
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a Special Called Meeting October 14, 2025, at 5:00 p.m. in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

During this meeting, the Planning and Zoning Commission and Board of Adjustment welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.

Open Public Hearing

3. **ANNOUNCEMENTS**

4. **OTHER BUSINESS**

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

5. **OTHER BUSINESS**

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.08 (Definitions) And Article 14.10 (Use Chart); Prescribing New Regulations Relating To The Land Uses Of Massage Establishments, Truck Stops, Household Care Facilities And Donation Boxes; Defining Terms; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

6. **OTHER BUSINESS**

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.01 (General Provisions), Article 14.02 (Zoning Districts), Article 14.04 (Supplementary District Regulations), Article 14.06 (Development Procedures) And Article 14.08 (Definitions); Modifying Certain Existing Regulations And Prescribing New Regulations Related To Interpretation, Usable Open Space Requirements, Architectural And Building Requirements, Minimum Requirements For Lot Area, Width And Setbacks, Garage Requirements, Infill Development, Site Plan Requirements And Definition Of The Term “Dwelling, Townhome”; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Close Public Hearing

6. **ADJOURNMENT**

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Leigh Ann Sims, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustment may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on ____ at ____ p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this ____ of ____
City of Sherman, Texas

Tammy Mrozinski,
Development Services Coordinator



SHERMAN PLANNING & ZONING COMMISSION Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 4.

Meeting Date: 10/14/2025

Prepared By: Rob Rae, Developmental Services Director

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

Other Business

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.01 (General Provisions), Article 14.02 (Zoning Districts), Article 14.04 (Supplementary District Regulations), Article 14.06 (Development Procedures) And Article 14.08 (Definitions); Modifying Certain Existing Regulations And Prescribing New Regulations Related To Interpretation, Usable Open Space Requirements, Architectural And Building Requirements, Minimum Requirements For Lot Area, Width And Setbacks, Garage Requirements, Infill Development, Site Plan Requirements And Definition Of The Term “Dwelling, Townhome”; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Background:

A version of this ordinance was brought to the Planning and Zoning Commission on September 16, 2025. The Planning and Zoning Commission recommended approval of the ordinance with the following motions:

- Motion to clearly state on the Building Material Form that a signature is not required to move forward.
- Motion to approve Section 14.02.003-14.02.020 with changes.
- Motion to eliminate vinyl siding entirely from building material list in section 14.04.007 as an approved exterior architectural material.
- Motion to add LP SmartSide, and Hardie Board Siding as primary material for exterior finish material.
- Motion to approve section 14.04.008 in its entirety.

Since that time, additional changes have been proposed that would require this proposed ordinance to come back to Planning and Zoning for approval. The proposed ordinance also includes the previous motions that Planning and Zoning approved.

This ordinance recommends changes or additions to the following items:

- Architectural diversity standards for single-family subdivisions
- Building materials requirements
- Infill development regulations
- R-2F minimum lot standards
- R-TH standard amendments
- Site plan, landscaping plan, and building elevation submittal requirements.

Origination:

Development Services

Staff Recommendation:

Staff recommends approval

Attachments:

1. Ordinance No.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.01 (GENERAL PROVISIONS), ARTICLE 14.02 (ZONING DISTRICTS), ARTICLE 14.04 (SUPPLEMENTARY DISTRICT REGULATIONS), ARTICLE 14.06 (DEVELOPMENT PROCEDURES) AND ARTICLE 14.08 (DEFINITIONS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATED TO INTERPRETATION, USABLE OPEN SPACE REQUIREMENTS, ARCHITECTURAL AND BUILDING REQUIREMENTS, MINIMUM REQUIREMENTS FOR LOT AREA, WIDTH AND SETBACKS, GARAGE REQUIREMENTS, INFILL DEVELOPMENT, SITE PLAN REQUIREMENTS AND DEFINITION OF THE TERM “DWELLING, TOWNHOME”; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas (“City Council”) finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas (“Code of Ordinances”) for the purpose of modifying certain existing regulations and prescribing new regulations related to interpretation, usable open space requirements, architectural and building material requirements, minimum requirements for lot area, width and setbacks, garage requirements, infill development, site plan requirements and definition of the term “dwelling, townhome”; and

WHEREAS, the City of Sherman (“City” or “Sherman”) has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Article 14.01 (General Provisions), Article 14.02 (Zoning Districts), Article 14.04 (Supplemental District Regulations), Article 14.06 (Development Procedures) and Article 14.08 (Definitions) of the Code of Ordinances are amended as follows¹:

¹ Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

“ARTICLE 14.01 GENERAL PROVISIONS

...

Sec. 14.01.005 Compliance Required, Interpretation and Rules of Construction

...

(b) Interpretation.

...

(6) *Compliance Required. When any portion of this Zoning Ordinance is expressly contradicted by state or federal law, or when requiring adherence to this Zoning Ordinance would result in a violation of state or federal law, City staff, in consultation with the City Attorney, may waive compliance with the relevant portion of this Zoning Ordinance.*

...

ARTICLE 14.02 ZONING DISTRICTS

Sec. 14.02.003 R-A (Residential Agricultural) District

The R-A (Residential Agricultural) District is intended to provide a location for principally undeveloped or vacant land situated on the fringe of an urban area and used for agricultural purposes but may become an urban area in the future. The types of uses and the area and intensity of uses permitted in this District shall encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made. This district is generally appropriate with the Agricultural/Rural Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 2 acres

Lot width: 200’

Lot depth: 200’

Front setback: 40’

Rear setback: 25’

Side setback (of corner lot): 20’ (25’)

(a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.

(2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

(3) Permitted uses. Those uses indicated as being permitted in the “R-A (Single-Family Agricultural) District” in Subsection 14.10 (Use Chart).

(4) Other Regulations.

(a) Site plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure or changes to the site for residential uses in the R-A

- District. *Refer to Subsection 14.06.004 for site plan requirements.*
- (b) Floor area. The total floor area of the main building shall not be less than 1,000 square feet.
- (c) Building area. The maximum allowable building area in the R-A District shall not exceed 40 percent of the gross area of the lot or tract of land.
- (d) Height regulations. No building shall exceed 45 feet.
- (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
- (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) Appeals. *Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.004 R-E (Estate Residential) District

The R-E (Estate Residential) District is designed to provide for a suitable residential environment for family life on parcels of land with larger lots consisting of a minimum lot area of one (1) acre, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Agricultural/Rural and Suburban Neighborhood Future Land Use categories.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 1 acre

Lot width: 150'

Lot depth: 150'

Front setback: 40'

Rear setback: 40'

Side setback (of corner lot): 20' (25')

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-E (Estate Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-E District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 1,500 square feet.
 - ~~(c) Building Area. The maximum allowable building area shall not exceed 20~~

~~percent of the gross area of the lot or tract of land.~~

- (d) Height Regulations. No building shall exceed 45 feet.
- (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.
- (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.
- (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.005 R-12 (Single-Family Residential) District

The R-12 (Single-Family Residential) District is designed to provide for a suitable residential environment for family life on parcels of land with larger lots consisting of a minimum lot area of twelve thousand (12,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 12,000 sq. ft.

Lot width: 80'

Lot depth: 100'

Front setback: 25'

Rear setback: 25'

Side setback (of corner lot): 10' (15')

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-12 (Single-Family Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-12 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 1,500 square feet ~~or greater than 3,000 square feet.~~
 - ~~(c) Building Area. The maximum allowable building area shall not exceed 40 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 40 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping

- requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
- (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.006 R-6 (Single-Family Residential) District

The R-6 (Single-Family Residential) District is designed to provide for a low density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of six thousand (6,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood Future Land Use category.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 Lot area: 6,000 sq. ft.
 Lot width: 60’
 Lot depth: 100’
 Front setback: 20’
 Rear setback: 20’
 Side setback (of corner lot): 6’ (15’)
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “R-6 (Single-Family Residential district” in the Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-6 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 1,000 square feet.
 - ~~(c) Building Area. The maximum allowable building area in the R-6 District shall not exceed 45 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision*

- Ordinance for open space requirements.*
- (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) *Infill Development. Refer to Subsection 14.04.008 for infill development allowances.*
- (k) *Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.007 R-5 (Single-Family Residential) District

The R-5 (Single-Family Residential) District is designed to provide for a low density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of five thousand (5,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood or Core Neighborhood Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 Lot area: 5,000 sq. ft.
 Lot width: 50’
 Lot depth: 100’
 Front setback: 20’
 Rear setback: 15’
 Side setback (of corner lot): 5’ (15’)
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “R-5 (Single-Family Residential) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-5 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 800 square feet. ~~or greater than 3,000 square feet.~~
 - ~~(c) Building Area. The maximum allowable building area shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements. Any contiguous subdivision, including*

~~multiple phases, developed with twenty five (25) or more lots shall provide usable open space. Developments with twenty five (25) to forty nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights of way for major thoroughfares. Developments with fifty (50) or more lots shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights of way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights of way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.~~

- ~~(i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.~~
- ~~(j) Infill Development. Refer to Subsection 14.04.008 for infill development allowances.~~
- ~~(k) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.~~

Sec. 14.02.008 R-4 (Patio Home Residential) District

The R-4 (Patio Home Residential) District is designed to provide for a medium density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of four thousand (4,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood or Core Neighborhood Future Land Use categories.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 4,000 sq. ft.

Lot width: 40'

Lot depth: 90'

Front setback (front-loaded garage): 20'

Front setback (rear-loaded garage): 10'

Rear setback (front-loaded garage): 15'

Rear setback (rear-loaded garage): 20'

Side setback (of corner lot): 5' (15')

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
 - (b) For lot widths less than 45 feet measured along the front property line, civil plans shall be approved by the Engineering Department prior to final plat submittal to ensure that driveways and curb inlets meet engineering requirements.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-4 (Patio Home Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
- (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior

to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-4 District. *Refer to Subsection 14.06.004 for site plan requirements.*

- (b) Floor Area. The total floor area of the main building shall not be less than 800 square feet ~~or greater than 2,500 square feet.~~
 - 1. ~~A Special Exception may be granted by the Board of Adjustment for main buildings exceeding 2,500 square feet, but not exceeding 3,000 square feet. The Special Exception may be granted only if the Board of Adjustment finds that the Special Exception request is not contrary to the public interest, the request does not violate the intent of this subsection or the Comprehensive Plan, and the requested Special Exception would not cause injury to or restrict development on any other parcel of land. In no event shall the number of lots exceeding 2,500 square feet for the main building floor area allowed with a Special Exception exceed 25 percent of the subdivision.~~
- ~~(c) Building Area. The maximum allowable building area shall not exceed fifty-five (55) percent of the gross area of the lot or tract of land.~~
- (d) Height Regulations. No building shall exceed thirty-five (35) feet.
- (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.* ~~Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights of way for major thoroughfares. Developments with fifty (50) or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights of way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights of way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.~~
- (i) Architectural and Building Requirements. *Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) Infill Development. *Refer to Subsection 14.04.008 for infill development allowances.*
- (k) Appeals. *Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.009 R-2F (Duplex Residential) District

The R-2F (Duplex Residential) District is designed to provide for a medium density, duplex residential environment for family life on individual parcels of land smaller and more compact in size, having a minimum lot area of six thousand (6,000) square feet, while limiting the uses to single-family residences and their community services and facilities. Duplex building types are permitted in this district. This district is generally appropriate with the Core Neighborhood

Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: ~~8,000 sq. ft.~~ 6,000 sq.-ft.

Lot width: ~~80' 60'~~

Lot depth: 100'

Front setback: 20'

Rear setback: 20'

Side setback (of corner lot): 6' (15')

(a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.

(2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

(3) Permitted Uses. Those uses indicated as being permitted in the "R-2F (Duplex Residential) district" in Subsection 14.10 (Use Chart).

(4) Other Regulations.

(a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for residential uses in the R-2F District. *Refer to Subsection 14.06.004 for site plan requirements.*

(b) Floor Area. The total floor area of each dwelling unit shall not be less than 800 square feet.

~~(c) Building Area. The maximum allowable building area shall not exceed fifty-five (55) percent of the gross area of the lot or tract of land.~~

(d) Height Regulations. No building shall exceed 35 feet.

(e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.

(f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.

(g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.

~~(h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with fifty (50) or more lots shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.*~~

~~(i) Architectural and Building Requirements. *Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*~~

~~(j) Infill Development. *Refer to Subsection 14.04.008 for infill development*~~

allowances.

- (k) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.010 R-TH (Townhome Residential) District

The R-TH (Townhome Residential) District is designed to provide for a medium density, attached residential environment for family life on individual parcels of land smaller and more compact in size, having a minimum lot area of two thousand five hundred (2,500) square feet, while limiting the uses to single-family residences and their community services and facilities. Townhome building types are permitted in this district. This district is generally appropriate with the Core Neighborhood Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 2,500 sq. ft.

~~Lot width (front-loaded garage): 25'~~

Lot width (rear-loaded garage): 22'

Lot depth: 100'

~~Front setback (front-loaded garage): 20'~~

Front setback (rear-loaded garage): 10'

~~Rear setback (front-loaded garage): 15'~~

Rear setback (rear-loaded garage): 20'

Street side setback: 15'

Interior side setback: 6'

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-TH (Townhome Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
- (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-TH District. *Refer to Subsection 14.06.004 for site plan requirements.*
- (b) Floor Area. The total floor area of each dwelling unit shall not be less than 800 square feet.
- ~~(c) Building Area. The maximum allowable building area shall not exceed sixty-five (65) percent of the gross area of the lot or tract of land.~~
- (d) Height Regulations. No building shall exceed 40 feet.
- (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements. Any contiguous subdivision;*

~~including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights of way for major thoroughfares. Developments with fifty (50) or more lots shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights of way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights of way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.~~

- (i) Parking Garage. Shall be located at the rear of the property with access from an alley. No front-facing garages are permitted.*
- (j) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (k) Infill Development. Refer to Subsection 14.04.008 for infill development allowances.*
- (l) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.011 MF-15 (Multi-Family Residential) District

The MF-15 (Multi-Family Residential) District is designed to provide for a variety of low intensity multi-family residential including duplexes, townhomes and single-family-for-rent that have multiple dwelling units on one lot. This district is generally appropriate with the Suburban Neighborhood, Core Neighborhood or Technology Hub Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 2 acres
 - Lot width: 85'
 - Lot depth: 100'
 - Front setback: 25'
 - Rear setback: 25'
 - Side setback: 25'
- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "MF-15 (Multi-Family Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for multi-family residential use in the MF-15 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of any dwelling unit shall not be less than 800

- square feet.
- (c) ~~Building Area. The maximum allowable building area shall not exceed fifty (50) percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Maximum Density. Fifteen (15) dwelling units per net acre.
 - (i) Minimum Building Separation. A minimum building separation between all buildings on the lot shall be ten (10) feet.
 - (j) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (k) *Infill Development. Refer to Subsection 14.04.008 for infill development allowances.*
 - (l) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
 - (m) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.012 MF-30 (Multi-Family Residential) District

The MF-30 (Multi-Family Residential) District is designed to provide for a variety of medium to high intensity multi-family residential. In addition to the general purposes applying to all residential districts, the regulations of this district are designed to encourage the provision of conveniently located, centrally maintained rental accommodations. This district is generally appropriate with the Suburban Neighborhood, Core Neighborhood Future or Technology Hub Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 5 acres
 - Lot width: 85'
 - Lot depth: 100'
 - Front setback: 25'
 - Rear setback: 25'
 - Side setback: 25'
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "MF-30 (Multi-Family Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for multi-

family residential use in the MF-30 District. *Refer to Subsection 14.06.004 for site plan requirements.*

- (b) Residential Building Setback. Forty (40) feet from any R (residential) zoned property.
- ~~(c) Building Area. The maximum allowable building area in the MF-30 District shall not exceed fifty (50) percent of the gross area of the lot or tract of land.~~
- (d) Height Regulations. No building shall exceed 50 feet.
- (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Maximum Density. Thirty (30) dwelling units per net acre.
- (i) Minimum Building Separation. A minimum building separation between all buildings on the lot shall be ten (15) feet.
- (j) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (k) Infill Development. Refer to Subsection 14.04.007 for infill development allowances.*
- (l) Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
- (m) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.013 MH (Manufactured Housing) District

The MH (Manufactured Housing) district is intended to provide for accommodations for a specific form of housing, the manufactured home. To provide appropriate standards for density, spacing and use, a separate district is created and designated for the specific purpose of providing, at appropriate locations, areas for the development of manufactured home parks and subdivisions. This district is generally appropriate with the Suburban Neighborhood or Core Neighborhood Future Land Use categories.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 3,600 sq. ft.

Lot width: 60'

Lot depth: 60'

Front setback: 25'

Rear setback: 10'

Side setback: 10'

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "MH (Manufactured Housing) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, for

a new manufactured home park or manufactured home subdivision shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction for residential use in the MH District. *Refer to Subsection 14.06.004 for site plan requirements.*

- (b) Addition Setback Regulation. No buildings or structures shall be permitted within twenty-five (25) feet of a boundary of a Manufactured Home Park or Manufactured Home Subdivision.
- (c) Area Regulation. The minimum site area which may be developed or used for a manufactured home park or subdivision shall be ten (10) acres.
- (d) Height regulations. No building shall exceed 35 feet.
- (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Utility Regulations. Water and sewer service shall be provided for each lot or manufactured home within the district.
- (i) Usable Open Space Requirements. Any development with twenty-five (25) or more lots/units shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots/units shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with fifty (50) or more lots/units shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares.
- (j) Architectural and Building Requirements. *Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (k) Appeals. *Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.014 C-N (Neighborhood Commercial) District

The C-N (Neighborhood Commercial) district is designed for a limited range of service and light retail land uses and is located at intersections of thoroughfares in the vicinity of residential neighborhoods. This district is generally appropriate with the Suburban Neighborhood, Core Neighborhood, Community Commercial or Downtown Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 10,000 SF
 - Lot width: 50'
 - Front setback: 25'
 - Rear setback: 25'
 - Side setback: 0'
- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (b) Where lots in the C-N District are abutting a residential district, the side or rear setback shall not be less than twenty-five (25) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

- (3) Permitted Uses. Those uses indicated as being permitted in the “C-N (Neighborhood Commercial) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial use in the C-N District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-N District shall not exceed two-fifths of the total number of square feet in the lot (FAR to not exceed 0.4).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-N District shall not exceed 40 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations: Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.015 C-O (Office) District

The C-O (Office) district consists of land occupied by or suitable for a wide range of general office activities. This district is generally appropriate with the Regional Commercial, Community Commercial or Downtown Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 10,000 SF
 - Lot width: 50’
 - Front setback: 25’
 - Rear setback: 25’
 - Side setback: 15’
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial, or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) Where lots in the C-O District abut a residential district, the side or rear yard setback shall not be less than forty (40) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “C-O (Office) District” in Subsection 14.10 (Use Chart).

- (4) Other required conditions.
- (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for office uses in the C-O District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-O District shall not exceed the total number of square feet in the lot (FAR to not exceed 1.0).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-O District shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height regulations. No building shall exceed 50 feet.
 - (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) *Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.016 C-1 (Retail Business) District

The C-1 (Retail Business) district consists of land occupied by or suitable for neighborhood shopping facilities for the retailing of “convenience goods” and the furnishing of certain personal services to satisfy most of the daily needs of the adjacent residential neighborhood. This district is generally appropriate with the Core Neighborhood, Regional Commercial, Community Commercial or Downtown Future Land Use categories.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 10,000 SF

Lot width: 50’

Front setback: 25’

Rear setback: 25’

Side setback: 15’

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) Where lots in the C-1 District abut a residential district, the side or rear yard setback shall not be less than forty (40) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “C-1 (Retail Business) District” in Subsection 14.10 (Use Chart).

- (4) Other Regulations.
- (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial uses within the C-1 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-1 District shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-1 District shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 50 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) *Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.017 C-2 (General Commercial) District

The C-2 (General Commercial) district consists of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for retail business districts. This district is generally appropriate with the Regional Commercial Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 10,000 SF

Lot width: 50'

Front setback: 25'

Rear setback: 25'

Side setback: 15'

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
 - (b) Where lots in the C-2 District abut a residential district, the side or rear yard setback shall not be less than sixty (60) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

- (3) Permitted Uses. Those uses indicated as being permitted in the “C-2 (General Commercial) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial uses within the C-2 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-2 District shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-2 District shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.018 M-1 (Light Manufacturing) District

The M-1 (Light Manufacturing) district is designed to provide land for manufacturing and industrial activities subject to limitations intended to protect nearby residential and commercial districts and to protect the permitted uses from one another. Manufacturing District M-1 consists of areas occupied by or suitable for manufacturing, wholesale and other industrial activities, all of a non-nuisance type. This district is generally appropriate with the Technology Hub Future Land Use category.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 1/2 acre
 - Lot width: 85’
 - Front setback: 40’
 - Rear setback: 25’
 - Side setback: 25’
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) When abutting a residential district, the side or rear setback shall be not less than sixty (60) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the

required setbacks.

- (3) Permitted uses. Those uses indicated as being permitted in the “M-1 (Light manufacturing) district” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for manufacturing use in the M-1 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The floor area of any building or buildings on a lot in an M-1 District shall not exceed one and one-half times the number of square feet in the lot (FAR to not exceed 1.5).~~
 - ~~(c) Impervious Cover. The maximum allowable impervious cover shall not exceed 80 percent of the total lot. Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot.~~
 - (d) Height Regulation. No building or structure shall exceed 100 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.019 M-1.5 (Medium Manufacturing) District

The M-1.5 (Medium Manufacturing) district consists of areas occupied by or suitable for manufacturing and industrial activities whose generator of nuisance effects is ordinarily greater than that of industries permitted in the M-1 District. Zoning or rezoning to this classification will not be permitted after December 5, 2022.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 1/2 acre

Lot width: 85’

Front setback: 40’

Rear setback: 25’

Side setback: 25’

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
- (b) When abutting a residential district, the side or rear yard shall be not less than sixty (60) feet.

- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “M-1.5 (Medium Manufacturing) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for manufacturing use in the M-1 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor area. The floor area of any building or buildings on a lot in an M-1.5 District shall not exceed one and one-half times the number of square feet in the lot (FAR to not exceed 1.5).~~
 - ~~(c) Impervious Cover. The maximum allowable impervious cover shall not exceed 80 percent of the total lot. Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot.~~
 - (d) Height Regulation. No building or structure shall exceed 150 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.020 M-2 (Heavy Manufacturing) District

Manufacturing District M-2 consists of areas occupied by or suitable for manufacturing and industrial activities whose generator of nuisance effects is ordinarily greater than that of industries permitted in the M-1 District. This district is generally appropriate with the Technology Hub Future Land Use category.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 1 acre
 - Lot width: 150'
 - Front setback: 40'
 - Rear setback: 25'
 - Side setback: 25'
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) When abutting a residential district, the side or rear yard shall be not less than

seventy-five (75) feet.

- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “M-2 (Heavy Manufacturing) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for manufacturing use in the M-2 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The floor area of any building or buildings on a lot in an M-2 District shall not exceed one and one-half times the number of square feet in the lot (FAR to not exceed 1.5).~~
 - ~~(c) Impervious Cover. The maximum allowable impervious cover shall not exceed 80 percent of the total lot. Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot.~~
 - (d) Height Regulation. No building or structure shall exceed 150 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

...

ARTICLE 14.04 SUPPLEMENTARY DISTRICT REGULATIONS

...

Sec. 14.04.007 Architectural and Building Requirements.

- (a) Purpose. The purpose of this section is to set forth the minimum standards for the appearance of single-family residential (attached or detached), multi-family residential, and non-residential buildings. These standards are intended to enhance property values and promote the City’s general welfare. They are not intended to restrict architectural creativity or require adherence to specific architectural styles or concepts.*
- (b) Architectural Diversity Standards.
 - (1) For the purposes of this section, the following words shall be interpreted to mean as follows:**

- (A) *“Adjacent lots” means lots that adjoin or share side property lines or lots in which, although separated by a street, front property lines overlap another by more than 30 percent.*
 - (B) *“Streetscape” means the facades of single-family dwellings on both sides of a street. The length of a streetscape shall be limited to no more than 20 lots per side of street.*
- (2) *No two single-family dwellings of similar front elevation or facade shall be constructed or located on adjacent lots; nor shall there be constructed or located single-family dwellings of similar front elevation or facade constituting more than 20 percent of the single-family dwellings in any streetscape. Front elevations or facades shall be deemed to be similar when there is no substantial difference in roof lines; and no substantial change in windows of either size, location or type; and either no change in the color of materials used (rather than a change in shade), or no substantial change in the kind of materials. The examples of similarity or dissimilarity set forth in this section are not intended to categorize all dwelling designs which may be presented to the Building Official.*
- (A) *Roof Lines.*
 - (i) *For the purpose of this section, the following differences in the roof lines of single-family dwellings as seen from the front of the dwelling shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:*
 - a. *Changing gable roofs to hip roofs;*
 - b. *Changing hip roofs to gable roofs;*
 - c. *Providing an intersecting gable roof on the main gable roof, provided that the height of the intersection roof is at least 50 percent of the height of the main roof;*
 - d. *Providing an intersecting hip roof on the main hip roof; provided that, the height of the intersecting hip roof is at least 50 percent of the height of the main roof;*
 - e. *Subject to review by the Building Official, a shed roof, when used as a front porch roof for a minimum of 50 percent of the entire width of the house, excluding area of garage;*
 - f. *Subject to review by the Building Official, a substantial difference in roof line shall be deemed to exist if the front soffit is increased significantly and is combined with columns at least six inches in width or other architectural features of a similar magnitude which reach the roof line of the highest story; and*
 - g. *Rotating gable roofs 90 degrees on the building.*
 - (B) *The following changes shall not be deemed sufficient to make adjacent structures dissimilar:*
 - (i) *Gable roof atop hip roof;*
 - (ii) *Hip roof atop gable roof;*
 - (iii) *Small gable or hip projections above windows;*
 - (iv) *Window dormers;*
 - (v) *Change in soffit overhang or minor variation in eave height; and*

- (vi) *Skylight and cupola.*
- (C) *Windows.*
 - (i) *For the purpose of this section, the following differences in the size, location or type of windows shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:*
 - a. *Changing from single windows to a multiple window arrangement (ganged units);*
 - b. *Changing from multiple window arrangement to single window;*
 - c. *Changing the type of windows (e.g., casement to double hung); and*
 - d. *Providing a bay or bow window in the area of the predominant window.*
 - (ii) *The following change shall not be deemed sufficient to constitute a substantial change in windows: The addition or subtraction of muntin bars (dividing lights).*
 - (iii) *Where, because of its size, location or design, one window is the predominant window on the front elevation or facade, if the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.*
- (D) *Construction Material or Color.*
 - (i) *For the purpose of this section, the following differences in construction material between adjacent single-family dwellings as seen from the front of the dwellings shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar.*
 - a. *Brick facing;*
 - b. *Stone facing; and*
 - c. *Stucco facing.*
 - (ii) *When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height.*
 - (iii) *Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.*
- (3) *Single-family dwellings shall be required to provide at least three (3) of the following architectural elements:*
 - (A) *100 percent of each elevation is finished with masonry materials including, but not limited to, brick, stone, synthetic stone, but excluding stucco;*
 - (B) *The front façade contains two types of complementary masonry materials, excluding stucco, with each of the materials being used on at least 25 percent of the front façade;*
 - (C) *A minimum of 10 percent of the dwelling's front façade features patterned brick work, excluding soldier or sailor brickwork provided in association with a door or window;*
 - (D) *No pitched roof plane with a horizontal length longer than 20 feet exists;*
 - (E) *The dwelling only features one-car garage doors that have a carriage*

- style design. These doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors;*
- (F) *The dwelling chimney is finished on all sides with 100 percent masonry finishing materials (excluding stucco);*
 - (G) *A minimum of three offsets in the front façade measuring at least two feet deep are provided or a minimum of one offset in the front façade measuring at least five feet is provided.*
 - (H) *The dwelling features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;*
 - (I) *A covered front porch which is at least 100 square feet in area is provided;*
 - (J) *A covered back porch which is at least 200 square feet in area is provided;*
 - (K) *At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation below;*
 - (L) *All windows facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window; or*
 - (M) *All ground level mechanical, heating, ventilation, and air conditioning equipment opaque screening device that is at least six feet tall.*
- (4) *Multi-family buildings shall be required to provide at least four (4) of the following architectural elements:*
- (A) *100 percent of each elevation is finished with masonry materials including, but not limited to, brick, stone, synthetic stone, but excluding stucco;*
 - (B) *Awnings/canopies;*
 - (C) *Balconies (a minimum of twenty-five (25) square feet in size);*
 - (D) *Dormers;*
 - (E) *Offsets within each building (minimum of twenty (20) feet to receive credit);*
 - (F) *Porches, recessed or projecting (a minimum of twenty-five (25) square feet in size);*
 - (G) *Stoops (a minimum of two (2) feet tall by four (4) feet wide);*
 - (H) *Varied roof height in building (minimum ten (10) foot difference).*
- (c) Exterior Finishing Materials. *Enforcement of the following building materials standards is subject to Chapter 3000 of the Texas Government Code.*
- (1) Single-Family Requirements.
 - (A) Front Elevation. *100% of this elevation shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco; however, no more than 50 percent of this elevation shall be finished with stucco.*
 - (B) Side and Rear Elevation. *50% of this elevation shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco; however, no more than 50% of this elevation shall be finished with stucco. The remaining 25 percent may be finished with*

wood lap siding, Hardie Board, LP Smart Siding, vinyl siding, cementitious siding, east concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.

- (C) ~~Rear Elevation. 50% of this elevation shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. The remaining 50% may be finished with wood lap siding, vinyl siding, cast concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.~~
- (D) *Walls Above the Roof Line.* Walls provided in conjunction with an architectural element located above the roof line (example: walls for dormers) may only be finished with brick, stone, synthetic stone, stucco, wood lap siding, vinyl siding, cementitious siding, east concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
- (E) *Calculation of Percentages.* The percentages set forth above are calculated exclusive of doors and windows.
- (2) *Multifamily Requirements.*
- (A) The first story of every multifamily building including accessory buildings shall have 100 percent masonry exclusive of doors and windows. The second story and above may use masonry, three-phase stucco/plaster, EIFS, and/or cementitious siding/Hardie-board siding exclusive of doors and windows.
- (B) ~~EIFS or~~ Architecturally finished metal materials, not including corrugated metal, shall not be allowed on more than 20 percent of each elevation.
- (C) Wood and/or vinyl siding are not permitted as an exterior finishing material.
- (D) The following materials are allowed for roofs:
- (i) Asphalt shingles;
 - (ii) Industry-approved synthetic shingles;
 - (iii) Standing seam metal;
 - (iv) Clay, concrete, or slate tile;
 - (v) Flat roofs that include a parapet screening and feature a well-defined cornice treatment; and
 - (vi) Single-Ply Membrane Roofing.
- (E) Aluminum siding or cladding, galvanized steel, or other bright metal, wood or plastic siding, cementitious siding, unfinished concrete block, exposed aggregate, wood roof shingles and reflective glass are all prohibited as roofing materials.
- (3) *Non-Residential Requirements.*
- (A) All buildings shall have 100 percent masonry on the elevations or facades facing a public street exclusive of doors and windows. Acceptable masonry finishing materials are brick, three-phase stucco/plaster, EIFS, stone and/or cast stone, including slate, flagstone, granite, limestone, and marble.
- (B) Rear and side elevations or facades not facing a public street may be constructed with masonry, three-phase stucco/plaster, and/or cementitious siding/Hardie-board siding.
- (C) ~~EIFS or~~ Architecturally finished metal materials, not including

corrugated metal, shall be allowed on the rear and side elevations, but no more than 50 percent of the front or side elevation facing a public street.

- (D) *Wood or vinyl siding is not permitted as an exterior finishing material.*
- (E) *The following materials are allowed for roofs:*
 - (i) *Asphalt shingles;*
 - (ii) *Industry-approved synthetic shingles;*
 - (iii) *Standing seam metal;*
 - (iv) *Clay, concrete, or slate tile;*
 - (v) *Flat roofs that include a parapet screening and feature a well-defined cornice treatment; and*
 - (vi) *Single-Ply Membrane Roofing.*
- (F) *Aluminum siding or cladding, galvanized steel, or other bright metal, wood or plastic siding, cementitious siding, unfinished concrete block, exposed aggregate, wood roof shingles and reflective glass are all prohibited as roofing materials.*

Sec. 14.04.008 *Infill Development.*

- (a) *Purpose. The purpose of this section is to encourage responsible growth within the City by supporting infill development on vacant or underused lots or parcels of land in existing neighborhoods. This section intends to make better use of existing roads, utilities, and public services while helping to create more housing opportunities. Infill development should fit the character of the surrounding area and support safe, walkable, and connected communities. This section provides clear guidelines to help ensure new development improves the quality of life for current and future residents.*
- (b) *For purposes of this section, the following words shall be interpreted to mean as follows:*
 - (1) *“Fire protection” means the implementation of infrastructure and access necessary to support fire prevention and emergency response. This includes the proper installation and spacing of fire hydrants with sufficient water supply and pressure, as well as the construction of access roads that are adequately wide, load-bearing, and navigable for fire and emergency vehicles.*
 - (2) *“Streetscape” means the facades of single-family dwellings on both sides of a street. The length of a streetscape shall be limited to no more than 20 lots per side of street.*
- (c) *Applicability. This section applies to any vacant lot or parcel of land in which: (1) at least 80 percent of the land within a 300-foot radius of the boundaries of the subject lot or parcel is built out and occupied, and of the land within that 300-foot radius, Grayson County Central Appraisal District records show that at least 80 percent of the existing, primary structures were completed more than 15 years before the date of application for infill development; (2) streets and fire protection are provided; (3) the zoning district applicable to the vacant lot or parcel is MF-30, R-6, R-5, or R-4; and (4) the vacant lot or parcel does not exceed 12,000 square feet in area.*
- (d) *General Standards.*
 - (1) *The Director may administratively approve modifications to the land use, minimum lot area, lot width and setback requirements if the modifications are consistent with the as-built standards prevalent along the streetscape. However, in no event shall any approved modification be less restrictive or*

more intensive than the standards set forth in the R-4 (Patio home) Residential District, Section 14.02.008.

- (2) Architectural and Building Requirements. The standards set forth in Section 14.04.007 do not apply; however, new buildings shall be constructed to be consistent with the architectural design and building materials prevalent along the streetscape.*
- (3) Parking Garage Exemption. Garage parking required under Section 14.04.003(c)(2)(A) may be waived by the Director if more than 50 percent of the homes within the streetscape do not have garages.*
- (4) The vacant lot or parcel on which any building is to be constructed under this section is part of a plat of record, approved by the City and filed for record with the County Clerk.*
- (5) Plat Exemption. A building permit may be issued before a plat is recorded for the vacant lot or parcel on which any building is to be constructed under this section, in accordance with Section 14.06.002, provided that a preliminary plat has been approved no earlier than 2 years before the date of issuance of the building permit and a final plat is recorded before any certificate of occupancy is issued.*

...

ARTICLE 14.06 DEVELOPMENT PROCEDURES

...

Sec. 14.06.004 Site Plan Requirements

...

(b) General standards.

- ~~(1) — A site plan is a plan of development drawn to scale indicating:
 - ~~(A) — The location and arrangement of buildings on the subject property.~~
 - ~~(B) — Building setbacks and yards.~~
 - ~~(C) — Landscaping and/or walls and fences for screening purposes.~~
 - ~~(D) — Off-street parking and loading areas and design of ingress and egress to and from abutting streets.~~
 - ~~(E) — Zoning of adjacent property.~~
 - ~~(F) — The location of screened trash receptors.~~
 - ~~(G) — Fire lanes.~~
 - ~~(H) — When required, a site tabulation table including:
 - ~~(i) — Gross square feet of each structure.~~
 - ~~(ii) — Gross square feet of property.~~
 - ~~(iii) — Required parking.~~
 - ~~(iv) — Parking provided.~~
 - ~~(v) — Current zoning.~~
 - ~~(vi) — Proposed zoning.~~
 - ~~(vii) — Hard surface/impervious area (square feet).~~
 - ~~(viii) — Landscaped area (square feet).~~
 - ~~(ix) — Floor to area ratio (FAR).~~~~~~
- (1) A site plan is a set of development plans drawn to scale including:*

- (A) *Site Plan:*
 - (i) *The location and arrangement of buildings on the subject property.*
 - (ii) *Building setbacks, yards, and easements.*
 - (iii) *Off-street parking and loading areas and design of ingress and egress to and from abutting streets.*
 - (iv) *Zoning of adjacent property.*
 - (v) *The location of screened trash receptors.*
 - (vi) *Fire lanes and the location of fire department connections (FDCs).*
 - (vii) *A site table indicating the following:*
 - a. *Gross square feet of each structure.*
 - b. *Gross square feet of property.*
 - c. *Required parking.*
 - d. *Parking provided.*
 - e. *Current zoning.*
 - f. *Proposed zoning.*
 - g. *Hard surface/impervious area (square feet).*
 - h. *Landscaped area (square feet).*
 - i. *Floor-to-area ratio (FAR).*
- (B) *Landscaping Plan compliant with Subsection 14.04.006:*
 - (i) *The location and arrangement of buildings on the subject property.*
 - (ii) *The location and arrangement of tree plantings on the site.*
 - (iii) *Off-street parking and loading areas and design of ingress and egress to and from abutting streets.*
 - (iv) *Public and private sidewalks.*
 - (v) *Planting schedule including a list of proposed shade and ornamental trees.*
 - (vi) *Landscape buffers.*
 - (vii) *A site table indicating the following:*
 - a. *Gross square feet of property.*
 - b. *Landscaped area (square feet).*
 - c. *Hard surface/impervious area (square feet).*
 - d. *Required tree mitigation (caliper inches).*
 - e. *Provided tree plantings (caliper inches).*
- (C) *Building Elevations Plan compliant with Subsection 14.04.007:*
 - (i) *2-Dimensional drawing demonstrating the elevation of each wall face for each proposed building on the site.*
 - (ii) *Elevations may be drawn in color or grayscale.*
 - (iii) *The building height measured from the floor to the highest point of the structure for each elevation.*
 - (iv) *Color of the building materials shall be included as required by ordinance.*
 - (v) *Building materials shall be indicated.*
 - (vi) *A table indicating the following:*
 - a. *Required architectural features included as required by ordinance.*
 - b. *Percentage of building materials as required by*

ordinance.

...

(4) Initiation, complete application and expiration.

...

(D) *The authority responsible for approving site plans must approve a site plan that satisfies the requirements of this Chapter and other applicable law.*

...

ARTICLE 14.08 DEFINITIONS

Sec. 14.08.001 Definitions.

...

Dwelling, townhome. A single-family dwelling with a single-unit structure in a row of at least three (3) or more such units in which each unit has its own access to the outside, no unit is located over another, each is separated from any other unit by one (1) or more common fire-resistant walls, and each unit is on an individually platted lot. *Every common wall shall consist of a minimum of 80 percent of the side wall of each abutting unit.*

...”

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) or the highest amount allowed under applicable law, whichever is lowest. A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. Allegation and evidence of a culpable mental state is not required for proof of any offense defined in this Ordinance. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7: Repealing/Savings. The Zoning Ordinance shall remain in full force and

effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ____ day of _____, 2025.

SHAWN TEAMANN, MAYOR

ATTEST:

TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.**

RYAN D. PITTMAN, CITY ATTORNEY

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.08 (DEFINITIONS) AND ARTICLE 14.10 (USE CHART); PRESCRIBING NEW REGULATIONS RELATING TO THE LAND USES OF MASSAGE ESTABLISHMENTS, TRUCK STOPS, HOUSEHOLD CARE FACILITIES AND DONATION BOXES; DEFINING TERMS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas (“City Council”) finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas (“Code of Ordinances”) for the purpose of prescribing new regulations relating to the land uses of massage establishments, truck stops, household care facilities and donation boxes; and

WHEREAS, the City of Sherman (“City” or “Sherman”) has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Article 14.08 (Definitions) and Article 14.10 (Use Chart) of the Code of Ordinances are amended as follows¹:

“ARTICLE 14.08 DEFINITIONS

Sec. 14.08.001 Definitions.

...

Donation Box. Any drop-off box, container, receptacle, trailer or similar facility that accepts donated textiles, clothing, shoes, books, toys, household items and/or other salvageable personal

¹ Deletions are evidenced by ~~striketrough~~; additions are *italicized*.

property items to be used by the operator for distribution, resale or recycling.

...

Household Care Facility. A dwelling unit that provides residence and care to not more than 8 persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; terminally ill; or rendered temporarily homeless due to fire, natural disaster, or financial setbacks, living together with no more than 2 caregivers as a single household. Where applicable, a household care facility shall have appropriate licensing and/or registration by the State of Texas.

...

Massage Establishment. A place of business that advertises or offers massage therapy, as defined in Section 455.001 of the Texas Occupations Code, or other massage services. The term includes a place of business that advertises or offers any service described by a derivation of the terms “massage therapy” or “other massage services.” A massage establishment may employ only state-licensed massage therapists to perform massage therapy and must comply with Article 4.09 of this Code. The term “massage” does not include diagnosis or treatment of illness or disease or any service or procedure for which a license to practice medicine, chiropractic, physical therapy or podiatry is required by law.

...

Truck Stop. An establishment engaged primarily in the fueling, servicing, repair or parking of tractor trailers or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include as secondary uses overnight accommodations, showers, or restaurant facilities primarily for the use of truck crews.

...

ARTICLE 14.10 USE CHART

Sec. 14.10.001 Use Chart.

...

(d) Use Chart. ...

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Use Type	R-A	R-E	R-12	R-6	R-5	R-4	R-TH	R-2F	MF-15	MF-30	MH	C-N	C-O	C-1	C-2	M-1	M-1.5	M-2
...																		
Educational and Institutional Uses																		
...																		
<i>Household Care Facility</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>							
...																		
Commercial, Retail, and Services Uses																		
...																		
<i>Donation Box</i>												<i>[12]</i>	<i>[12]</i>	<i>[12]</i>	<i>[12]</i>			
...																		
<i>Massage Establishment</i>												<i>SUP</i>	<i>SUP</i>	<i>SUP</i>	<i>SUP</i>			
...																		
<i>Truck Stop</i>																<i>SUP</i>	<i>SUP</i>	<i>SUP</i>
...																		

[The remainder of this page intentionally left blank.]

...

[12] Donation Box.

- (a) *Donation boxes are permitted as a secondary use to a commercial primary use on the property.*
- (b) *No more than one (1) donation box may be permitted for placement on any one lot. In the case of a shopping center or office development that consists of multiple platted lots, the Director of Development Services shall treat the shopping center or office development as if it is only one contiguous lot. In the case of a shopping center or office development, the Director of Development Services shall permit a single additional donation box, provided that neither box is within fifty (50) feet of the other, unless both donation boxes are operated by the same person.*
- (c) *The placement and size of donation boxes shall comply with the following:*
 - (1) *Donation boxes shall not be located in a designated parking or loading space.*
 - (2) *Donation boxes shall conform to all applicable building setbacks on the property.*
 - (3) *Donation boxes shall be located so as to facilitate pickup of donated items by the operator or collection agency.*
 - (4) *Donation boxes shall be located within twenty-five (25) feet of the front façade of a building. For the purposes of this subsection, a front façade of a building shall mean the primary entrance point for the public. Donation boxes shall not be located in the rear of any building which is not a pad site (defined as a nonresidential building of 6,000 square feet or less).*
 - (5) *Donation boxes may be located in the rear of pad sites (defined as a nonresidential building of 6,000 square feet or less) provided that they meet the other locational criteria.*
 - (6) *Donation boxes shall be located a minimum distance of twenty-five (25) feet away from the intersection of two (2) or more fire lanes and/or drive aisles, with the distance measured from the intersecting center lines of the fire lanes and/or drive aisles.*
 - (7) *The maximum dimensions of a donation box shall be twelve (12) feet in width, twelve (12) feet in depth and seven (7) feet in height.*
 - (8) *Donation boxes shall not be located within in any required landscape buffers.*
 - (9) *Donation boxes shall not be located in any designated open space areas.*
- (d) *Approval process for donation boxes.*
 - (1) *The placement of donation boxes must be approved as part of a site plan approved by the Director of Development Services.*
 - (2) *The property owner shall sign and notarize the development application for the site plan authorizing the placement of the donation box on the property.*
 - (3) *A decal to allow a donation box to be placed and used at a designated location shall be issued by Development Services at the time of the approval of the site plan. The decal shall be placed on the donation box in a visible location to identify the donation box as an allowed use on the property. In addition to the decal, each donation box shall clearly indicate in writing the*

- name and contact information of the operator of the box on the front side of the box. The size of lettering for the notice shall not be less than one-half inch in height.*
- (4) The operator of the donation box shall serve as the applicant on the development application. A separate application is required for each donation box operator for each site. If the donation box operator changes, the new operator must submit a new site plan prior to the change in operation.*
 - (5) The site plan shall detail a service plan for each donation box. The operator of each donation box shall be responsible for collecting the contents of the donation box to prevent overflow and littering and shall pick up all donated items at least once per week. The service plan shall include information regarding how many times a week donated items will be collected, the time of day the items will be collected, a vehicular circulation plan and a graffiti and litter abatement plan.*
- (e) Required maintenance of donation boxes and drop-off collection areas.*
- (1) The operator of each donation box shall keep the real property situated within twenty-five (25) feet of the location of a donation box clean and free of trash, debris, broken glass, coat hangers, clothes, clothing accessories or excess donations.*
 - (2) The donation box operator and the real property owner shall be jointly and severally liable and responsible for the maintenance, upkeep and servicing of the donation box and the cleanup and removal of any donations left on the property outside of the donation box.*
 - (3) A violation of this Subsection 14.10.001(d)[12] shall constitute a public nuisance, and the City shall have the authority to abate any such violation as such. This provision does not exclude or limit the use of any other remedy available to the City under this Ordinance, the Code of Ordinances or the laws of the State of Texas.*
 - (4) Each donation box shall clearly indicate in writing on the front side of each box that all donations must fit into and be placed within the donation box. The size of lettering for the notice shall not be less than one-half inch in height.*
 - (5) A donation box operator or real property owner that fails to maintain the cleanliness of the surrounding real property may receive a notice of violation from the City. If the City elects to send a notice of violation to the email address on file for the operator, the operator shall have forty-eight (48) hours to remedy the complaint. Failure to comply with a notice of violation may result in the issuance of a citation by the City. An operator who is issued more than one (1) citation in a twelve (12) month period for the same offense on the same donation box is subject to revocation of the approval for such donation box.*
 - (6) The requirements of this Subsection 14.10.001(d)[12] shall apply to all donation boxes regardless of whether the boxes were placed prior to the effective date of these regulations, except that any donation boxes existing on the effective date of these regulations shall come into compliance with*

the requirements of Subsection 14.10.001(d)[12](b)-(d) and (f) not later than one (1) year after the effective date of these regulations. Donation boxes existing on or before the effective date of these regulations shall have no legally existing non-conforming rights and shall immediately comply with the requirements of this Subsection 14.10.001(d)[12](b)-(d) and (f).

- (f) *It shall be unlawful for any person who owns, leases, is in control of or is entitled to possession of real property within the City of Sherman to authorize or allow any donation box to be placed on or remain on such real property without a valid site plan in compliance with the provisions of this Subsection 14.10.001(d)[12].”*

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) or the highest amount allowed under applicable law. A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. Allegation and evidence of a culpable mental state is not required for proof of any offense defined in this Ordinance. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2025.

SHAWN TEAMANN, MAYOR

ATTEST:

TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.**

RYAN D. PITTMAN, CITY ATTORNEY



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 10/14/2025

Prepared By: Rob Rae, Developmental Services Director

Approved By:

Requested Action/Proposed Use:

Other Business

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.01 (General Provisions), Article 14.02 (Zoning Districts), Article 14.04 (Supplementary District Regulations), Article 14.06 (Development Procedures) And Article 14.08 (Definitions); Modifying Certain Existing Regulations And Prescribing New Regulations Related To Interpretation, Usable Open Space Requirements, Architectural And Building Requirements, Minimum Requirements For Lot Area, Width And Setbacks, Garage Requirements, Infill Development, Site Plan Requirements And Definition Of The Term "Dwelling, Townhome"; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Background:

A version of this ordinance was brought to the Planning and Zoning Commission on September 16, 2025. The Planning and Zoning Commission recommended approval of the ordinance with the following motions:

- Motion to clearly state on the Building Material Form that a signature is not required to move forward.
- Motion to approve Section 14.02.003-14.02.020 with changes.
- Motion to eliminate vinyl siding entirely from building material list in section 14.04.007 as an approved exterior architectural material.
- Motion to add LP SmartSide, and Hardie Board Siding as primary material for exterior finish material.
- Motion to approve section 14.04.008 in its entirety.

Since that time, additional changes have been proposed that would require this proposed ordinance to come back to Planning and Zoning for approval. The proposed ordinance also includes the previous motions that Planning and Zoning approved.

This ordinance recommends changes or additions to the following items:

- Architectural diversity standards for single-family subdivisions
- Building materials requirements
- Infill development regulations
- R-2F minimum lot standards
- R-TH standard amendments
- Site plan, landscaping plan, and building elevation submittal requirements.

Origination:

Development Services

Staff Recommendation:

Staff Recommends Approval

Attachments:

1. Ordinance No.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.01 (GENERAL PROVISIONS), ARTICLE 14.02 (ZONING DISTRICTS), ARTICLE 14.04 (SUPPLEMENTARY DISTRICT REGULATIONS), ARTICLE 14.06 (DEVELOPMENT PROCEDURES) AND ARTICLE 14.08 (DEFINITIONS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATED TO INTERPRETATION, USABLE OPEN SPACE REQUIREMENTS, ARCHITECTURAL AND BUILDING REQUIREMENTS, MINIMUM REQUIREMENTS FOR LOT AREA, WIDTH AND SETBACKS, GARAGE REQUIREMENTS, INFILL DEVELOPMENT, SITE PLAN REQUIREMENTS AND DEFINITION OF THE TERM “DWELLING, TOWNHOME”; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas (“City Council”) finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas (“Code of Ordinances”) for the purpose of modifying certain existing regulations and prescribing new regulations related to interpretation, usable open space requirements, architectural and building material requirements, minimum requirements for lot area, width and setbacks, garage requirements, infill development, site plan requirements and definition of the term “dwelling, townhome”; and

WHEREAS, the City of Sherman (“City” or “Sherman”) has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Article 14.01 (General Provisions), Article 14.02 (Zoning Districts), Article 14.04 (Supplemental District Regulations), Article 14.06 (Development Procedures) and Article 14.08 (Definitions) of the Code of Ordinances are amended as follows¹:

¹ Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

“ARTICLE 14.01 GENERAL PROVISIONS

...

Sec. 14.01.005 Compliance Required, Interpretation and Rules of Construction

...

(b) Interpretation.

...

(6) *Compliance Required. When any portion of this Zoning Ordinance is expressly contradicted by state or federal law, or when requiring adherence to this Zoning Ordinance would result in a violation of state or federal law, City staff, in consultation with the City Attorney, may waive compliance with the relevant portion of this Zoning Ordinance.*

...

ARTICLE 14.02 ZONING DISTRICTS

Sec. 14.02.003 R-A (Residential Agricultural) District

The R-A (Residential Agricultural) District is intended to provide a location for principally undeveloped or vacant land situated on the fringe of an urban area and used for agricultural purposes but may become an urban area in the future. The types of uses and the area and intensity of uses permitted in this District shall encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made. This district is generally appropriate with the Agricultural/Rural Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 2 acres

Lot width: 200’

Lot depth: 200’

Front setback: 40’

Rear setback: 25’

Side setback (of corner lot): 20’ (25’)

(a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.

(2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

(3) Permitted uses. Those uses indicated as being permitted in the “R-A (Single-Family Agricultural) District” in Subsection 14.10 (Use Chart).

(4) Other Regulations.

(a) Site plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure or changes to the site for residential uses in the R-A

- District. *Refer to Subsection 14.06.004 for site plan requirements.*
- (b) Floor area. The total floor area of the main building shall not be less than 1,000 square feet.
- (c) Building area. The maximum allowable building area in the R-A District shall not exceed 40 percent of the gross area of the lot or tract of land.
- (d) Height regulations. No building shall exceed 45 feet.
- (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
- (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) *Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.004 R-E (Estate Residential) District

The R-E (Estate Residential) District is designed to provide for a suitable residential environment for family life on parcels of land with larger lots consisting of a minimum lot area of one (1) acre, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Agricultural/Rural and Suburban Neighborhood Future Land Use categories.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 1 acre

Lot width: 150'

Lot depth: 150'

Front setback: 40'

Rear setback: 40'

Side setback (of corner lot): 20' (25')

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-E (Estate Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-E District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 1,500 square feet.
 - ~~(c) Building Area. The maximum allowable building area shall not exceed 20~~

- ~~percent of the gross area of the lot or tract of land.~~
- (d) Height Regulations. No building shall exceed 45 feet.
- (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.
- (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.
- (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.005 R-12 (Single-Family Residential) District

The R-12 (Single-Family Residential) District is designed to provide for a suitable residential environment for family life on parcels of land with larger lots consisting of a minimum lot area of twelve thousand (12,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood Future Land Use category.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 Lot area: 12,000 sq. ft.
 Lot width: 80'
 Lot depth: 100'
 Front setback: 25'
 Rear setback: 25'
 Side setback (of corner lot): 10' (15')
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-12 (Single-Family Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-12 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 1,500 square feet ~~or greater than 3,000 square feet.~~
 - ~~(c) Building Area. The maximum allowable building area shall not exceed 40 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 40 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping

- requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
- (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.006 R-6 (Single-Family Residential) District

The R-6 (Single-Family Residential) District is designed to provide for a low density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of six thousand (6,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood Future Land Use category.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 6,000 sq. ft.
 - Lot width: 60'
 - Lot depth: 100'
 - Front setback: 20'
 - Rear setback: 20'
 - Side setback (of corner lot): 6' (15')
- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-6 (Single-Family Residential district" in the Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-6 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 1,000 square feet.
 - ~~(c) Building Area. The maximum allowable building area in the R-6 District shall not exceed 45 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision*

- Ordinance for open space requirements.*
- (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) *Infill Development. Refer to Subsection 14.04.008 for infill development allowances.*
- (k) *Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.007 R-5 (Single-Family Residential) District

The R-5 (Single-Family Residential) District is designed to provide for a low density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of five thousand (5,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood or Core Neighborhood Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 5,000 sq. ft.
 - Lot width: 50'
 - Lot depth: 100'
 - Front setback: 20'
 - Rear setback: 15'
 - Side setback (of corner lot): 5' (15')
- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-5 (Single-Family Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-5 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of the main building shall not be less than 800 square feet. ~~or greater than 3,000 square feet.~~
 - ~~(c) Building Area. The maximum allowable building area shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements. Any contiguous subdivision, including*

~~multiple phases, developed with twenty five (25) or more lots shall provide usable open space. Developments with twenty five (25) to forty nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights of way for major thoroughfares. Developments with fifty (50) or more lots shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights of way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights of way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.~~

- ~~(i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.~~
- ~~(j) Infill Development. Refer to Subsection 14.04.008 for infill development allowances.~~
- ~~(k) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.~~

Sec. 14.02.008 R-4 (Patio Home Residential) District

The R-4 (Patio Home Residential) District is designed to provide for a medium density, residential environment for family life on parcels of land smaller and more compact in size, having a minimum lot area of four thousand (4,000) square feet, while limiting the uses to single-family residences and their community services and facilities. This district is generally appropriate with the Suburban Neighborhood or Core Neighborhood Future Land Use categories.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 4,000 sq. ft.

Lot width: 40'

Lot depth: 90'

Front setback (front-loaded garage): 20'

Front setback (rear-loaded garage): 10'

Rear setback (front-loaded garage): 15'

Rear setback (rear-loaded garage): 20'

Side setback (of corner lot): 5' (15')

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
 - (b) For lot widths less than 45 feet measured along the front property line, civil plans shall be approved by the Engineering Department prior to final plat submittal to ensure that driveways and curb inlets meet engineering requirements.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-4 (Patio Home Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
- (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior

to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-4 District. *Refer to Subsection 14.06.004 for site plan requirements.*

- (b) Floor Area. The total floor area of the main building shall not be less than 800 square feet ~~or greater than 2,500 square feet.~~
 - 1. ~~A Special Exception may be granted by the Board of Adjustment for main buildings exceeding 2,500 square feet, but not exceeding 3,000 square feet. The Special Exception may be granted only if the Board of Adjustment finds that the Special Exception request is not contrary to the public interest, the request does not violate the intent of this subsection or the Comprehensive Plan, and the requested Special Exception would not cause injury to or restrict development on any other parcel of land. In no event shall the number of lots exceeding 2,500 square feet for the main building floor area allowed with a Special Exception exceed 25 percent of the subdivision.~~
- ~~(c) Building Area. The maximum allowable building area shall not exceed fifty-five (55) percent of the gross area of the lot or tract of land.~~
- (d) Height Regulations. No building shall exceed thirty-five (35) feet.
- (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.* ~~Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights of way for major thoroughfares. Developments with fifty (50) or more patio homes shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights of way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights of way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.~~
- (i) Architectural and Building Requirements. *Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (j) Infill Development. *Refer to Subsection 14.04.008 for infill development allowances.*
- (k) Appeals. *Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.009 R-2F (Duplex Residential) District

The R-2F (Duplex Residential) District is designed to provide for a medium density, duplex residential environment for family life on individual parcels of land smaller and more compact in size, having a minimum lot area of six thousand (6,000) square feet, while limiting the uses to single-family residences and their community services and facilities. Duplex building types are permitted in this district. This district is generally appropriate with the Core Neighborhood

Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: ~~8,000 sq. ft.~~ 6,000 sq. ft.

Lot width: ~~80' 60'~~

Lot depth: 100'

Front setback: 20'

Rear setback: 20'

Side setback (of corner lot): 6' (15')

(a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.

(2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

(3) Permitted Uses. Those uses indicated as being permitted in the "R-2F (Duplex Residential) district" in Subsection 14.10 (Use Chart).

(4) Other Regulations.

(a) Site Plan. A site plan, *including building elevations*, shall be submitted to and must be approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for residential uses in the R-2F District. *Refer to Subsection 14.06.004 for site plan requirements.*

(b) Floor Area. The total floor area of each dwelling unit shall not be less than 800 square feet.

~~(c) Building Area. The maximum allowable building area shall not exceed fifty-five (55) percent of the gross area of the lot or tract of land.~~

(d) Height Regulations. No building shall exceed 35 feet.

(e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.

(f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.

(g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.

~~(h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements. Any contiguous subdivision, including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with fifty (50) or more lots shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.*~~

~~(i) Architectural and Building Requirements. *Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*~~

~~(j) Infill Development. *Refer to Subsection 14.04.008 for infill development*~~

allowances.

- (k) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.010 R-TH (Townhome Residential) District

The R-TH (Townhome Residential) District is designed to provide for a medium density, attached residential environment for family life on individual parcels of land smaller and more compact in size, having a minimum lot area of two thousand five hundred (2,500) square feet, while limiting the uses to single-family residences and their community services and facilities. Townhome building types are permitted in this district. This district is generally appropriate with the Core Neighborhood Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 2,500 sq. ft.

~~Lot width (front-loaded garage): 25'~~

Lot width (rear-loaded garage): 22'

Lot depth: 100'

~~Front setback (front-loaded garage): 20'~~

Front setback (rear-loaded garage): 10'

~~Rear setback (front-loaded garage): 15'~~

Rear setback (rear-loaded garage): 20'

Street side setback: 15'

Interior side setback: 6'

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "R-TH (Townhome Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
- (a) Site Plan. A site plan, *including building elevations*, shall be submitted to and approved by the Development Services Director or their designee prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for residential uses in the R-TH District. *Refer to Subsection 14.06.004 for site plan requirements.*
- (b) Floor Area. The total floor area of each dwelling unit shall not be less than 800 square feet.
- ~~(c) Building Area. The maximum allowable building area shall not exceed sixty-five (65) percent of the gross area of the lot or tract of land.~~
- (d) Height Regulations. No building shall exceed 40 feet.
- (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Usable Open Space Requirements. *Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements. Any contiguous subdivision;*

~~including multiple phases, developed with twenty-five (25) or more lots shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights of way for major thoroughfares. Developments with fifty (50) or more lots shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights of way for major thoroughfares. A contiguous subdivision is defined as: abutting or separated only by a local or collector street to the subdivision. Subdivisions separated by rights of way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.~~

- (i) Parking Garage. Shall be located at the rear of the property with access from an alley. No front-facing garages are permitted.*
- (j) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (k) Infill Development. Refer to Subsection 14.04.008 for infill development allowances.*
- (l) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.011 MF-15 (Multi-Family Residential) District

The MF-15 (Multi-Family Residential) District is designed to provide for a variety of low intensity multi-family residential including duplexes, townhomes and single-family-for-rent that have multiple dwelling units on one lot. This district is generally appropriate with the Suburban Neighborhood, Core Neighborhood or Technology Hub Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 2 acres
 - Lot width: 85'
 - Lot depth: 100'
 - Front setback: 25'
 - Rear setback: 25'
 - Side setback: 25'
- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "MF-15 (Multi-Family Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building, structure, or changes to the site for multi-family residential use in the MF-15 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - (b) Floor Area. The total floor area of any dwelling unit shall not be less than 800

- square feet.
- (c) ~~Building Area. The maximum allowable building area shall not exceed fifty (50) percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Maximum Density. Fifteen (15) dwelling units per net acre.
 - (i) Minimum Building Separation. A minimum building separation between all buildings on the lot shall be ten (10) feet.
 - (j) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (k) *Infill Development. Refer to Subsection 14.04.008 for infill development allowances.*
 - (l) *Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
 - (m) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.

Sec. 14.02.012 MF-30 (Multi-Family Residential) District

The MF-30 (Multi-Family Residential) District is designed to provide for a variety of medium to high intensity multi-family residential. In addition to the general purposes applying to all residential districts, the regulations of this district are designed to encourage the provision of conveniently located, centrally maintained rental accommodations. This district is generally appropriate with the Suburban Neighborhood, Core Neighborhood Future or Technology Hub Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 5 acres
 - Lot width: 85'
 - Lot depth: 100'
 - Front setback: 25'
 - Rear setback: 25'
 - Side setback: 25'
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "MF-30 (Multi-Family Residential) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for multi-

family residential use in the MF-30 District. *Refer to Subsection 14.06.004 for site plan requirements.*

- (b) Residential Building Setback. Forty (40) feet from any R (residential) zoned property.
- ~~(c) Building Area. The maximum allowable building area in the MF-30 District shall not exceed fifty (50) percent of the gross area of the lot or tract of land.~~
- (d) Height Regulations. No building shall exceed 50 feet.
- (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Maximum Density. Thirty (30) dwelling units per net acre.
- (i) Minimum Building Separation. A minimum building separation between all buildings on the lot shall be ten (15) feet.
- (j) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (k) Infill Development. Refer to Subsection 14.04.007 for infill development allowances.*
- (l) Usable Open Space Requirements. Refer to Section 10.03.008 of the Subdivision Ordinance for open space requirements.*
- (m) Appeals. *Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.013 MH (Manufactured Housing) District

The MH (Manufactured Housing) district is intended to provide for accommodations for a specific form of housing, the manufactured home. To provide appropriate standards for density, spacing and use, a separate district is created and designated for the specific purpose of providing, at appropriate locations, areas for the development of manufactured home parks and subdivisions. This district is generally appropriate with the Suburban Neighborhood or Core Neighborhood Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 3,600 sq. ft.
 - Lot width: 60'
 - Lot depth: 60'
 - Front setback: 25'
 - Rear setback: 10'
 - Side setback: 10'
- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the "MH (Manufactured Housing) District" in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, for

a new manufactured home park or manufactured home subdivision shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction for residential use in the MH District. *Refer to Subsection 14.06.004 for site plan requirements.*

- (b) Addition Setback Regulation. No buildings or structures shall be permitted within twenty-five (25) feet of a boundary of a Manufactured Home Park or Manufactured Home Subdivision.
- (c) Area Regulation. The minimum site area which may be developed or used for a manufactured home park or subdivision shall be ten (10) acres.
- (d) Height regulations. No building shall exceed 35 feet.
- (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
- (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
- (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
- (h) Utility Regulations. Water and sewer service shall be provided for each lot or manufactured home within the district.
- (i) Usable Open Space Requirements. Any development with twenty-five (25) or more lots/units shall provide usable open space. Developments with twenty-five (25) to forty-nine (49) lots/units shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with fifty (50) or more lots/units shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares.
- (j) Architectural and Building Requirements. *Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
- (k) Appeals. *Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.014 C-N (Neighborhood Commercial) District

The C-N (Neighborhood Commercial) district is designed for a limited range of service and light retail land uses and is located at intersections of thoroughfares in the vicinity of residential neighborhoods. This district is generally appropriate with the Suburban Neighborhood, Core Neighborhood, Community Commercial or Downtown Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 10,000 SF
 - Lot width: 50'
 - Front setback: 25'
 - Rear setback: 25'
 - Side setback: 0'
- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
- (b) Where lots in the C-N District are abutting a residential district, the side or rear setback shall not be less than twenty-five (25) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

- (3) Permitted Uses. Those uses indicated as being permitted in the “C-N (Neighborhood Commercial) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial use in the C-N District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-N District shall not exceed two-fifths of the total number of square feet in the lot (FAR to not exceed 0.4).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-N District shall not exceed 40 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations: Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.015 C-O (Office) District

The C-O (Office) district consists of land occupied by or suitable for a wide range of general office activities. This district is generally appropriate with the Regional Commercial, Community Commercial or Downtown Future Land Use categories.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 10,000 SF
 - Lot width: 50’
 - Front setback: 25’
 - Rear setback: 25’
 - Side setback: 15’
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial, or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) Where lots in the C-O District abut a residential district, the side or rear yard setback shall not be less than forty (40) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “C-O (Office) District” in Subsection 14.10 (Use Chart).

- (4) Other required conditions.
- (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for office uses in the C-O District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-O District shall not exceed the total number of square feet in the lot (FAR to not exceed 1.0).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-O District shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height regulations. No building shall exceed 50 feet.
 - (e) Parking regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) *Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.016 C-1 (Retail Business) District

The C-1 (Retail Business) district consists of land occupied by or suitable for neighborhood shopping facilities for the retailing of “convenience goods” and the furnishing of certain personal services to satisfy most of the daily needs of the adjacent residential neighborhood. This district is generally appropriate with the Core Neighborhood, Regional Commercial, Community Commercial or Downtown Future Land Use categories.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 10,000 SF

Lot width: 50’

Front setback: 25’

Rear setback: 25’

Side setback: 15’

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) Where lots in the C-1 District abut a residential district, the side or rear yard setback shall not be less than forty (40) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “C-1 (Retail Business) District” in Subsection 14.10 (Use Chart).

- (4) Other Regulations.
- (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial uses within the C-1 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-1 District shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-1 District shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 50 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) *Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) *Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.017 C-2 (General Commercial) District

The C-2 (General Commercial) district consists of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for retail business districts. This district is generally appropriate with the Regional Commercial Future Land Use category.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 10,000 SF

Lot width: 50'

Front setback: 25'

Rear setback: 25'

Side setback: 15'

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City's adopted Thoroughfare Plan.
 - (b) Where lots in the C-2 District abut a residential district, the side or rear yard setback shall not be less than sixty (60) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.

- (3) Permitted Uses. Those uses indicated as being permitted in the “C-2 (General Commercial) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial uses within the C-2 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The total floor area of any building or buildings on a lot in the C-2 District shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5).~~
 - ~~(c) Building Area. The maximum allowable building area in the C-2 District shall not exceed 50 percent of the gross area of the lot or tract of land.~~
 - (d) Height Regulations. No building shall exceed 35 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.018 M-1 (Light Manufacturing) District

The M-1 (Light Manufacturing) district is designed to provide land for manufacturing and industrial activities subject to limitations intended to protect nearby residential and commercial districts and to protect the permitted uses from one another. Manufacturing District M-1 consists of areas occupied by or suitable for manufacturing, wholesale and other industrial activities, all of a non-nuisance type. This district is generally appropriate with the Technology Hub Future Land Use category.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 1/2 acre
 - Lot width: 85’
 - Front setback: 40’
 - Rear setback: 25’
 - Side setback: 25’
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) When abutting a residential district, the side or rear setback shall be not less than sixty (60) feet.
- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the

required setbacks.

- (3) Permitted uses. Those uses indicated as being permitted in the “M-1 (Light manufacturing) district” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for manufacturing use in the M-1 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The floor area of any building or buildings on a lot in an M-1 District shall not exceed one and one-half times the number of square feet in the lot (FAR to not exceed 1.5).~~
 - ~~(c) Impervious Cover. The maximum allowable impervious cover shall not exceed 80 percent of the total lot. Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot.~~
 - (d) Height Regulation. No building or structure shall exceed 100 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.019 M-1.5 (Medium Manufacturing) District

The M-1.5 (Medium Manufacturing) district consists of areas occupied by or suitable for manufacturing and industrial activities whose generator of nuisance effects is ordinarily greater than that of industries permitted in the M-1 District. Zoning or rezoning to this classification will not be permitted after December 5, 2022.

(1) Minimum Requirements for Lot Area, Width and Setback.

Lot area: 1/2 acre

Lot width: 85’

Front setback: 40’

Rear setback: 25’

Side setback: 25’

- (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
- (b) When abutting a residential district, the side or rear yard shall be not less than sixty (60) feet.

- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “M-1.5 (Medium Manufacturing) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for manufacturing use in the M-1 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor area. The floor area of any building or buildings on a lot in an M-1.5 District shall not exceed one and one-half times the number of square feet in the lot (FAR to not exceed 1.5).~~
 - ~~(c) Impervious Cover. The maximum allowable impervious cover shall not exceed 80 percent of the total lot. Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot.~~
 - (d) Height Regulation. No building or structure shall exceed 150 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

Sec. 14.02.020 M-2 (Heavy Manufacturing) District

Manufacturing District M-2 consists of areas occupied by or suitable for manufacturing and industrial activities whose generator of nuisance effects is ordinarily greater than that of industries permitted in the M-1 District. This district is generally appropriate with the Technology Hub Future Land Use category.

- (1) Minimum Requirements for Lot Area, Width and Setback.
 - Lot area: 1 acre
 - Lot width: 150'
 - Front setback: 40'
 - Rear setback: 25'
 - Side setback: 25'
 - (a) Thoroughfare Street Setback. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a Highway, Major Arterial, Minor Arterial or Collector as set forth in the City’s adopted Thoroughfare Plan.
 - (b) When abutting a residential district, the side or rear yard shall be not less than

seventy-five (75) feet.

- (2) See Section 14.04.001 (Setback Encroachments) for encroachment allowances into the required setbacks.
- (3) Permitted Uses. Those uses indicated as being permitted in the “M-2 (Heavy Manufacturing) District” in Subsection 14.10 (Use Chart).
- (4) Other Regulations.
 - (a) Site Plan. A site plan, *including building elevations and a landscaping plan*, shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for manufacturing use in the M-2 District. *Refer to Subsection 14.06.004 for site plan requirements.*
 - ~~(b) Floor Area. The floor area of any building or buildings on a lot in an M-2 District shall not exceed one and one-half times the number of square feet in the lot (FAR to not exceed 1.5).~~
 - ~~(c) Impervious Cover. The maximum allowable impervious cover shall not exceed 80 percent of the total lot. Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot.~~
 - (d) Height Regulation. No building or structure shall exceed 150 feet.
 - (e) Parking Regulations. Refer to Subsection 14.04.003 for parking regulations.
 - (f) Landscaping Requirements. Refer to Subsection 14.04.006 for landscaping requirements.
 - (g) Screening Regulations. Refer to Subsection 14.04.004 for fences and screening regulations.
 - (h) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
 - (i) Architectural and Building Requirements. Refer to Subsection 14.04.007 for requirements for architectural and building material standards.*
 - (j) Appeals. Refer to Subsection 14.06.010(1) for appeals of an administrative decision.*

...

ARTICLE 14.04 SUPPLEMENTARY DISTRICT REGULATIONS

...

Sec. 14.04.007 Architectural and Building Requirements.

- (a) Purpose. The purpose of this section is to set forth the minimum standards for the appearance of single-family residential (attached or detached), multi-family residential, and non-residential buildings. These standards are intended to enhance property values and promote the City’s general welfare. They are not intended to restrict architectural creativity or require adherence to specific architectural styles or concepts.*
- (b) Architectural Diversity Standards.
 - (1) For the purposes of this section, the following words shall be interpreted to mean as follows:**

- (A) *“Adjacent lots” means lots that adjoin or share side property lines or lots in which, although separated by a street, front property lines overlap another by more than 30 percent.*
 - (B) *“Streetscape” means the facades of single-family dwellings on both sides of a street. The length of a streetscape shall be limited to no more than 20 lots per side of street.*
- (2) *No two single-family dwellings of similar front elevation or facade shall be constructed or located on adjacent lots; nor shall there be constructed or located single-family dwellings of similar front elevation or facade constituting more than 20 percent of the single-family dwellings in any streetscape. Front elevations or facades shall be deemed to be similar when there is no substantial difference in roof lines; and no substantial change in windows of either size, location or type; and either no change in the color of materials used (rather than a change in shade), or no substantial change in the kind of materials. The examples of similarity or dissimilarity set forth in this section are not intended to categorize all dwelling designs which may be presented to the Building Official.*
- (A) *Roof Lines.*
 - (i) *For the purpose of this section, the following differences in the roof lines of single-family dwellings as seen from the front of the dwelling shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:*
 - a. *Changing gable roofs to hip roofs;*
 - b. *Changing hip roofs to gable roofs;*
 - c. *Providing an intersecting gable roof on the main gable roof, provided that the height of the intersection roof is at least 50 percent of the height of the main roof;*
 - d. *Providing an intersecting hip roof on the main hip roof; provided that, the height of the intersecting hip roof is at least 50 percent of the height of the main roof;*
 - e. *Subject to review by the Building Official, a shed roof, when used as a front porch roof for a minimum of 50 percent of the entire width of the house, excluding area of garage;*
 - f. *Subject to review by the Building Official, a substantial difference in roof line shall be deemed to exist if the front soffit is increased significantly and is combined with columns at least six inches in width or other architectural features of a similar magnitude which reach the roof line of the highest story; and*
 - g. *Rotating gable roofs 90 degrees on the building.*
 - (B) *The following changes shall not be deemed sufficient to make adjacent structures dissimilar:*
 - (i) *Gable roof atop hip roof;*
 - (ii) *Hip roof atop gable roof;*
 - (iii) *Small gable or hip projections above windows;*
 - (iv) *Window dormers;*
 - (v) *Change in soffit overhang or minor variation in eave height; and*

- (vi) *Skylight and cupola.*
- (C) *Windows.*
 - (i) *For the purpose of this section, the following differences in the size, location or type of windows shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:*
 - a. *Changing from single windows to a multiple window arrangement (ganged units);*
 - b. *Changing from multiple window arrangement to single window;*
 - c. *Changing the type of windows (e.g., casement to double hung); and*
 - d. *Providing a bay or bow window in the area of the predominant window.*
 - (ii) *The following change shall not be deemed sufficient to constitute a substantial change in windows: The addition or subtraction of muntin bars (dividing lights).*
 - (iii) *Where, because of its size, location or design, one window is the predominant window on the front elevation or facade, if the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.*
- (D) *Construction Material or Color.*
 - (i) *For the purpose of this section, the following differences in construction material between adjacent single-family dwellings as seen from the front of the dwellings shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar.*
 - a. *Brick facing;*
 - b. *Stone facing; and*
 - c. *Stucco facing.*
 - (ii) *When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height.*
 - (iii) *Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.*
- (3) *Single-family dwellings shall be required to provide at least three (3) of the following architectural elements:*
 - (A) *100 percent of each elevation is finished with masonry materials including, but not limited to, brick, stone, synthetic stone, but excluding stucco;*
 - (B) *The front façade contains two types of complementary masonry materials, excluding stucco, with each of the materials being used on at least 25 percent of the front façade;*
 - (C) *A minimum of 10 percent of the dwelling's front façade features patterned brick work, excluding soldier or sailor brickwork provided in association with a door or window;*
 - (D) *No pitched roof plane with a horizontal length longer than 20 feet exists;*
 - (E) *The dwelling only features one-car garage doors that have a carriage*

- style design. These doors typically feature vertical slats, high windows, antiqued hardware, and additional detailing to give the appearance of swinging or sliding doors;*
- (F) *The dwelling chimney is finished on all sides with 100 percent masonry finishing materials (excluding stucco);*
 - (G) *A minimum of three offsets in the front façade measuring at least two feet deep are provided or a minimum of one offset in the front façade measuring at least five feet is provided.*
 - (H) *The dwelling features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;*
 - (I) *A covered front porch which is at least 100 square feet in area is provided;*
 - (J) *A covered back porch which is at least 200 square feet in area is provided;*
 - (K) *At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation below;*
 - (L) *All windows facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window; or*
 - (M) *All ground level mechanical, heating, ventilation, and air conditioning equipment opaque screening device that is at least six feet tall.*
- (4) *Multi-family buildings shall be required to provide at least four (4) of the following architectural elements:*
- (A) *100 percent of each elevation is finished with masonry materials including, but not limited to, brick, stone, synthetic stone, but excluding stucco;*
 - (B) *Awnings/canopies;*
 - (C) *Balconies (a minimum of twenty-five (25) square feet in size);*
 - (D) *Dormers;*
 - (E) *Offsets within each building (minimum of twenty (20) feet to receive credit);*
 - (F) *Porches, recessed or projecting (a minimum of twenty-five (25) square feet in size);*
 - (G) *Stoops (a minimum of two (2) feet tall by four (4) feet wide);*
 - (H) *Varied roof height in building (minimum ten (10) foot difference).*
- (c) Exterior Finishing Materials. *Enforcement of the following building materials standards is subject to Chapter 3000 of the Texas Government Code.*
- (1) Single-Family Requirements.
 - (A) Front Elevation. *100% of this elevation shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco: however, no more than 50 percent of this elevation shall be finished with stucco.*
 - (B) Side and Rear Elevation. *50% of this elevation shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone, or stucco; however, no more than 50% of this elevation shall be finished with stucco. The remaining 25 percent may be finished with*

wood lap siding, Hardie Board, LP Smart Siding, vinyl siding, cementitious siding, east concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.

- (C) ~~Rear Elevation. 50% of this elevation shall be finished with masonry materials including, but not limited to, brick, stone, synthetic stone or stucco. The remaining 50% may be finished with wood lap siding, vinyl siding, cast concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.~~
- (D) *Walls Above the Roof Line.* Walls provided in conjunction with an architectural element located above the roof line (example: walls for dormers) may only be finished with brick, stone, synthetic stone, stucco, wood lap siding, vinyl siding, cementitious siding, east concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited.
- (E) *Calculation of Percentages.* The percentages set forth above are calculated exclusive of doors and windows.
- (2) *Multifamily Requirements.*
- (A) The first story of every multifamily building including accessory buildings shall have 100 percent masonry exclusive of doors and windows. The second story and above may use masonry, three-phase stucco/plaster, EIFS, and/or cementitious siding/Hardie-board siding exclusive of doors and windows.
- (B) ~~EIFS or~~ Architecturally finished metal materials, not including corrugated metal, shall not be allowed on more than 20 percent of each elevation.
- (C) Wood and/or vinyl siding are not permitted as an exterior finishing material.
- (D) The following materials are allowed for roofs:
- (i) Asphalt shingles;
 - (ii) Industry-approved synthetic shingles;
 - (iii) Standing seam metal;
 - (iv) Clay, concrete, or slate tile;
 - (v) Flat roofs that include a parapet screening and feature a well-defined cornice treatment; and
 - (vi) Single-Ply Membrane Roofing.
- (E) Aluminum siding or cladding, galvanized steel, or other bright metal, wood or plastic siding, cementitious siding, unfinished concrete block, exposed aggregate, wood roof shingles and reflective glass are all prohibited as roofing materials.
- (3) *Non-Residential Requirements.*
- (A) All buildings shall have 100 percent masonry on the elevations or facades facing a public street exclusive of doors and windows. Acceptable masonry finishing materials are brick, three-phase stucco/plaster, EIFS, stone and/or cast stone, including slate, flagstone, granite, limestone, and marble.
- (B) Rear and side elevations or facades not facing a public street may be constructed with masonry, three-phase stucco/plaster, and/or cementitious siding/Hardie-board siding.
- (C) ~~EIFS or~~ Architecturally finished metal materials, not including

corrugated metal, shall be allowed on the rear and side elevations, but no more than 50 percent of the front or side elevation facing a public street.

- (D) Wood or vinyl siding is not permitted as an exterior finishing material.*
 - (E) The following materials are allowed for roofs:
 - (i) Asphalt shingles;*
 - (ii) Industry-approved synthetic shingles;*
 - (iii) Standing seam metal;*
 - (iv) Clay, concrete, or slate tile;*
 - (v) Flat roofs that include a parapet screening and feature a well-defined cornice treatment; and*
 - (vi) Single-Ply Membrane Roofing.**
- (F) Aluminum siding or cladding, galvanized steel, or other bright metal, wood or plastic siding, cementitious siding, unfinished concrete block, exposed aggregate, wood roof shingles and reflective glass are all prohibited as roofing materials.*

Sec. 14.04.008 Infill Development.

- (a) Purpose. The purpose of this section is to encourage responsible growth within the City by supporting infill development on vacant or underused lots or parcels of land in existing neighborhoods. This section intends to make better use of existing roads, utilities, and public services while helping to create more housing opportunities. Infill development should fit the character of the surrounding area and support safe, walkable, and connected communities. This section provides clear guidelines to help ensure new development improves the quality of life for current and future residents.*
- (b) For purposes of this section, the following words shall be interpreted to mean as follows:
 - (1) “Fire protection” means the implementation of infrastructure and access necessary to support fire prevention and emergency response. This includes the proper installation and spacing of fire hydrants with sufficient water supply and pressure, as well as the construction of access roads that are adequately wide, load-bearing, and navigable for fire and emergency vehicles.*
 - (2) “Streetscape” means the facades of single-family dwellings on both sides of a street. The length of a streetscape shall be limited to no more than 20 lots per side of street.**
- (c) Applicability. This section applies to any vacant lot or parcel of land in which: (1) at least 80 percent of the land within a 300-foot radius of the boundaries of the subject lot or parcel is built out and occupied, and of the land within that 300-foot radius, Grayson County Central Appraisal District records show that at least 80 percent of the existing, primary structures were completed more than 15 years before the date of application for infill development; (2) streets and fire protection are provided; (3) the zoning district applicable to the vacant lot or parcel is MF-30, R-6, R-5, or R-4; and (4) the vacant lot or parcel does not exceed 12,000 square feet in area.*
- (d) General Standards.
 - (1) The Director may administratively approve modifications to the land use, minimum lot area, lot width and setback requirements if the modifications are consistent with the as-built standards prevalent along the streetscape. However, in no event shall any approved modification be less restrictive or**

more intensive than the standards set forth in the R-4 (Patio home) Residential District, Section 14.02.008.

- (2) Architectural and Building Requirements. The standards set forth in Section 14.04.007 do not apply; however, new buildings shall be constructed to be consistent with the architectural design and building materials prevalent along the streetscape.*
- (3) Parking Garage Exemption. Garage parking required under Section 14.04.003(c)(2)(A) may be waived by the Director if more than 50 percent of the homes within the streetscape do not have garages.*
- (4) The vacant lot or parcel on which any building is to be constructed under this section is part of a plat of record, approved by the City and filed for record with the County Clerk.*
- (5) Plat Exemption. A building permit may be issued before a plat is recorded for the vacant lot or parcel on which any building is to be constructed under this section, in accordance with Section 14.06.002, provided that a preliminary plat has been approved no earlier than 2 years before the date of issuance of the building permit and a final plat is recorded before any certificate of occupancy is issued.*

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ARTICLE 14.06 DEVELOPMENT PROCEDURES

...

Sec. 14.06.004 Site Plan Requirements

...

(b) General standards.

- ~~(1) — A site plan is a plan of development drawn to scale indicating:
 - ~~(A) — The location and arrangement of buildings on the subject property.~~
 - ~~(B) — Building setbacks and yards.~~
 - ~~(C) — Landscaping and/or walls and fences for screening purposes.~~
 - ~~(D) — Off-street parking and loading areas and design of ingress and egress to and from abutting streets.~~
 - ~~(E) — Zoning of adjacent property.~~
 - ~~(F) — The location of screened trash receptors.~~
 - ~~(G) — Fire lanes.~~
 - ~~(H) — When required, a site tabulation table including:
 - ~~(i) — Gross square feet of each structure.~~
 - ~~(ii) — Gross square feet of property.~~
 - ~~(iii) — Required parking.~~
 - ~~(iv) — Parking provided.~~
 - ~~(v) — Current zoning.~~
 - ~~(vi) — Proposed zoning.~~
 - ~~(vii) — Hard surface/impervious area (square feet).~~
 - ~~(viii) — Landscaped area (square feet).~~
 - ~~(ix) — Floor to area ratio (FAR).~~~~~~
- (1) A site plan is a set of development plans drawn to scale including:*

- (A) *Site Plan:*
 - (i) *The location and arrangement of buildings on the subject property.*
 - (ii) *Building setbacks, yards, and easements.*
 - (iii) *Off-street parking and loading areas and design of ingress and egress to and from abutting streets.*
 - (iv) *Zoning of adjacent property.*
 - (v) *The location of screened trash receptors.*
 - (vi) *Fire lanes and the location of fire department connections (FDCs).*
 - (vii) *A site table indicating the following:*
 - a. *Gross square feet of each structure.*
 - b. *Gross square feet of property.*
 - c. *Required parking.*
 - d. *Parking provided.*
 - e. *Current zoning.*
 - f. *Proposed zoning.*
 - g. *Hard surface/impervious area (square feet).*
 - h. *Landscaped area (square feet).*
 - i. *Floor-to-area ratio (FAR).*
- (B) *Landscaping Plan compliant with Subsection 14.04.006:*
 - (i) *The location and arrangement of buildings on the subject property.*
 - (ii) *The location and arrangement of tree plantings on the site.*
 - (iii) *Off-street parking and loading areas and design of ingress and egress to and from abutting streets.*
 - (iv) *Public and private sidewalks.*
 - (v) *Planting schedule including a list of proposed shade and ornamental trees.*
 - (vi) *Landscape buffers.*
 - (vii) *A site table indicating the following:*
 - a. *Gross square feet of property.*
 - b. *Landscaped area (square feet).*
 - c. *Hard surface/impervious area (square feet).*
 - d. *Required tree mitigation (caliper inches).*
 - e. *Provided tree plantings (caliper inches).*
- (C) *Building Elevations Plan compliant with Subsection 14.04.007:*
 - (i) *2-Dimensional drawing demonstrating the elevation of each wall face for each proposed building on the site.*
 - (ii) *Elevations may be drawn in color or grayscale.*
 - (iii) *The building height measured from the floor to the highest point of the structure for each elevation.*
 - (iv) *Color of the building materials shall be included as required by ordinance.*
 - (v) *Building materials shall be indicated.*
 - (vi) *A table indicating the following:*
 - a. *Required architectural features included as required by ordinance.*
 - b. *Percentage of building materials as required by*

ordinance.

- (2) Site plans for new commercial project shall be prepared by a design professional (architect, engineer, surveyor, etc.) except as listed below:
 - (A) Temporary use permits.
 - (B) Additions to existing buildings under one thousand (1,000) square feet.
 - (C) *Conceptual site plan submittals for zone change requests.*

...

- (4) Initiation, complete application and expiration.

...

- (D) *The authority responsible for approving site plans must approve a site plan that satisfies the requirements of this Chapter and other applicable law.*

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ARTICLE 14.08 DEFINITIONS

Sec. 14.08.001 Definitions.

...

Dwelling, townhome. A single-family dwelling with a single-unit structure in a row of at least three (3) or more such units in which each unit has its own access to the outside, no unit is located over another, each is separated from any other unit by one (1) or more common fire-resistant walls, and each unit is on an individually platted lot. *Every common wall shall consist of a minimum of 80 percent of the side wall of each abutting unit.*

...”

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) or the highest amount allowed under applicable law, whichever is lowest. A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. Allegation and evidence of a culpable mental state is not required for proof of any offense defined in this Ordinance. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed

this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2025.

SHAWN TEAMANN, MAYOR

ATTEST:

TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.**

RYAN D. PITTMAN, CITY ATTORNEY