City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda

Planning & Zoning Commission

Monday, November 13, 2017 | **6:30 PM** | **Court Room**

The Planning and Zoning Commission of the City of Sachse will hold Workshop Session on Monday, November 13, 2017, at 6:30 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

2. 17-4075 Receive and discuss presentation from Gateway Planning and receive public input on the proposed Old Town zoning.

Attachments: Proposed Regulations

3. Adjournment.

Posted: November 10, 2017; 5:00 p.m.

_____
Michelle Lewis Sirianni, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date.

City of Sachse, Texas

Legislation Details (With Text)

File #:	17-4075	**Version:**	1	**Name:**	Old Town zoning - P&Z WS 11-13-17
Type:	Discussion Item			**Status:**	Agenda Ready
File created:	11/8/2017			**In control:**	Planning & Zoning Commission
On agenda:	11/13/2017			**Final action:**	
Title:	Receive and discuss presentation from Gateway Planning and receive public input on the proposed Old Town zoning.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Proposed Regulations				

Date	Ver.	Action By	Action	Result

Title
Gateway Planning will provide a presentation on the proposed Old Town zoning in order to generate discussion and receive feedback.

Background
The agenda item is the primary opportunity for the Planning & Zoning Commission and the public to ask questions, offer feedback, and provide direction on the new Old Town zoning.

Policy Considerations
How does the proposed Old Town zoning match the vision outlined in the 2017 Comprehensive Plan for the area?

Budgetary Considerations
N/A

Next Steps
- City Council work session (11-06-17)
- P&Z work session & open town hall (11-13-17)
- Public hearing by P&Z (11-27-17)
- Public hearing by City Council (12-04-17)

Recommendations
Receive presentation, discuss, and provide feedback

1. Purpose and Intent

1.1. *Generally.* The purpose of the Downtown Zoning District, hereafter known as the DT District, is to facilitate the redevelopment and preservation of the Downtown Area into a walkable, mixed-use and infill environment with restaurants, neighborhood amenities, employment, infill housing and open spaces. Development within this District shall implement the vision adopted in the Comprehensive Plan, adopted March 2017.

1.2. *Establish Specific Development Standards.* The Downtown Zoning District Regulating Plan (Appendix 1), hereafter known as the Regulating Plan, establishes the Character Areas. The respective Character Areas determine which specific development standards apply. Creation of different Character Areas within the Downtown District enables specific site and locational standards to be applied. Graphic standards are provided for location, height and building elements.

2. Component of the Code

2.1. *Applicability of other City Ordinances.* This section governs the Downtown Zoning District except where others are referenced or where other ordinances of Sachse's Code of Ordinances apply and are not in conflict with the Downtown District.

2.2. *Downtown District Regulating Plan*. The Downtown District Regulating Plan (Appendix 1) establishes the Character Areas, recommended civic/open spaces, and setback ranges for the District.

2.2.1. *Character Areas Established*. The Downtown District Regulating Plan establishes four (4) Character Areas:

i. *Downtown South (DTS)*. The center of cultural entertainment and family life in Sachse taking advantage of trail connectivity throughout the City and the region. The character of DTS shall be garden-esque, walkable and eclectic.

ii. *Downtown North (DTN)*. A mixed-use destination of small scale commercial and urban residential. Its character should embrace its historic context, focusing on transitions to the surrounding neighborhood.

iii. *Neighborhood (NBR).* A mixed residential transition from Downtown North and Downtown South respectively adjacent to the existing neighborhoods.

iv. *SH 78 Commercial (SHC).* Takes advantage of the regional commuter traffic while complementing the adjacent character of Downtown North and Downtown South respectively.

2.2.2. *Setback Ranges Established*. Building setback ranges are established on the Regulating Plan (Appendix 1) for street frontages where denoted.

2.3. *Development Standards*. The Code enumerates the development and design standards for the Character Areas.

3. Administration

This section sets forth the provisions for reviewing and approving development applications within the Downtown District. The intent is to ensure that all development is consistent with the provisions of this Code. All sections of this Code shall be applied during the review process.

3.1. *Using this Code*. The following steps should be followed to determine the uses and the development standards applicable on the property within the Downtown District:

3.1.1. Locate the subject property on the Downtown District Regulating Plan.

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3.1.2. Identify (1) the Character Area in which the property is located and (2) the setback range required for the property.

3.1.3. Review the Schedule of Uses by Character Area as listed in Table 4.1.

3.1.4. Refer to Section 5 for Development Standards.

3.1.5. Refer to Section 6 for Parking Standards.

3.1.6. Refer to Section 7 for Street and Streetscape Design Standards.

3.1.7. Refer to Section 8 for Signage.

3.1.8. Refer to Section 9 for Architectural Standards and Design Guidelines.

3.2. *Development Process*. If a site plan or site development permit is submitted that is in conformance with this Code and the Regulating Plan, the City Manager or Designee may approve the site plan or site development permit application administratively. If the site plan or site development permit application is denied, then the applicant shall have the right to appeal the City Manager or designee's decision to the Planning Commission and then the City Council.

3.3. *Development Plan Approval Standards*. If a development plan conforms to the standards set forth in this Code, the Regulating Plan and other applicable City regulations not in conflict with this Code, the development plan shall be approved. Upon request by the Applicant, the authority charged with approving the development plan shall certify the reason(s) for an action taken.

3.4. *City Manager or Designee*. The City Manager or designee shall be responsible for the following:

3.4.1. Reviewing development plan applications for compliance and giving approval for applications within the Downtown District.

3.4.2. Making determinations on the applications and interpretations of standards in this Code.

3.4.3. Approving revisions to previously approved development plans that comply with this Code and all applicable City ordinances.

3.4.4. Reconciling any potential ambiguities or conflicts between other City codes and this Code.

3.4.5. Approving any minor modifications to the approved Regulating Plan per Section 3.5.

3.4.6. Determining if a proposed use is within the intent of permitted uses in the Code so that it may also be deemed permitted.

3.5. *Minor Modifications*. The City Manager or designee shall have the authority to approve a request for minor modifications to the Code that:

3.5.1. Does not materially change the circulation on the site;

3.5.2. Does not materially change the walkable relationship between the buildings and the street;

3.5.3. Does not allow a use otherwise authorized in this Code, unless substantially similar to a use already permitted; or

3.5.4. Does not allow greater height of any building except for non-habitable architectural features.

3.5.5. Alternative building placements and/or parking locations may be considered for administrative approval if the alternative proposal contextually is consistent with the intent of walkability and urbanity of the code and the character area within which the development is proposed. If the administrative approval request is not granted, the applicant may seek a Major Modification.

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The City Manager or designee shall have the authority to approve minor modifications per Table 3.1. Any appeals to the decisions of the City Manager on minor modifications shall follow the process below:

1) *Initiation of Appeal*. The applicant may appeal a decision of the City Manager or designee. The written request to appeal shall be submitted to the City Manager or designee within 14 calendar days following the denial decision.

2) *Appeal to Planning and Zoning Commission.* The Commission shall consider the appeal at an open meeting no later than 30 calendar days after the date on which the notice of appeal is submitted to the Director of Development Services. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Modification. The Commission may affirm, modify or reverse the previous decision by simple majority vote.

3) *Appeal to City Council.* The applicant or the City Manager may appeal the Commission's decision by submitting a written notice of appeal to the City Manager or designee within 14 calendar days following the Commission's decision. The City Council shall consider the appeal at an open meeting no later than 30 calendar days after the date on which the notice of appeal is submitted to the Director of Development Services. The City Council may affirm, modify or reverse the Commission's decision by simple majority vote. The decision of the City Council is final.

Any City Council denials of Minor Modifications or any changes beyond those that meet the criteria in Section 3.5 and the thresholds established in Table 3.1, shall be processed as an amendment to this Code.

TABLE 3.1 MINOR MODIFICATIONS ALLOWED

Standard	**Minor Modification Allowed**	**Comments**
Any Numerical Modification		• Shall be no more than a 10% (increase or decrease) modification
Area/Boundary of Character Areas	No more than a 15% change (increase or decrease) in any Character Area (aggregate or per block)	• Shall not eliminate any Character Area. • 15% measurement shall be based on the total area of that Character Area within the entire Downtown District.
Building Frontage	No more than a 30% reduction in the required building frontage along each block	• Should also allow for conditions such as utility easements; large, existing trees; or other physical/topographical constraints.
Street Screen	Waiver of Street Screen requirement	• In no case shall any portion of the surface parking have frontage along a street without a required street screen.
Landscaping	Alternative landscaping in terms of quantity, species type, and/or location may be submitted for consideration	• Detailed landscape concept plan shall be submitted for review in order to be accepted as an alternative.

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	by the City Manager or designee.	
Architecture	Alternative architectural concepts that meet the spirit and intent of the Code may be considered, such as modified storefronts or uniquely themed users.	• Detailed architectural plan and/or elevations shall be submitted for review in order to be accepted as an alternative.

3.6. *Major Modifications*. A request for a modification of any of the standards of this Code other than minor modifications permitted under Section 3.5, such as a change in use or major spatial modification, shall be reviewed and processed as a Major Modification.

3.6.1. Major Modifications are intended to allow applicants development flexibility to address specific market opportunities. An application for a Major Modification shall be in the same manner as a Minor Modification and shall be considered by the City Council after the Planning Commission has made a recommendation. The City Manager or designee reviews, makes recommendations on any Major Modifications and shall forward all applications to the Planning Commission for recommendations to the City Council. In evaluating a Major Modification, City Council shall consider the extent to which the application meets any of the following:

i. Provides an alternative Master Plan approach by consolidating multiple properties to create a predictable, market responsive development;

ii. Fits the adjoining context by providing appropriate transitions; or

iii. Maintains the overall intent of the Comprehensive Plan and the Downtown Zoning District.

3.7. *Parking*. All off-street parking requirements may be modified through alternative parking plans, shared parking agreements or other similar mechanisms to advance the goals of walkability and connectivity if approved by the City Manager or designee.

3.8. *Non-Conforming Uses*. All non-conforming uses shall be governed by the Sachse Code of Ordinances and applicable State law.

3.9. *Non-Complying Structures and Sites*. A noncomplying structure or site may be altered or enlarged, provided that such alteration or enlargement shall neither create any new non-conformity, nor shall increase the degree of the existing non-conformity of all or any part of such structure or site.

4. Schedule of Uses

4.1. *Schedule of Uses*. Due to the emphasis of urban form over land uses, general use categories have been identified by Character Area. Uses not listed on the following schedule, but that are substantially similar, may be permitted upon approval by the City Manager or designee.

TABLE 4.1 SCHEDULE OF USES

Character Area	**Downtown South (DTS)**	**Downtown North (DTN)**	**SH 78 Commercial (SHC)**	**Neighborhood (NBR)**
Land Use				

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Commercial Uses (Office, Retail, Sales and Service Uses)				
Retail Sales or Service	P	P	P	NP
Professional Office	P	P	P	P/C
Light Industrial, including manufacturing, data centers, research laboratory headquarters, laboratories and associated facilities	NP	NP	P	NP
Heavy Industrial	NP	NP	NP	NP
Food Service Uses (full-service restaurants, cafeterias, bakeries, snack bars, QSRs, café seating within a public or private sidewalk area with no obstruction of the pedestrian realm)	P	P	P	NP
Brewery	P	P	P	NP
Any use with a drive through	NP	NP	P/C	NP
Auto-Related Uses	NP	P/C	P/C	NP
Storage Facilities	NP	NP	P/C	NP
Arts, Entertainment and Recreation Uses				
Art galleries, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	NP
Theater, cinema, dance, music or other entertainment establishment	P	P	P	NP
Museums and other special purpose recreational institutions	P	P	P	NP
Fitness, recreational sports, gym or athletic club	P	P	P	NP
Outdoor Entertainment Venue	P	P	NP	NP
Parks, greens, plazas, squares and playgrounds	P	P	NP	P
Educational, Public Administration, Health Care and Other Institutional Uses				
Child Daycare and Preschools	P	P	P	NP
Schools, Libraries and Community Halls	P	P	P	NP
Hospital/Medical Office Buildings	P	P	P	NP
Civic Uses	P	P	P	NP
Religious Institutions	P	P	P	NP
Residential Uses				
Single Family Detached – Low Density	NP	NP	NP	P

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Single Family Detached – Medium Density	NP	P/C	NP	P/C
Garden Style Multifamily Residential	NP	NP	NP	NP
Urban Living Residential	P/C	P/C	P/C	NP
Single Family Residential Attached Dwelling Unit (Townhome)	P/C	P/C	NP	P/C
Home Occupations	P	P	NP	P
Live/Work Unit	P	P	NP	P
Multi-Unit (up to 12 units per structure)	P/C	P/C	NP	P
Accessory Dwelling Unit	P	P	NP	P
Assisted Living Facilities	NP	NP	NP	NP
Other Uses				
Municipal Facilities	P	P	P	P
Hotels	P	P	P	NP
Parking, Surface (Primary Use of Property)	P/C	P/C	P/C	NP
Parking, Surface (Accessory Use of Property)	P	P	P	NP
Parking, Structured	P	P	P	NP
Private Attached Garage	P	P	NP	P
Private Detached Garage	P	P	NP	P
Sales from Kiosks	P	P	NP	NP
Veterinary Clinic	P	P	P	NP

P = Permitted
NP = Not Permitted
P/C = Permitted with Design Criteria per Table 4.2

4.2. *Use Criteria*. All uses listed as P/C in Table 4.1 shall also meet the following standards.

TABLE 4.2 USE CRITERIA

Use	**Zone**	**Location + Design Criteria**

Professional Office	Neighborhood	• Existing homes shall be permitted to be converted to professional office.
		• Shall follow signage requirements as established in Section 8.1.
		• Parking:
		  ○ Shall be accommodated as on-street parking and shall be angled or parallel to the curb, or
		  ○ Shall be accommodated to the side or rear of the structure, accessible through a driveway.

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Any Permitted with a Drive Through	SH 78 Commercial	• Drive through areas shall be screened by a four (4) foot high street screen.
Auto-Related Uses	Downtown South Downtown North SH 78 Commercial	• Gas pumps and canopies shall not be located at the corners of the facility's lot.
Storage Facilities	SH 78 Commercial	• Storage uses shall be a minimum of three (3) stories. • Shall be 100% indoor access and climate controlled.
Single Family Detached – Medium Density	Downtown North Neighborhood	• [TBD]
Urban Living Residential	Downtown South Downtown North SH 78 Commercial Neighborhood	• Ground floor retail or commercial required for each Urban Living Residential project.
Single Family Residential Attached Dwelling Unit (Townhome)	Downtown South Downtown North Neighborhood	• Units shall be at least 12 units an acre. • Lots shall be a minimum of 22 feet wide and alley-loaded.
Multi-Unit	Downtown South Downtown North	• Shall have ground floor retail or commercial for each project.
Parking, Surface (Primary Use of Property)	Downtown South Downtown North SH 78 Commercial	• Required to be temporary use of property as part of phasing strategy or appropriately screened and landscaped by incorporating one (1) tree per every 15 spaces planted within parking islands. • To be reviewed by City Manager or designee.

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5. Development Standards

The following table shall establish the development standards for the four (4) different zones in the Downtown Zoning District.

TABLE 5.1 DEVELOPMENT STANDARDS

Standard	**Downtown South (DTS)**	**Downtown North (DTN)**	**SH 78 Commercial (SHC)**	**Neighborhood (NBR)**
Setback Range	Setback Ranges shall be established in the Downtown District Regulating Plan			
	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less.	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less.	N/A	N/A

Building Height				
First Floor	12 Feet (Min.)	12 Feet (Min.)	12 Feet (Min.)	12 Feet (Min.)
Buildable Area	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 80% of the lot area may be covered by any building footprint	A maximum of 75% of the lot area may be covered by any building footprint
Building Frontage	Min. of 70% of the building façade along 5th Street and Sachse Road shall be built within the setback range	Min. of 70% of the building façade along 3rd Street shall be built within the setback range	N/A	Min. of 50% of the building façade shall be built within the setback range.
	Min. of 50% of the building facades along all other streets shall be built to the setback range.	Min. of 50% of the building facades along all other streets shall be built to the setback range.		
Encroachments	Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of eight (8) feet. In no case shall an encroachment be located over an on-street parking or travel lane.			
Streetscape Standards				
Sidewalks	6 Feet (Min.)	6 Feet (Min.)	N/A	6 Feet (Min.)
Street Trees	30 Feet on center along all public street frontages (except alleys)	30 Feet on center along all public street frontages (except alleys)	N/A	30 Feet on center along all public street frontages (except alleys)
	Minimum caliper three (3) inches and 12 feet high (min.) at planting	Minimum caliper three (3) inches and 12 feet high (min.) at planting	N/A	Minimum caliper three (3) inches and 12 feet high (min.) at planting
Lot and Block Standards				
Lot Width	N/A	N/A	N/A	N/A
Lot Coverage	90%	90%	80%	75%

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6. Parking

6.1. *Applicable to All Character Areas.* Off-street parking requirements for any and all uses permitted in the District may be waived subject to a shared parking agreement or a coordinated parking plan approved by the City Manager and his/her designee, subject to appeal to the City Council.

6.1.1. *Parking Location.* Parking shall only be located behind the principal building; or on the side if no more than one (1) double-loaded bay and screened at the street with masonry or fence no taller than four (4) feet.

6.1.2. *Off-Street Parking.* For any parking lot permitted along the side of buildings on lot adjacent to 5th Street or Sachse Road, it shall be no wider than 65 feet and a street

screen shall be provided such that the side of the parking bays closest to the street shall be screened by a wall or landscape three (3) feet in height.

6.1.3. *Entertainment, Retail and Restaurant*. The number of off-street spaces required for retail services, retail goods sales; pharmacies; dry cleaners; art, antique, furniture or electronics studios (retail, repair or fabrication); restaurants, cafes, delis or coffee shops; and retail bakeries shall be waived for the first 1,500 square feet of retail floor space (excluding kitchen, administrative and storage space) for a particular use.

6.1.4. *Residential*. A minimum of one (1) off-street parking space shall be required for each residential unit, unless a waiver is approved by the City Manager or designee pursuant to a mixed-use shared parking plan, subject to appeal to the City Council.

6.1.5. *Non-Residential Uses.* A minimum of one (1) off-street parking space per 300 square feet of gross space shall be required for each non-residential unit.

7. Street and Streetscape Design Standards

7.1. *Generally*. Streets in the Downtown District shall support the overall goal of a mixed-use, compact, pedestrian-oriented neighborhood. Streets should balance all forms of mobility while maximizing convenience for residents and visitors.

7.2. *Streetscape and Landscape Standards*. Streetscape standards shall apply to all streets within the Downtown District. Streetscape standards shall address all elements between the building face and the edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities and materials. All dedicated public ROW and landscaping within the ROW shall be maintained by the City of Sachse.

7.3. Street Trees and Landscaping (within the Pedestrian Easement)

7.3.1. Street trees shall be required on all Downtown District streets (except alleys).

7.3.2. Street trees shall be planted per best practices and based on urban tree species and consistent with a pedestrian zone along the street.

7.3.3. Spacing shall be an average of 30 feet on center (measured per block face) along all streets except alleys.

7.3.4. The minimum caliper size for each tree shall be three (3) inches and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 square feet. However, the tree well area may be no smaller than 25 feet.

7.3.5. All living landscape shall be maintained in a healthy and growing manner, replaced when diseased or dead, and receive irrigation.

7.4. Streetscape Amenities

7.4.1. Pedestrian-scale lighting shall be required along all Downtown District streets (except on alleys). They shall be no taller than 20 feet.

7.4.2. Street lights shall be placed on average 40 feet on center, approximately three (3) feet behind the curb lines unless another placement facilitates a pedestrian zone along the street.

7.4.3. The light standard selected shall be compatible with the design of the street and the design of the buildings.

7.4.4. Trash receptacles and bike racks shall be required along all streets. A minimum of one (1) per each block face shall be required.

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7.4.5. All street furniture shall be located in such a manner as to allow a clear sidewalk passageway and a minimum of six (6) feet.

7.4.6. Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance; pavers are discouraged in neighborhood retail/entertainment centers as a primary surface in order to facilitate walkability.

7.5. Commercial Frontages

7.5.1. Where a commercial frontage is at the ground level to a street, paved hardscape within the setback range shall be flush with the sidewalk up to the front door at a minimum and match the material of the sidewalk adjacent.

7.5.2. Where there is residential frontage, landscaping is permitted within the setback.

8. Signage

TABLE 8.1 SIGN STANDARDS

Sign Type	DTS/DTN	NBR	SHC	Standard
Building Signs	P	P	P	• For all commercial uses fronting on SH 78: One (1) sign per tenant space; area not to exceed 50 SF on the façade with the highway frontage. • For all commercial uses (retail, office, and restaurant): One (1) sign per tenant space; area not to exceed 24 SF along each public frontage. • Second floor commercial uses may be permitted one (1) second floor wall sign per tenant space per public street frontage; area not to exceed 24 SF on the second-floor façade along that public street.
Monument Signs	NP	NP	P	• One (1) monument sign per street frontage (no more than two (2) per lot separated by at least 300 feet) limited to a maximum of 50 SF per sign face and shall not exceed six (6) feet in height above grade.
Window Signs	P	P	P	• Limited to 10% of window area • The following shall be exempt: ▪ Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. ▪ Mannequins and storefront displays of merchandise sold. ▪ Interior directory signage identifying shopping aisles and merchandise display areas.

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Blade Signs	P	P	P	• Shall be permitted for all non-residential uses. • Six (6) SF maximum per sign face. • May encroach a maximum of two (2) feet onto a sidewalk. • Blade signs shall be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of eight (8) feet from the sidewalk. • SH 78: Permitted if building is built up to the minimum setback range.
Realty Signs	P	P	P	• See City of Sachse Code of Ordinances
Building Identification Signs	P	P	P	• Required to be a building sign located near the principal entrance of the building.
Temporary Construction Signs	P	P	P	• One (1) free standing sign per lot during construction only. • Limited to 32 SF
Banners	P	P	P	• See City of Sachse Code of Ordinances
Fold-Up Signs	P	P	NP	• Permitted only for retail, service or restaurant uses. • Limited to eight (8) square feet per storefront. • Sign may not exceed two (2) feet in width or four (4) feet in height. • A minimum of four (4) feet of sidewalk shall remain clear. • Chalkboards may be used for dialing changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. • Signs shall be removed every day after the business is closed.
Directory Signs	P	P	P	• Shall be allowed for all multi-tenant buildings only. • One (1) directory sign shall be integral to the façade on which the sign is affixed.
Neon Signs	P	NP	P	• Shall be limited to no more than 50% of the permitted window or building sign area. • Shall be permitted for restaurants, entertainment uses, and retail shopfronts. • Artistic neon signs shall be permitted.

P = Permitted

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NP = Not Permitted

9. Architectural Standards and Design Guidelines

The Architectural Standards and Design Guidelines for the Downtown District shall establish a coherent urban character and encourage enduring, attractive and sustainable development. New and infill construction in the District shall reflect the character of the District.

The key design principles establish essential goals for development in the Downtown District to ensure the preservation, sustainability and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces in a garden-esque environment. The key design principles are:

- New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm with transitions into human-scaled private places, with connectivity to adjacent neighborhoods and trail systems.
- Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity;
- Building facades shall include appropriate architectural details and ornaments to create variety and interest; and
- Open space(s) shall be incorporated to provide public areas integral to the urban environment.

9.1. General to All Character Areas

9.1.1. Building Orientation

i. Buildings shall be oriented toward the major street front with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.

[INSERT IMAGE]

ii. At intersections, building located on corner lots shall utilize variations in building massing to emphasize street intersections as points of interest in the District. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.

[INSERT IMAGE]

iii. Residential uses shall address the primary street unless configured as a courtyard building.

iv. Garages shall be located on alleys; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages are utilized on single-family residential lots, the garages shall be no greater than 12 feet wide and set back at least 10 feet from the face of the main structure closest to the garage or rotated 90 degrees with windows on the wall facing the street. Front loaded garages on residential lots less than 50 feet shall not be allowed. Townhomes and courtyard units shall utilize rear-loaded garages.

[INSERT IMAGES]

9.1.2. Pedestrian-Friendly Building Massing and Scale

i. A building's massing shall serve to define entry points and help orient pedestrians.

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ii. Buildings and/or facades shall emphasize and frame or terminate important vistas.

iii. Non-residential and mixed-use buildings in the Downtown District, to the extent practicable, shall maintain a 25 foot to 35-foot building façade width or multiples thereof.

iv. Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.

v. Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.

vi. Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback range provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

[INSERT IMAGE]

9.1.3. Architectural Elements and Storefronts

i. Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style.

ii. An expression line or equivalent architectural element shall delineate divisions between floors of all buildings.

iii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements shall be compatible with the architectural style, materials, colors and details of the building as a whole.

iv. Ground floor building heights shall be at least 12 feet in height.

9.1.4. Building Materials

i. At least 70% of each exterior elevation shall be brick and stone, when mixed, stone shall be used as a base or foundation material and brick used above the stone. Up to 30% may be stucco, architectural split-face block, or colored and stamped/scored tilt wall. This applies to retail, restaurants, SH 78 Commercial, Downtown North and Downtown South Character Areas.

ii. Single Family Detached structures, including professional garden office conversions, may utilize cementitious fiber board to achieve a lap siding appearance.

iii. Retail storefronts may utilize alternative materials for the first floor entry veneer so long as the primary construction type is masonry.

iv. Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces a residential alley or is not viewable from a public street or ROW.

9.1.5. Driveways, Alleys and Service Areas

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i. Unless otherwise specified, driveways and off-street loading and unloading may be located with access along a primary street frontage if the property have no access to either an alley or joint use easement to an adjoining property.

ii. Driveway spacing shall be limited to two (2) driveways per each block face or per 200 feet of block face, unless approved by the City Manager or designee when pedestrian design is used to mitigate the additional driveway crossings.

iii. Service and loading/unloading shall be screened per standards in Section 9.1.6.

iv. Unless required to meet minimum fire access or service access standards all commercial and mixed-use driveways/alleys shall be a minimum of 20 feet in width. Service driveways/alleys shall be a maximum of 32 feet in width garage to garage.

9.1.6. Mechanical and Service Screening

i. All buildings shall be designed such shat no mechanical equipment (HVAC, etc.) except vents or stacks is visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or roof.

ii. The screening material uses shall be the same as the primary exterior building material used and raised at least one (1) foot above the top of the mechanical equipment per City standards.

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Appendix 1: Regulating Plan

Appendix 2: Definitions

In addition to the Definitions in Chapter 11, Article 3, Section 14 of the Sachse City Code of Ordinances, the following terms shall have the corresponding interpretations:

Alley means the right-of-way for vehicles and pedestrians within a block that provides access to the rear of buildings, vehicle parking, utility meters, and service areas. An easement for public access is required if the alley is a private right-of-way.

Auto-Related Uses means an establishment that provides retail sales and services related to automobiles, including but not limited to tires, batteries, gasoline, etc. Includes car wash, auto repair, gas stations and passenger vehicle leasing, but excludes vehicle sales unless located within the interior of a building, truck and trailer leasing.

Block Face Dimensions means the linear dimension of a block along one (1) of its street frontages.

Building Frontage means the percentage of a building's front façade that is required to be located at the front setback range as a proportion of that lot's frontage along the public street. Parks, plazas, squares, and pedestrian passages shall be considered as buildings for the calculation of a building's frontage.

Character Area means an area within the Downtown District that creates a distinct urban form different from other areas within the Downtown District. Character Areas are identified in the Regulating Plan.

Civic/Open Space means the publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches and balconies may also be considered as Civic/Open Space for the purposes of this Code. Building facades facing a Civic/Open Space shall be treated as a primary frontage.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback or public ROW, or above a height limit.

Garden Style Multifamily Residential means multifamily structures that have fewer units in two or more stories. Often called suburban-style apartments or residential units.

Home Occupation means a non-residential use conducted within a residential dwelling or permitted accessory building by a permanent resident of the building.

Living Screen means a street screen composed of landscaping in the form of vegetation.

Live/Work Unit means a dwelling unit that is also used for work purposes, provided that the work component is restricted to the uses of professional office, artist's workshop, studio or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The "live" component may be located on the street level (behind the work component) or any other level of the building. Live/Work Unit is distinguished from a home occupation otherwise defined by this Code in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

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Minor Modification means any changes to the Downtown District Code that meet the threshold criteria established in Section 3 and Table 3.1.

Multi-Unit Residential means a residential building that has 12 residential units or less, including duplexes, triplexes, quadplexes, etc. Multi-unit residential buildings can appear as a large home from the exterior, but function as a multi-unit building on the interior. Buildings typically have one main front door, but may also have side and rear entries. Parking is accessed from an alley or a driveway to the rear of the lot. Parking does not face a public right of way.

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Duplex is a small- to medium-sized structure that consists of two (2) side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single family home and is appropriately scaled to fit within primarily single family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed residential infill and is important for providing a broad choice of housing types and promoting walkability.

[INSERT IMAGE]

Regulating Plan means the Zoning Map attached herein that shows the Character Areas, Civic/Open Spaces, Streets and other requirements applicable to the PGBT Area subject to the standards in this Code.

Residential Loft means a residential unit that is built to retail ready standards and adapted for residential uses.

Retail Ready means space constructed at a minimum ground floor height as established in each character area, which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Retail Ready space, the space must comply with all building and construction codes for that use. The intent of the Retail Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Setback Range means the distance in which a building must be constructed from property line. Publicly accessible and activated people spaces, such as outdoor cafes, patios and plazas differentiated from the sidewalk shall be allowed to be included in the building façade delineation for purposes of meeting a build-to or setback range requirement.

Sign, Blade means an attached sign oriented perpendicular to the face of the building which projects (vertically or horizontally) more than 12 inches beyond the surface of the building to which it is affixed or supported.

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Sign, Directory means a permanent on-site attached wall sign providing direction to or identifying the buildings/suites in the development.

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Signs, Fold-Up means a portable sign consisting of two (2) panels of equal size, which are hinged at the top and/or a single panel placed on the ground or pavement so as to be self-supporting.

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Single Family Detached – Medium Density means single family homes located on smaller lots in traditional or mixed-use neighborhoods. Types can include patio homes, cottage courts, etc.

Patio Homes means single family detached homes located on a small lot that has at least some private yard space, generally in the back and/or side yards, but also possibly a small front yard. These types of homes may also be called “villa” or “zero lot line” homes if the homes are located on one of the side property lines.

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Street Screen means a freestanding wall or living screen built along the setback range or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

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Townhouse means a small- to medium-sized attached structure that consists of two (2) to eight (8) houses placed side-by-side. This type of residential building is typically located in a location that transitions from a primarily single family neighborhood into a commercial corridor. This building type enables appropriately-scaled, well-designed residential infill and is important for providing a broad choice of housing types and walkability.

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Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.

Urban Living Residential means multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. Can include studio, one (1) and two (2) bedroom units, residential lofts or flats, and condos.

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

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