

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 ~~ten five~~ thousand ~~10,000~~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, excluding the sale of~~ secondhand 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:  $5 \times 200 = 1000$  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.