea. BR < 130 s.f.)	BR	1.25	
3+ Bedroom	BR	1.0	
Night Club	50 s.f.	1.0	

Office Building	250 s.f.	1.0	
Personal Service Shop	250 s.f.	1.0	
Priv. School or Comm. Studio	100 s.f.	1.0	
Retail Sales & Service:			
GC, SC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Restaurant (w/o drive-through)	65 s.f.	1.0	
Restaurant (w/drive-through)	100 s.f.	1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	1.0	
Single-Family Dwelling	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Single-Unit Dwelling	BR	1.0	
Shopping Center**:			
GC, SC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Townhouse	BR***	1.0*** (minimum of 2 with no more than 4 total	

		spaces required per dwelling)	
Theater	Seat	0.25	
Truck Terminal	As determined by the Administrator		
Two-Dwelling Unit	BR	1.0	
Veterinary Clinic	300 s.f.	1.0	
Warehouse	1,000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

** No more than twenty-five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in GC or SC and 1:350 in CI unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of twenty-five (25) percent. Mixed-Use structures located in MU and MF districts are exempt from this requirement.

*** All single-family and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed, shall come into compliance with the minimum off-street parking requirements. Garages that meet minimum dimensional standards may be counted towards parking requirements.

**** Mixed-Use structures in the MU Mixed-Use and MF Multi-Family districts.

EXHIBIT “K”

That Chapter 12, “Unified Development Ordinance,” Chapter 12, “Unified Development Ordinance,” Art. 7 “General Development Standards” Sec. 12-7.5. “Signs”, C. “Summary of Permitted Signs”, F. “Sign Standards”, Q. “Hanging Signs”, U. “Projection Signs” are amended and are to read as follows:

Sec. 12-7.5. Signs.

C. Summary of Permitted Signs. The following signs are permitted in the relevant zoning districts of the City:

	R	E	R-1B	GS	D	T	MF	MU	R-4	R-6	MHP	O	SC	GC	CI	C-3	BP	BPI	R&D	M-1	M-2	
Apartment/Condominium/ Manufactured Home Park Identification Signs							X	*** *	X	X	X											
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Signs***							X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Campus Wayfinding Signs							X	X				X	X	X	X		X	X	X			
Commercial Banners***							X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Directional Traffic Control Signs								X				X	X	X	X	X	X	X	X	X	X	X
Freestanding Signs***												*	**	X	X					X	X	
Hanging Signs								X														
Home Occupation Signs	X	X	X	X	X	X	X	X	X	X	X											
Low Profile Signs***							X					X	X	X	X	X	X	X	X	X	X	X
Non-Commercial Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Projection Signs							X	X														
Real Estate, Finance, and Construction Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Roof Signs														X	X						X	X

* One (1) Freestanding Sign shall be allowed in the O Office zone only when the premises has a minimum of two (2) acres.

** Freestanding Signs are permitted for building plots with freeway frontage only. See 7.5.N "Freestanding Commercial Signs" for additional standards.

*** Except as provided for in Section 12-7.5.Y, Signs for Permitted Non-residential Uses in Residential or Agricultural Districts.

**** Apartment signage is permitted in the MU Mixed-Use district as attached signs only.

F. Sign Standards. The following table summarizes the sign standards for the City of College Station:

Sign Type	Maximum Area (s.f.)**	Maximum Height (ft.)	Setback From ROW (ft.)	Number Allowed
Apartment/Condominium / Manufactured Home Park Identification Signs	100	10	10	1/frontage
Area Identification Signs	16	4	10	1/10-50 acre subdivision or phase
Attached Signs	Varies, see Section 12-7.5.1 below	Not to exceed one (1) foot from top of wall, marquee, or parapet to which it is attached	—	Any number allowed if within the total allowed square footage of attached signs
Campus Wayfinding signs	30	6	—	See Section 12-7.5 BB below
Commercial Banners	36	No to exceed the top of structure to which it is attached	10	1/premises
Development Signs		15	10	1/premises
Residential/Collector Street	35			
Arterial Street	65			
Freeway (As designated on Thoroughfare Plan)	200			

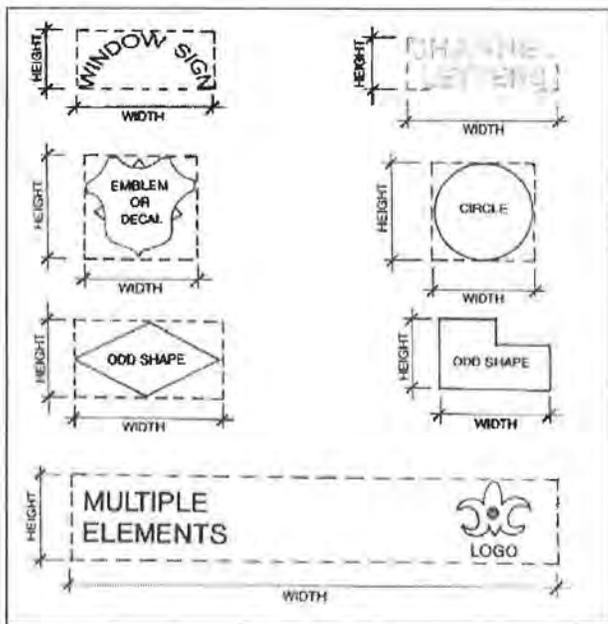
Directional Traffic Control Signs	3	4	4	1/curb cut
Freestanding Signs	Varies, see 12-7.5.N below			1/building plot where lot exceeds 75 feet of frontage
Hanging Signs	4	—	—	1/building entrance
Home Occupation Signs	2	Not to exceed top of wall to which it is attached	—	1/dwelling unit
Low Profile Signs	60	4	10	See 12-7.5 R "Low Profile Signs" below/***
Low Profile Signs (In lieu of permitted Freestanding Sign)	60	4	10	1/150 feet of frontage *
Projection Signs	Varies, see 12-7.5.U below	Not to exceed one (1) foot from top of wall, marquee, or parapet to which it is attached	—	1/frontage
Real Estate, Finance, and Construction Signs				1/frontage(Real Estate)
Up to 150-foot frontage	16	8	10	1/property (Finance)
Greater than 150-foot frontage	32	8	10	3/property (Construction)
Roof Signs	Determined by frontage. Same	10 feet above structural roof	—	1/building plot in place of a freestanding sign

	as freestanding Max. 100 s.f.			
Subdivision Signs	150	15	10	1/primary subdivision entrance. Not to exceed 2 signs.

* Except as provided for in Section 12-7.5.N.10, Freestanding Commercial Signs.

** The area of a sign is the area enclosed by the minimum imaginary rectangle or vertical and horizontal lines that fully contains all extremities (as shown in the illustration below), exclusive of supports.

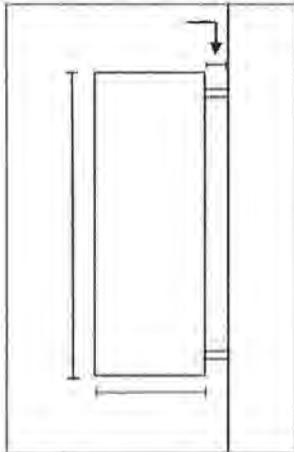
*** In SC Suburban Commercial, BP Business Park, and BPI Business Park Industrial, one (1) low-profile sign per structure is permitted.



Per Ordinance No. 2011-3348 (May 26, 2011)

Q. Hanging Signs.

- a) Hanging signs shall be suspended from canopies or awnings and located in front of building entrances, perpendicular to the façade.
- b) A maximum of one (1) hanging sign per building entrance is allowed.
- c) The hanging 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 or 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.

U. Projection Signs.

City of College Station, Texas

Projection signs will be allowed in the MU Mixed-Use 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) 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.

EXHIBIT "L"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 7 "General Development Standards" Sec. 12-7.6. "Landscaping and Tree Protection", B. "Application of Section", "3" and by renumbering sections 3-6 to 4-7 is amended and is to read as follows:

Sec. 12-7.6. Landscaping and Tree Protection.

B. Application of Section.

The landscaping requirements of this Section apply to all land located in the City of College Station proposed for site development with the exception of those zoned NG-1, NG-2, and NG-3. The requirements also do not apply to single-family, duplex, townhouse, or mixed use developments in the MU district, except as follows:

3. The requirements of this Section have limited application to properties developed in the MU Mixed-Use district, as follows:
 - a. Within fifty (50) feet of the property line along the street, and located between the structure and the public right-of-way, street, or public way, one (1) canopy tree for every twenty-five (25) linear feet of frontage shall be installed. One (1) existing tree (minimum four-inch caliper) may be substituted for a new tree.
 - b. Canopy trees must be selected from the College Station Streetscape Plant List and may be grouped as desired so long as the canopy trees are reasonable dispersed across each public right-of-way, street, or public way frontage.
 - c. Parking areas adjacent to a right-of-way shall be screened from the right-of-way. Screening is required along one hundred (100) percent of the street frontage (such as ten (10) shrubs for every thirty (30) linear feet of frontage), with the exception of areas within the visibility triangle. Screening may be accomplished using plantings, berms, structural elements, or combinations thereof, and must be a minimum of three (3) feet above the parking lot pavement elevation. Walls and planting strips shall be located at least two (2) feet from any parking area. Where the street and the adjacent site are at different elevations, the Administrator may alter the height of the screening to ensure adequate screening. Fifty (50) percent of all shrubs used for screening shall be evergreen.
 - d. Dumpsters, concrete retaining walls where more than six (6) vertical inches of untreated concrete are visible, off-street loading areas, utility connections, and any other site characteristics that could be considered visually offensive must be adequately screened.
 - e. One hundred (100) percent coverage of groundcover, decorative paving, decorative rock, or a perennial grass is required in parking lot islands, swales

and drainage areas, and the parking lot setback unless otherwise landscaped or existing plants are preserved. One hundred (100) percent coverage of groundcover or perennial grass is also required in all unpaved portions of street or highway right-of-way or on adjacent property that has been disturbed during construction. If grass is to be used for groundcover, one hundred (100) percent live grass groundcover is required whether by solid sod overlay or pre-planting and successful takeover of grasses. No point value shall be awarded for ground cover.

- f. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs may be permitted as the Administrator deems appropriate.

EXHIBIT "M"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 7 "General Development Standards" Sec. 12-7.7. "Buffer Requirements", F. "Minimum Buffer Standards" & 1."Buffer Yards" are amended and are to read as follows:

Sec. 12-7.7. Buffer Requirements.**F. Minimum Buffer Standards.**

The buffer requirements are designed to permit and encourage flexibility in the widths of buffer yards, the number of plants required in the buffer yard, and opaque screens. Standard buffer requirements are depicted in the table below. The numbers shown are the required buffer widths.

DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential (2)	Multi-Family Residential (1)	Non-Residential (3)
Single-family (2)	N/A	N/A	N/A
Multi-Family (1)(3)	10' (1)	N/A	N/A
Office	10' (1)	N/A	N/A
Commercial	15' (2)	10' (1)	N/A
Industrial	25' (2)	15' (2)	5'
Suburban Commercial	20' (1)	N/A	N/A
Business Park	50' (2)	15' (2)	5'
Business Park Industrial	50' (2)	30' (2)	10'***
SOB	50' (2)	50' (2)	50' (2)

- (1) Includes duplexes.
- (2) Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.
- (3) Includes commercial and other non-residential uses developed in the MF Multi-Family district.

* When an abutting parcel is vacant and zoned R Rural, the Administrator shall use the future land use of the property as designated on the Comprehensive Land Use Plan in lieu of the zoning category in determining the buffer requirement.

** When an abutting parcel is zoned BP Business Park or BPI Business Park Industrial, the buffer width shall be reduced to five feet (5').

- (1) Fence
- (2) Wall

1. **Buffer Yards.**

- f. In MF Multi-Family and MU Mixed-Use, buffer yards shall only be required along the perimeter of the development, unless otherwise exempted in this Section. No buffer yards are required between uses contained within the development.

EXHIBIT "N"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 7 "General Development Standards" Sec. 12-7.8. "Solid Waste", C. "Guidelines" "2" is amended is to read as follows:

Sec. 12-7.8. Solid Waste.

C. **Guidelines.** The following minimum standards shall be met:

2. Multi-family developments shall provide the required pad and screening for one (1) eight-yard dumpster per forty (40) bedrooms;

EXHIBIT "O"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 7 "Non-Residential Architectural Standards" Sec. 12-7.10. "Non-Residential Architectural Standards", A. "Applicability", "1-4" & "8-9", & D "Additional Standards for Twenty Thousand (20,000) S.F. or Greater", E. "Additional Standards for Fifty Thousand (50,000) S.F. or Greater", & F. "Additional Standards for One Hundred Fifty Thousand (150,000) S.F. or Greater" are amended and are to read as follows:

Sec. 12-7.10. Non-Residential Architectural Standards.

A. 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:

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 these Non-Residential Architectural Standards: 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.

Per Ordinance No. 3236 (February 25, 2010)

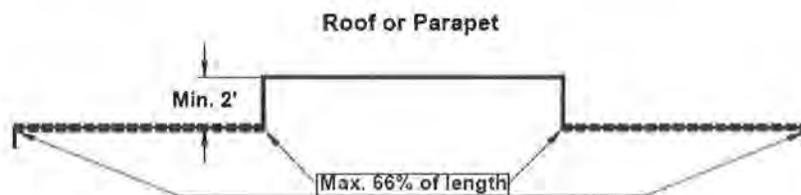
Per Ordinance No. 3280 (September 9, 2010)

2. Non-Residential Building Mass and Design.

- a. For all applicable properties other than those located in SC Suburban Commercial and MU Mixed-Use districts: In order to provide visual interest, the first two (2) stories of any façade facing a public right-of-way shall use architectural relief every forty-five (45) horizontal feet by incorporating a

minimum of two (2) different design elements within each forty-five-foot section from the options below. All other façades shall incorporate a minimum of two (2) different design elements within each sixty-foot section as described above. Wall sections less than forty-five (45) feet or sixty (60) feet respectively, shall also be required to provide the two (2) different design elements, except that freestanding structures that are accessory to a primary use, where each façade is equal to or less than twenty-five (25) horizontal feet in width, and where each façade incorporates the same building materials and colors as the primary structure, are not required to provide architectural relief elements. Only the following types of architectural relief may be used:

1. Canopies, permanent decorative awnings, or windows accompanied by overhangs;
2. Wall plane projections or recessions with a minimum of four-foot depth;
3. Pilasters or columns;
4. Recessed entries, stoops, Porches, or arcades;
5. Balconies that extend from the building; or
6. Boxed or bay windows;
7. Decorative stormwater management initiatives physically integrated with the building, as approved by the Administrator.



b. For all applicable properties other than those located in SC Suburban Commercial and MU Mixed-Use districts: As represented above, on buildings three (3) stories or less, the horizontal line of a flat roof (or parapet) along any façade facing a public right-of-way 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.

Per Ordinance No. 2011-3341 (April 28, 2011)

3. Suburban Commercial Building Mass and Design.

a. For all properties zoned SC Suburban Commercial: In order to provide visual interest, the first two (2) stories of any façade facing a public right-of-way shall use architectural relief every forty-five (45) horizontal feet by incorporating a minimum of two (2) different design elements within each forty-five-foot section.

Wall sections less than forty-five (45) feet shall also be required to provide the two (2) design elements. For buildings over eight thousand (8,000) square feet, articulation (minimum four-foot depth) is required within each forty-five-foot section. Two (2) of the following design elements shall be required within each forty-five-foot section of all façades for architectural relief:

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.

b. 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.

c. 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.

4. **Mixed-Use Building Mass & Design.**

a. For all properties zoned MU Mixed-Use: In order to provide visual interest, the first two (2) stories of any façade visible from a public right-of-way, street, or public way shall use architectural relief every forty-five (45) horizontal feet by incorporating a minimum of two (2) different design elements within each forty-five-foot section. The following types of architectural relief may be used:

1. Canopies or permanent decorative awnings;
2. Wall plane projections or recessions with a minimum of four-foot depth;
3. Pilasters or columns;
4. Recessed entries, stoops, porches, or arcades;
5. Balconies that extend from the building;

6. Boxed or bay/oriol 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.

Architectural relief is not required for facades within fifteen (15) feet of another building that screens the façade.

b. For all properties zoned MU Mixed-Use: On buildings three (3) stories or less, the horizontal line of a flat roof along any façade visible from a public right-of-way, street, or public way 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.

c. 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.

d. For all properties zoned MU Mixed-Use: The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.

e. For all properties zoned MU Mixed-Use: 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.

f. For all properties zoned MU Mixed-Use: Public entry is required on all facades facing a public right-of-way, street, or public way. In the event that more than two (2) facades require a public entrance, the Administrator may determine which two (2) facades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.

g. For all properties zoned MU Mixed-Use: 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) facades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.

h. For all properties zoned MU Mixed-Use: The first two (2) stories of all façades facing a public right-of-way shall have a minimum of twenty-five (25) percent brick, stone, marble, granite, or a material fabricated to simulate brick, or stone (not split-face concrete masonry).

8. Pedestrian/Bike Circulation and Facilities.

- a.. In MU Mixed-Use districts, bicycle storage facilities shall be provided, as described above, at a rate of one (1) bicycle for every 15,000 square foot of non-residential uses, and one (1) bicycle for every two (2) dwelling units.
- b. In MU Mixed-Use districts, minimum eight (8) foot wide sidewalks shall be provided along all public rights-of-way, streets, and public ways adjacent to and within the development.

9. Parking Lots.

These requirements are in addition to and not in lieu of the requirements established in Section 12-7.3, Off-Street Parking Standards.

- a. Where parking or drive aisles are located between the building and the public right-of-way, there shall be a minimum ten-foot setback from the public right-of-way line to the parking area or drive aisle.
- b. In order to break up the parking lot area and minimize visual impact, one (1) of the following parking concepts is required on any parking lot with greater than one hundred twenty (120) parking spaces. Parking concepts shall be approved by the Administrator provided that it meets one (1) of the following minimum criteria. Pedestrian ways are allowed within the below-described areas. Standards in this section do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

D. Additional Standards for Twenty Thousand (20,000) S.F. or Greater.

In addition to the standards set out in Section 12-7.10.B, the following shall apply to any single building or combinations of buildings of twenty thousand (20,000) gross square feet in area, whether connected or not, but determined to be a single building plot. Standards in this section do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

E. Additional Standards for Fifty Thousand (50,000) S.F. or Greater.

In addition to the standards set out in this Section 12-7.10.B and 12-7.10.D, the following shall apply to any single building or combinations of buildings of fifty thousand (50,000) gross square feet in area or greater, whether connected or not, but determined to be a single building plot. Standards in this section do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

F. Additional Standards for One Hundred Fifty Thousand (150,000) S.F. or Greater.

In addition to the standards set out in Sections 12-7.10.B, 12-7.10.D, and 12-7.10.E, the following shall apply to any single building or combinations of buildings of one hundred fifty thousand (150,000) gross square feet in area or greater, whether connected or not but determined to be a single building plot. Standards in this section

do not apply to sites developed in accordance to the standards of the MU Mixed-Use district.

EXHIBIT "P"

That Chapter 12, "Unified Development Ordinance," Chapter 12, "Unified Development Ordinance," Art. 11 "Definitions" Sec. 12-11.2. "Defined Terms" is amended by adding the following:

Sec. 12-11.2. Defined Terms.

For the purpose of this UDO, certain words as used herein are defined as follows:

Dormitory (dorm): A residential structure designed for the exclusive purpose of housing students of a university, college, school, church, or non-profit organization, excepting resident staff, but which does not include complete, independent living facilities, including cooking, in each dwelling unit. Common kitchen facilities and / or gathering rooms for social purposes may also be provided.

Mixed-Use Structure: A structure containing both residential and non-residential land uses.

Single-Unit Dwelling: A detached residential unit, located within a larger development on a common lot, providing complete, independent living facilities for one (1) family including permanent provisions for living, sleeping, cooking, eating and sanitation.

Two-Unit Dwelling: A residential structure, located within a larger development on a common lot, providing complete, independent living facilities for two (2) families including permanent provisions for living, sleeping, cooking, eating and sanitation.

Projection Sign: An attached sign end-mounted or otherwise attached to an exterior wall of a building and extends in whole or part more than 12 (twelve) inches beyond the face of the building.

Hanging Signs: A sign suspended from the underside of a canopy or awning and located in front of building entrances, perpendicular to the façade.