

## **PROPOSED ROSEWOOD SPRINGS PUD DEVELOPMENT STANDARDS**

The proposed Rosewood Springs PUD development will establish an owner's association and the owner's association shall own and be responsible to provide for operation, repair and maintenance of all private common areas and improvements.

### **Proposed Residential Development Standards:**

Suburban residential lots will conform to baseline "SR-1" (Suburban Residential Single-Family Residential District) standards, without exceptions.

Garden home lots will conform to baseline "SF-2" (Single-Family Residential District) standards, with the following exceptions:

1. The side yard setbacks adjacent to a street shall be reduced from fifteen (15) feet to ten (10) feet.
2. Porches or patios will be permitted to encroach into the rear yard setback by up to five (5) feet maximum in depth by twelve (12) feet in width.
3. The six (6) foot tall and two (2) inch caliper trees required in "SF-2" will be reduced to five (5) tall and 1.5" inch caliper trees, and the eight (8) 3-gallon shrubs required in "SF-2" will be reduced to four (4) 2-gallon shrubs.
4. The same exterior architectural elevation will not be used within any grouping of four (4) homes, instead of five (5) homes as required in "SF-2." Homes must have a minimum of 50% on all four (4) sides of brick, stucco, cementous siding, or stone veneer for exterior walls excluding doors, windows and gables.

Single-family lots will conform to baseline "R-1" (Single-Family Residential District) standards, with the following notable exception:

1. Side yard setbacks will be reduced from seven (7) feet to five (5) feet, and street side setbacks will be reduced from fifteen (15) feet to ten (10) feet.

Duplex lots will conform to baseline "R-2" (Two-Family Residential District) standards, with the following notable exception:

2. Side yard setbacks will be reduced from seven (7) feet to five (5) feet, and street side setbacks will be reduced from fifteen (15) feet to ten (10) feet.

Villa lots will conform to a newly proposed baseline district called "V" Residential Villa Single-Family District. Please see attached "V – District" standard.

### **Proposed Business Development Standards:**

Commercial lots will conform to a newly proposed baseline district called "RBD" Rosewood Business District. Please see attached "RBD - District" standard.

## DISTRICT "RBD" ROSEWOOD BUSINESS DISTRICT

### Purpose.

The "RBD" rosewood business district is created to provide for limited commercial uses serving the common and frequent needs of the residents in the immediate vicinity.

### Use regulations.

A building or premises in a "RBD" rosewood business district shall not exceed gross building size of thirty thousand (30,000) square feet and no single leased/owned business area shall exceed five thousand 5,000 square feet. This district shall allow the following uses:

1. Any use permitted in the "B-2" Local Retail District.
2. Bakery or confectionery, wholesale.
3. Day camp.
4. Center for the acute or chronic ill.
5. Appliance (household) sales and repair service.
6. Bakery or confectionery: engaged in preparation, baking, cooking and selling of products at retail on the premises, with six (6) or less employees.
7. Cleaning or laundry (self-service).
8. Cleaning, pressing and dyeing: with six (6) or less employees.
9. Florist, garden shop, greenhouse or nursery office (retail): no growing of plants, shrubs or trees out-of-doors on premises; no outside display or storage unless behind the required front yard or the actual setback of the principal building, whichever is greater.
10. General food products, retail sales, such as supermarkets, butcher shops, dairy stores, seafood sales or health food sales.
11. Cafeteria or catering service.
12. Lodges or fraternal organizations with greater than five thousand (5,000) square feet of leasable space.
13. Restaurant or café permitted to offer alcoholic beverages for sale operating under the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, as amended, all of which are adopted hereby and made a part hereof for all purposes. No restaurant will be permitted to dispense any type of alcoholic beverage through any "drive-through" facility or window.
14. Small animal clinic, pet grooming shop and/or inside kennel and boarding. No cremation or outside kennels.
15. Hotel or motel.
16. Retail uses and businesses of all sizes to include secondhand goods and antiques with no outside storage or display of second hand goods.
17. Auto parts sales, new, at retail.
18. A customarily incidental use: sale of beer and/or wine only for off-premises consumption only shall be considered a customarily incidental use in this district, but not in any residential district or any more restrictive business district.
19. Storage warehouse with leasable space of less than twenty-five thousand (25,000) square feet.
20. Trade or business school.
21. Commercial parking (public garage or parking lot).
22. Veterinarian clinic with indoor pet kennels.
23. Gasoline service station in excess of four (4) pumps, auto laundry or car wash if provided with an eight (8) foot fence in height when adjoining residential
24. Restaurant, coffee shop or café with drive through if provided with an eight (8) foot fence in height when adjoining residential

Height regulations.

No structure shall be erected in a "RBD" rosewood business district having a height in excess of thirty (30) feet.

Area regulations.

- (a) *Size of yards.* The size of yards in the "RBD" rosewood business district shall be as follows:
  - (1) *Front yards.* There shall be a front yard having a depth of not less than twenty-five (25) feet.
  - (2) *Side yards.* There shall be a minimum side yard of ten (10) feet if abutting a residentially zoned property. A side yard adjacent to a non-residential zoned property is zero. A side yard adjacent to a side street shall not be less than ten (10) feet.
  - (3) *Rear yards.* There shall be a rear yard having a depth of not less than ten (10) feet.
- (b) *Size of lot.* The size of lots in a "RBD" rosewood business district shall be as follows:
  - (1) *Lot area.* No building or structure shall be erected on any lot having less than nine hundred (900) square feet.
  - (2) *Lot width.* The width of the lot shall not be less than thirty (30) feet.

Screening and Buffer Area regulations.

The screening device requirements in the district "RBD" rosewood business district shall be as follows:

- (a) *Definition.* For the purposes of this section, the phrase "screening device" shall mean a barrier of stone, brick, pierced brick or block, uniformly colored wood, metal U-panel, R-panel that compliments the color of the building-no galvalume color, or other permanent material of equal character, density and design, at least six (6) feet in height, provided, any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the building code of the city.
- (b) *When required.* A screening device shall be erected before any use of the property in "RBD" when such property abuts residentially zoned property. A single fence can be installed on and along the property line and be shared between the residential and commercial properties if the fence is constructed of one hundred percent (100%) concrete or masonry. The shared fence shall be maintained by the adjoining commercial property. Insofar as it is practical, such screening device shall be erected along the entire length of the common line between such business property and the abutting residentially zoned property. A lattice weave or material covering over a chain link fence is not considered a screening device.
- (c) *Responsibility to erect.* When a screening device is required under the terms of this section, it shall be the responsibility of the user of the commercial or industrial property to erect the required screening device, and the same shall be a condition precedent to the issuance of a certificate of occupancy for the premises on which the device is located.
- (d) *Maintenance.* All screening devices required by this section or action of the planning commission shall be perpetually maintained by the user of the property on which the device is located, if not a shared fence between commercial and residential.
- (e) *Height limited.* No fence or other screening device, whether required or not, shall exceed eight (8) feet in height, without prior approval.

Landscaping and adequate buffers are required and must protect abutting and adjacent residential areas from potential impacts of parking, lighting and undesirable scale of commercial building elements. The required buffer shall be fifteen (15) feet when siding or backing on to all residential districts. This may be reduced to ten (10) feet by planting trees in accordance with the following formula:

A minimum six (6) feet tall canopy tree shall count for 200 sq ft.

A minimum six (6) feet tall non-canopy tree shall count for 100 sq ft.

The reduction in buffer area shall be calculated based on total square footage of the additional landscaping.

For example:

Lot dimensions: 100' X 300'

Canopy trees proposed 5

Credit for these trees: 5 X 200 = 1000 sq ft.

Therefore reduction shall be:

1000 sq. ft. divided by 100 (lot width) = 10 ft. and the net buffer required is Gross buffer required minus buffer reduction (30' minus 10' = 20').

No development shall be authorized within the buffer area except for required or permitted landscaping and screening, storm water detention facilities, and pedestrian walkways. The increased setbacks, which are measured from the property line, shall be required on the property in the higher intensity zoning district, and shall be observed at the time of construction. These buffer requirements are in addition to the screening standards.

#### Sign regulations.

Signs within the "RBD" rosewood business district shall be a maximum size of one hundred (100) square feet and be constructed as a monument sign or mounted flat against an exterior wall. Signs shall be non-flashing and illuminated from an interior source. Multi-tenant buildings, each tenant is allowed one sign with individual letters only and shall be pre-approved by owner to insure integrity of the building design.

#### Architectural regulations.

The intent of the building design standards is to improve the visual appeal of storefronts and businesses to provide for compatibility with residential neighborhoods and reduce visual and noise impacts on abutting residential areas.

- (1) Exterior walls shall be constructed of stone, brick, EIFS - (must be minimum 7' AFF), metal or stucco. Metal cannot be more than 25% of any one wall not to include canopies, except on back walls not facing a street shall be allowed 100% of any one product. Metal panel must be color and match design of building.
- (2) Windows shall be provided rather than blank walls. Windows shall begin zero (0) to twenty-four (24) inches above the finished grade of the floor. A minimum of sixty (60%) percent of all glass which faces the street shall be in nonreflective, transparent glazing glass. At this building level, reflective glass shall not be used. Window painting is not permitted.
- (3) Exterior walls shall be articulated to reduce the mass and scale of a uniform impersonal appearance of large buildings and to provide visual interest. No uninterrupted length of any facade shall exceed 50 feet and architectural features on exterior walls providing a minimum of three (3) of the following elements
  - a) Variation in color and materials;
  - b) For walls between 50 feet and up to 100 feet in length wall plane projections or recesses having a depth of at least six (6") inches and extending at least two (2) feet of the length of the facade between projections and recesses;
  - c) For walls between 100 and up to 200 feet in length wall plane projections or recesses having a depth of at least six (6") inches and extending at least three (3) feet of the length of the facade between projections and recesses;
  - d) For walls greater than 200 feet in length wall plane projections or recesses having a depth of at least six (6") inches and extending at least five (5) feet of the length of the facade between projections and recesses.
  - e) Variation of a minimum of two (2) feet in height of parapets. Variation to parapet height may include pilasters and projecting raised entrance features;
  - f) Pilasters projecting from the plane of the wall by a minimum of twelve (12) inches;

- g) Canopies projecting a minimum of five (5) feet from the plane of the primary facade walls;
  - h) Banding shall be complimentary to scale with the building and approved through the permitting process.
  - i) Repetitive ornamentation including decorated applied features such as wall-mounted light fixtures or applied materials. Repetitive ornamentation shall be located with a maximum spacing of forty (40) feet.
  - j) The executive director of planning and development services may grant an administrative approval to use materials not listed when the intent of the regulations is met, or when special situations arise regarding the rear of buildings.
- (4) *Roof Lines* . To provide a visual terminus to the tops of buildings and soften flat roof designs, roof designs must conform to one of the following options:
- a) *Roof line with architectural focal point* . A roof line focal point refers to a prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roof line trellis structure.
  - b) *Roof line variation* . The roof line articulated through a variation or step in roof height or detail, such as:
  - c) *Projecting cornice* . Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
  - d) *Articulated parapet* . Roof line parapets shall incorporate angled or curved detail elements.
  - e) *Pitched roof or full mansard* . A roof with angled edges, with or without a defined ridgeline and extended eaves.
  - f) Rooftop and mechanical equipment shall effectively be screened from view, only on three (3) sides if the back does not the face street and flat roof construction parapet walls are required on all four (4) sides) through one or more of the following methods:
    - 1. A concealing roof line;
    - 2. A screening wall or grillwork directly surrounding the equipment;

Parking and Lighting regulations.

- 1. Off-street parking and loading that is required in Sec 31-279 shall be provided for all uses in this zone.
- 2. Light standards shall not exceed sixteen (16) feet in height and shall be fully shielded. Light shall not be directed on any abutting property.
- 3. Wall-mounted exterior lighting shall not be directed on any abutting property.

## DISTRICT "V" RESIDENTIAL VILLA SINGLE-FAMILY DISTRICT

### Purpose.

The regulations set forth in this division, or set forth elsewhere in this Ordinance when referred to in this division, are the regulations in the "V" residential villa single-family district. The district "V" is established to provide for the development of single-family attached dwelling units along with other uses which are associated with single-family uses e.g., schools, churches, parks, etc. This zoning district permits medium density residential uses and it is a logical transition from nonresidential to residential zoning districts in a planned unit development and encourages infill development where adequate public facilities already exist or being designed in a plan unit development making use of developable lots.

### Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Common area shall mean private property owned in common by, and designated for the private use of, the owners or occupants of villas in a particular project, plan unit development or subdivision. Common area uses include, but are not limited to, recreation areas, community centers, parks and plazas, ornamental areas open to the general view within the project or subdivision, and building setbacks not otherwise required by ordinance. The common area does not include public streets, alleys, required building setbacks or utility easements.

Dwelling unit shall mean a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Open Space shall mean property under public or private ownership which is or used for parks, recreation, conservation, preservation of native habitat and other natural resources, surface water impoundment, historic, or scenic purposes. Impervious surfaces are not permitted

Villa shall mean one (1) single-family dwelling unit within a group of two (2) or more dwelling units in which each dwelling unit extends from foundation to roof and with open space on at least two sides and attached to another dwelling unit on a least one side.

Villa group shall mean two (2) to five (5) villas. No dwelling unit shall be located over another dwelling unit and there shall be no visible separation between walls or roofs of adjoining units. Each dwelling unit shall be separated from other units by one or more vertical common firewalls.

### Use regulations.

All buildings and premises located in the district "V" residential villa single-family district shall be limited to villa development and accessory buildings and uses as described in District "R-1" Single-family Residential District, Section 31-186.

### Height regulations.

No villa in a district "V" residential villa single-family district shall be more than two stories with a maximum height of thirty-five (35) feet.

### Area regulations.

The area regulations for the district "V" villa single-family district shall be as follows:

- (1) Villa group:
  - a. No villa group shall exceed two hundred (200) feet in length.

- b. There shall be not less than ten (10) feet of separation between each villa group within a villa subdivision.
- (2) Lot requirements:
- a. Each villa shall be constructed on an individually platted lot.
  - b. Each villa lot shall have a lot area of not less than two thousand five hundred (2,500) square feet.
  - c. Each villa lot shall have a width of not less than twenty four (24) feet.
  - d. Each lot shall contain a private yard with not less than four hundred (400) square feet of area. Parking areas shall not be included in the computation of the required private yard area. A wall or solid fence not less than six (6) feet in height shall be required on side lot lines where the required private yard adjoins such lot lines. A private yard may contain a patio cover or roof which does not cover more than twenty-five (25) percent of the private yard.
  - e. Front yard:
    - 1. The front yard/setback requirement shall be fifteen (15) feet and a front loading garage shall be set back from the property line not less than twenty (20) feet. Carports shall not be permitted in the front yard.
    - 2. In no case shall the required front yard of any villa be less than any required front yard on the same side of the street between intersecting streets.
  - f. Side yard:
    - 1. There shall be not less than five (5) feet of side yard provided at the side property line of any villa subdivision.
    - 2. A side yard adjacent to a side street shall not be less than ten (10) feet.
  - g. Rear yard:
    - 1. There shall be a rear yard having a depth of not less than twenty (20) feet as measured from the rear property line.
    - 2. No garages or carports having direct access to a rear alley or common driveway shall be set back from the rear lot line not less than twenty (20) feet.
    - 3. Porches or patios will be permitted to encroach into the rear yard setback by up to five (5) feet maximum in depth by twelve (12) feet in width.

Parking regulations.

The parking regulations for the district "V" residential villa single-family district shall be as follows:

- 1. Two (2) off-street parking spaces shall be provided for each villa.
  - a. Resident parking spaces shall be provided in the front or rear of each unit. The spaces shall be in the unit's garage, carport, and/or driveway.
- 2. The width of driveways located in the front yard of villa lots shall not exceed fifty (50) percent of the width of the respective lots.
- 3. One-way common drives shall be not less than ten (10) feet in width, and two-way common driveways shall not be less than twenty (20) feet in width.

Architectural and landscaping regulations.

- (1) The architectural and landscaping regulations in the district "V" residential villa single-family shall be as follows
  - a) Architectural design . Single family attached homes must have a minimum of fifty percent (50%) brick, stucco or stone for front exterior walls and 50% brick, stucco or stone veneer for side exterior walls, excluding doors, windows and gables.
  - b) Landscaping required . For residential uses, minimum required landscaping shall be two (2) canopy trees, with at least one (1) planted in the front yard, and four (4) two (2)-gallon shrubs in the front yard.
    1. Trees. The following requirements shall apply to tree landscaping:
      - a) Newly planted trees shall measure at least one and a half (1 ½") inch caliper and five (5) feet in height at the time of planting, and shall be planted in a permeable area not less than three (3) feet in diameter. Tree plantings shall be of a recommended species as detailed in section 8-530.
      - b) Existing trees to be used for landscape credit shall be in a healthy physical state, shall measure at least two-inch caliper and shall be maintained in an undisturbed area within the drip line of the tree.
      - c) Should an existing or newly planted tree used for landscape credit die, it shall be replaced with new landscaping according to the requirements of this section.
      - d) Each canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by four (4). Each non-canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by two (2). Each two (2) square feet of planting bed used and maintained for the purpose of rotating live decorative planting materials shall reduce the number of shrubs required by one (1).
      - e) The placement of shrubbery shall take into consideration the plant size at maturity and shall be located so as not to conflict with vehicular or pedestrian traffic visibility.
    2. Ground cover . The following requirements shall apply to ground cover landscaping:
      - a) Ground cover, artificial turf, or grass shall be planted, or installed in the remaining area of the lot or parcel not planted in trees, shrubbery, planting beds, or covered by structures, pavement or other impervious surfaces.
      - b) Approved non-vegetative ground cover materials (such as washed gravel, artificial turf, bark mulch, lava rock, rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses
      - c) Irrigation . All landscaping required by this section shall be irrigated by either an automated system, or a hose bib attachment within one hundred fifty (150) feet of all landscaping. Automated underground irrigation systems shall be designed and installed in accordance with the requirements of other provisions of this code. The building official may waive irrigation requirements where xeriscaping or a substitute landscaping plan is used.
- (2) 35% of all common areas shall be devoted to open space.