



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 06, 2010
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. Barry Glantz
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Scott Saunders
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Pat Rosenblatt, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorneys as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to provide their name and address for the public record.

5. UNFINISHED BUSINESS

A. Application #09-036: Storm Water Ordinance Update
Applicant/Agent: Mr. James H. Heines
Director of Public Works
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

6. NEW BUSINESS

A. Application #10-038: St. Timothy's Episcopal Church CUP Amendment and SDP

Applicant/Agent: Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd, Suite 425
Saint Louis, MO 63144

B. Application #10-039: Parc Provence Subdivision

Applicant/Agent: Mr. Nicholas Walker
Parc Provence Real Estate, L.L.C.
One McKnight Place
St. Louis, MO 63124

7. WORK AGENDA

- A. Zoning for the Core Business District**
- B. Dautel Road Right-of-Way (Communication Only)**
- C. 2011 Planning Commission Meeting Schedule**

8. OTHER BUSINESS

A. Planning Division Report

Staff Representative: Mr. Paul Langdon

B. City Attorney Report

Staff Representative: Mr. Carl Lumley

9. ADJOURNMENT



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: December 1, 2010
TO: Planning & Zoning Commission
FROM: Jim Heines, Director of Public Works
SUBJECT: Staff Report - Residential Storm Water Ordinance

November 1, 2010 Planning & Zoning Review

A revised draft of the Residential Storm Water Ordinance was presented to the Planning and Zoning Commission at their meeting on Monday, November 1, 2010. After discussions about the content of the most recent draft, the Commission suggested that although the concept of the ordinance was good, a re-write the entire ordinance was in order.

During the discussions, City staff explained that most of the items that the Commission objected to in the draft ordinance were already part of the General Storm Water and Construction Regulations in the Municipal Code and were being restated within this draft ordinance for the benefit of the property owner or developer.

Current Submission to the Planning & Zoning Commission

Over the past month, City staff has worked closely with the City Attorney to incorporate the proposed residential storm water regulations into Section 425 (Storm Water Regulations) of the Municipal Code. In doing so, the mechanics of the previous draft were modified to eliminate any redundant portions of the code. By revising Section 425 of the Municipal code we have moved towards a unified Storm Water Code.

In addition, Public Works staff has worked with the Building Department to create a Residential Development Permit which will help streamline the permitting process for the development of a single residential lot.

Summary of Changes

- Residential Development Permit – This permit has been created to cover any and all construction on a single family residential lot. Items such as building, site improvement, grading, storm water control, driveways, and utility service cuts in the right of way will be included in this one permit.
- Permit Fees – Since storm water control will be part of the Residential Development Permit there will be one permit fee for all activities on that site.
- Escrows – Escrows will be a flat fee of \$5,000 to cover all items under the Residential Development Permit, including storm water control devices.
- Inspection Fees – Inspection fees for all permitted work under the Residential Development Permit are paid for through the permit fee. Future inspections of the storm water control facilities will be made at no cost to the property owner.

Please review the attached redline copy of Section 425 of the Municipal Code and be prepared to make a recommendation on the proposed changes to City Council.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF CREVE COEUR, MISSOURI,
REVISING STORMWATER MANAGEMENT REQUIREMENTS FOR
RESIDENTIAL CONSTRUCTION.**

WHEREAS, the City currently requires larger-scale construction projects to include measures to mitigate and control differential stormwater runoff through Chapter 425 of the City Code of Ordinances in order to protect the public health, safety and welfare; and

WHEREAS, the cumulative effects of uncontrolled differential stormwater runoff from smaller-scale construction projects, such as the replacement of an existing single residence with a larger structure, also warrant mitigation and control for such purposes;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:**

SECTION 1. The following sections of Chapter 425 of the City Code of Ordinances are amended to read as follows:

SECTION 425.010: PURPOSE AND INTENT

~~A.— This Chapter~~Section seeks to provide those standards, criteria, procedures and controls necessary to minimize the harmful physical and economic effects of flooding from stormwater within the City of Creve Coeur (City). This is to be accomplished through ~~the requirements of special~~ measures ~~through a development agreement~~ to mitigate, through detention and controlled discharge, of the differential runoff from ~~any property whereon any~~ grading, excavation, filling or other disturbance of the natural vegetation or ~~any~~ construction, erection or alteration of a building or structure, ~~as specified herein is to be undertaken~~. Erosion control will be handled by separate ordinance.

~~B.— This Chapter is adapted from the MSD ordinance dated February, 1997, Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities. Non-applicable Sections have been deleted and minor modifications have been made to comply with the City of Creve Coeur's policies and requirements. This Chapter may need to be revised in the event that MSD may change their ordinance.~~ (R.O. 2008 §24-30.1; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-14-08)

SECTION 425.020: SUBMISSION, REVIEW AND APPROVAL OF

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PLANS AND SPECIFICATIONS

A. *Requirements For Building Or Grading Permit.* No permit shall be issued to construct, erect or alter any building or structure or to clear, grade, excavate, fill, remove topsoil from or change the contour of any property within the City until a stormwater management plan has been submitted and approved in accordance with the provisions of this Chapter, except as provided in [Section 425.050](#) Exceptions, below.

B. *Review Process.* Designs, plans and specifications of all drainage works proposed to be constructed, connected to, altered or reconstructed by any person or corporation, private or public, within the City boundaries shall be submitted to the City, and MSD [if applicable](#), for review, revision, approval or rejection. The design engineer shall meet with City staff before starting stormwater facilities design to review the development [plan agreement](#). Then the stormwater management plan must be reviewed with City staff before submittal to MSD. Such designs, plans and specifications (excluding house connections, curb cuts, etc.) shall be prepared, [certified as meeting all requirements](#) and sealed by a professional engineer registered in the State of Missouri and shall meet the minimum standards of the City, the St. Louis Metropolitan Sewer District (MSD) and the Missouri Department of Natural Resources before approval is granted. [The City may provide a Stormwater Design Manual to provide guidance regarding such matters.](#)

C. *Procedure.*

1. *Preliminary conferences.* ~~At any time p~~Prior to formal submission of project plans, the owner's engineer shall arrange for a preliminary conference to obtain informal guidance in project plan preparation with the City. Preliminary conferences are required, ~~especially in unique or unusual situations,~~ to expedite the subsequent formal review and approval process. This includes review of the downstream areas jointly by the City and the developer's engineer, with photographs [if feasible](#).

2. *Application.* Application for an approved stormwater management plan, as required, shall be submitted to the Director of Public Works [or his or her designee](#) by the owner of the land prior to the time any work subject to this Chapter is begun on the land. Said plans must accompany any such application, parts of which may also be on forms prepared by the City. [No changes shall be made to an approved plan except upon further application and review.](#)

3. *Approval process.* Upon receipt of any application and plan, the Director of Public Works [or his or her designee](#) shall consider the plan in light of the provisions of this Chapter and shall approve the plan, disapprove the plan or approve the plan with modifications, noting thereon any changes that will be

required.

4. *Notification.* The City shall promptly notify the applicant of the City's decision on a plan. Failure of the Director of Public Works or his or her designee to act on any plan within seventy-five (75) days after it has been properly filed should be deemed to constitute approval of the plan. Any approved plan shall be issued, dated and bear the manual signature of the Director of Public Works or his or her designee. Notwithstanding the foregoing, for projects involving a single residence, the City shall notify the applicant of its decision on a plan within 30 days.

5. *Site development plan approval.* A stormwater management plan may, as required, be included in and made part of an application for site development plan approval in accordance with Section 405.1080 or of an application for approval of improvement plans for a subdivision in accordance with Chapter 410 of the Creve Coeur subdivision regulations.

D. *Submission Requirements.* In order to facilitate review of plans, all projects shall be submitted with a letter of transmittal which shall include the name of the project, name and address of owner ~~and/or also the~~ developer if other than the owner; name, address, telephone number and seal of the professional engineer licensed in the State of Missouri; and ~~identification clarification~~ as to the purpose of submittal.

E. *Downstream Conveyance System.* The downstream conveyance system where the connection is receiving the proposed development's runoff is required to be evaluated to determine if acceptable to receive the proposed development's runoff. The evaluation has to continue until the proposed development's runoff is less than ten percent (10%) of the downstream conveyance system. The Director of Public Works or his or her designee can request additional studies further downstream if a stormwater problem is anticipated.

F. *Corrective Action.* If a development during or after construction adversely affects downstream property, corrective action will be required by the developer and/or landowner as determined by the Director of Public Works or his or her designee. The development shall make the required study and repairs during construction or after completion of the proposed development ~~according to the development agreement~~ if the stormwater-related problems downstream of the development can be demonstrated to be caused by the development.

~~G. *Stormwater Fund Contributions.* Any developer which is not required to provide detention by MSD may be required to contribute to the City's stormwater fund for detention or downstream improvements, at the discretion of the Director of Public Works, in lieu of being required to make the on-site or downstream improvements if the proposed development is a contributor to the downstream conveyance system. The detention will need to be designed for the total~~

~~watershed. The developer may be required to participate on the percentage of his/her development with the applicable watershed or subwatershed. This will be part of a City-wide stormwater district established by the City.~~

GH. Time Of Validity.

1. Any approved stormwater management ~~plan~~ plan, ~~unless construction has started or is continuing,~~ shall become subject to further review and revision by the City ~~and void~~ one hundred eighty (180) days after the date of approval if work has not then commenced, or 180 days after the date that work ceases to be diligently pursued to completion, and in such event upon direction of the Public Works Director or his or her designee, no further work subject to this Chapter shall be allowed unless and until additional or updated plans have been submitted and approved in accordance with the provisions of this Chapter. Progress and completion of work shall be or unless all requirements of the approved control plans have been completed in less than one hundred eighty (180) days in accordance with said plans and verified by ~~an~~ on-site inspections by the Director of Public Works or his or her designee. As-built plans shall be provided to the City.

2. ~~Any~~ When no change in conditions has occurred since the date of approval for the one hundred eighty (180) days, an updated plan shall be submitted for approval ~~ed~~ in accordance with the provisions of this Chapter with the requirements in effect at the time of resubmission.

H. Waivers

Every applicant shall provide for stormwater management as required by this Chapter, unless a written request for a waiver is filed. An applicant for waiver must demonstrate that there is no reasonable option to comply with the Chapter. The request for a waiver must be in writing and must include any waiver fee specified by Appendix A-Community Development and Public Works Fee Schedule. The Public Works Director or his or her designee shall respond in writing by recommending whether to grant or deny the waiver in full, or to grant the waiver with any necessary conditions or mitigation measures to protect public health, safety, and the environment. The application and recommendation shall be presented to the Stormwater Committee for decision. The applicant shall note any full or partial waivers, and conditions imposed on the stormwater management design plan.

(R.O. 2008 §24-30.2; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-14-08)

SECTION 425.025: GENERAL CRITERIA

A. General Stormwater Management Criteria

The storm water mitigation plan requirements of this Chapter solely address increases in runoff caused by the additional impervious cover that would result from the proposed improvements, and do not address runoff caused by the impervious cover existing on a property prior to the construction of the proposed improvements. The Public Works Director or his or her designee shall exercise reasonable discretion in the application of this standard, especially in cases of infill development, redevelopment, or unique circumstances. The City shall encourage use of non-structural stormwater control and treatment techniques that use natural processes, restoration or enhancement of natural systems, or design approaches to control runoff and/or reduce pollutant levels. Such measures can be used in lieu of or to supplement structural practices on a land development site. Non-structural measures include, but are not limited to: minimization and/or disconnection of impervious cover; development design that reduces the rate and volume of runoff; restoration or enhancement of natural areas such as riparian areas, wetlands, and forests; and on-lot practices such as rain barrels, cisterns, and vegetated areas that intercept roof and driveway runoff, such as rain gardens.

(1) Stormwater Maintenance

The design of stormwater facilities shall incorporate maintenance accommodation and long-term maintenance reduction features in accordance with the latest version of the Stormwater Design Manual.

(2) Velocity Dissipation

Velocity dissipation devices shall be placed at discharge locations and along the length of any outfall to provide non-erosive flow velocity from the structure to an adequate receiving stream or channel so that the natural physical and biological characteristics and functions of the receiving stream or channel are maintained and protected.

(3) Discharges to Adjacent Property

Concentrated discharges from land development, including from stormwater facilities, shall not be discharged closer than ten feet to adjacent developed property without adequate conveyance in a natural stream or storm sewer system. The Public Works Director or his or her designee may require proof of drainage easements where proposed stormwater discharges must cross an adjacent or off-

site property before reaching an adequate conveyance.

(4) Location of Private Stormwater Facilities on Lots

Private stormwater facilities within residential subdivisions that serve multiple lots and/or a combination of lots and roadways shall be on property owned and maintained by an entity of common ownership, unless an alternative arrangement is approved by the Public Works Director or his or her designee. Stormwater practices located on individual lots shall be in a reserved area indicated on the property plat, maintained by the lot owner or, at the discretion of the Public Works Director or his or her designee, be placed within an easement and maintained by an entity of common ownership.

(5) Hydrologic Computation Assumptions

Hydrologic parameters shall reflect the ultimate land development and shall be used in all engineering calculations. All pre-development calculations shall consider woods and fields to be in good condition, regardless of actual conditions at the time of application.

(6) Authorization to Discharge to MS4

If runoff from a land development will flow to a Municipal Separate Storm Sewer System (MS4) or other publicly-owned storm sewer system, then the applicant shall obtain authorization from the system's owner to discharge into the system.

(7) Compliance with Federal, State and MSD Regulations

All stormwater facilities and conveyance systems shall be designed in compliance with all applicable federal, state and MSD laws and regulations, including the Federal Clean Water Act and all applicable erosion and sediment control and floodplain regulations. To the extent practical, and in no circumstance without obtaining any applicable federal permit, stormwater facilities shall not be located in areas determined to be jurisdictional waters through Section 404 of the Federal Clean Water Act and/or applicable state regulations.

(8) Protect Public Health, Safety & General Welfare

The design of stormwater management practices shall consider public health, safety, and general welfare. These considerations include, but are not limited to: preventing flooding of structures and travelways; preventing standing water in facilities, manholes, inlets, and other structures in a manner that promotes breeding of mosquitoes; preventing attractive nuisance conditions and dangerous conditions due to velocity or depth of water and/or access to orifices and drops; and preventing aesthetic nuisances due to excessive slopes, cuts and fills, and other conditions.

(9) Adherence to Stormwater Design Manual

All stormwater management practices shall be designed to the standards of the most current version of the Stormwater Design Manual, unless the Public Works Director or his or her designee grants the applicant a waiver or the applicant is exempt from such requirements.

(10) Landscape Plan

The design of stormwater management practices shall include a landscape plan detailing both the vegetation to be in the practice and how and who will manage and maintain the vegetation. The landscape plan shall be prepared in accordance with the Stormwater Design Manual.

(11) Pretreatment

Each stormwater management practice shall have an acceptable form of water quality pretreatment, in accordance with the pretreatment requirements found in the current Stormwater Design Manual, where applicable.

(12) Stormwater Authority Discretion

If hydrologic, geologic, topographic, or land use conditions warrant greater control than that provided by the minimum control requirements, the Public Works Director or his or her designee may impose additional requirements deemed reasonable and necessary to control the volume, timing, rate and/or quality of additional runoff, such as by restricting the use of certain stormwater management practices, requiring pretreatment above the minimum standards in the Stormwater Design Manual, and/or requiring a Stormwater Pollution Prevention Plan in certain circumstances including, but are not limited to: stormwater generated from stormwater hotspots, stormwater discharges that are conveyed with non-stormwater discharges, and stormwater discharged in important groundwater management areas or areas where geologic conditions are conducive to groundwater contamination (e.g., karst).

(13) Replicating Pre-Development Hydrology

Stormwater management designs shall preserve the natural hydrologic functions, stream channel characteristics, and groundwater recharge of the site, to the extent practical. This shall be accomplished by treating the additional runoff caused by the proposed improvements at the source, promoting infiltration and evapotranspiration, disconnecting impervious cover, preserving or enhancing natural flow paths and vegetative cover, preserving or enhancing natural open spaces and riparian areas, and other measures that replicate pre-development hydrologic conditions.

(14) Treatment of Off-Site Stormwater

Off-site stormwater conveyed through a land development shall be conveyed in a manner that does not increase upstream or downstream flooding. Off-site stormwater shall be conveyed around on-site stormwater management practices, unless the facilities are designed to manage the off-site stormwater. The City may allow credits for treating off-site stormwater in the calculation of water quality volume.

(15) Stream & Wetland Crossings

All stream and wetland crossings subject to Section 404 of the Federal Clean Water Act and/or state stream and wetland regulations shall minimize impacts on streams or wetlands, to the extent practical and achievable, by crossing streams and wetlands at a right-angle, reducing the footprint of grading and fill, and utilizing bridges, open bottom arches, spans, or other structures that do not restrict or alter stream or wetland hydrology. If culverts are placed within stream or wetlands, at least one culvert, in a group of parallel culverts, shall be countersunk or otherwise placed to allow the formation of a natural channel or wetland bottom to allow movement of aquatic organisms.

B. Water Quality Criteria

Structural and non-structural stormwater management practices shall be used to prevent or minimize water quality impacts from land development. The applicant shall be subject to the requirements of (1), (2), and (3) below if the project's land disturbance is less than one (1) acre; otherwise, the applicant shall follow MSD requirements in Chapter 4 of "Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Stormwater Drainage Facilities" February 2006, or latest revision.

(1) Water Quality Volume Standard

Structural practices shall be designed to capture and treat, at a minimum, the Water Quality Volume (WQ_v) in cubic feet. The WQ_v shall be computed as follows.

WQ_v = [P x DI]/12, where:

P = 1-year 24-hour rainfall depth of 2.5 inches

DI = is the increase in Impervious Cover (square feet)

(2) Technology Standard

Structural practices shall be selected from the Stormwater Design Manual and sized and designed according to the standards in the manual for the drainage area tributary to it. The rainfall depth used to size the stormwater management practice

shall be 2.5 inches. The intent of this Chapter is to hold and slowly release captured rainfall over a 48 hour period. Hydrodynamic separators, by themselves, will not meet this requirement. For stormwater management practices without piped outfalls and/or underdrains, the Water Quality Volume must pass through 3 feet of soil with a hydraulic conductivity of 0.5 feet/day. For stormwater management practices with piped outfalls and/or underdrains, a screw plug orifice, or equivalent flow control device, with four (4) holes drilled in a diamond pattern shall be used to restrict flow out of the system. The table below specifies the maximum hole size that may be used according to the Water Quality Volume measured or calculated for the system.

<u>For WQv less than value (cubic feet) below</u>	<u>4 holes of this diameter required</u>
<u>350</u>	<u>1/8"</u>
<u>800</u>	<u>3/16"</u>
<u>1500</u>	<u>1/4"</u>
<u>3300</u>	<u>3/8"</u>
<u>6000</u>	<u>1/2"</u>
<u>9075</u>	<u>5/8"</u>

(3) Additional Criteria for Stormwater Hotspots

In addition, stormwater discharges from stormwater hotspots (areas where land use activities generate highly contaminated runoff) may require the use of specific structural, non-structural, and/or pollution-prevention practices, including enhanced pre-treatment. Discharges from a stormwater hotspot shall not be infiltrated without enhanced pre-treatment, as approved by the Public Works Director or his or her designee.

C. Stream Channel Protection Criteria

Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the approaches in (1) and (2) listed below:

(1) Treatment of Stream Buffers

Stream buffers (protected through Chapter 430 Stream Buffer Protection Regulations of this Code) shall be preserved, restored, and/or reforested.

(2) Erosion Prevention

Erosion prevention measures such as energy dissipation and velocity control shall be used at all outfalls.

D. Sensitive Waters and Wetlands: Enhanced Criteria

Land development that discharges to sensitive waters and wetlands, as designated in the Stormwater Design Manual, shall meet enhanced criteria. These may include, but are not limited to:

(1) Control of temperature increases for discharges to designated cold-water fisheries;

(2) Enhanced control of nutrients and sediment for discharges to drinking water reservoirs, lakes and/or wetlands;

(3) The control of impacts to wetland hydrology, including limiting fluctuations to the natural or pre-development wetland hydrology; and

(4) Enhanced bacteriological or pollutant controls for discharges to Impaired Waters, as designated in the most recent 303(d) list produced by EPA or the appropriate State agency or if additional control is otherwise required by the City's MS4 Stormwater NPDES permit.

In these cases, the Public Works Director or his or her designee may require additional storage, treatment, filtering, Infiltration, or other techniques. The use of non-structural practices shall be used to the maximum extent practical to meet enhanced criteria.

In making this determination to apply enhanced criteria, the Public Works Director or his or her designee shall consider cumulative impacts and also the land development's adherence to the land use plans and policies of the City.

SECTION 425.050: EXCEPTIONS

The provisions of this ~~Chapter~~Section shall not apply to:

1. Any reconstruction, repair or alteration of any existing building or structure when no land, trees, shrubs, grass or other vegetation is to be disturbed, destroyed or removed.

~~2. Any existing undeveloped property of less than one-quarter (1/4) acre not to include newly subdivided lots zoned in an "A", "B", "C" or "D" or "RA" single-family residential district.~~

~~23.~~ The clearing, grading, excavation, filling, removing topsoil from or changing the contour of less than twenty-five hundred (2,500) square feet of land and less than three (3) feet of elevation.

~~34.~~ The planting, trimming, pruning or removal of trees, shrubs, grass, weeds, vegetation, ground cover or other plant material in accordance with the concept landscape plan of approved site development plan in accordance with [Section 405.1080](#) or when such actions are incidental to and part of the normal maintenance of land and property in the City of Creve Coeur.

45. In considering the applicability of these exceptions, the effective size or scope of a~~ereage for~~ a project, development or subdivision is not limited to a fractional part of the total concept. Rather, if a project is developed in phases or small plats, the total size and scope~~ereage~~ of the project, development or subdivision will be considered. Furthermore, smaller projects which would otherwise be exempt under of less acreage than provided for in this Chapter shall also provide detention/retention if in the judgment of the Public Works Director conditions in the receiving system are inadequate or harmful effects can be anticipated if detention/retention is not implemented. Also the Public Works Director has the discretion to require for any building permit, a grading plan, a siltation control plan and/or a stormwater management plan. (R.O. 2008 §24-30.5; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-14-08)

SECTION 425.075: INSPECTIONS.

A. Notice of Construction Commencement

The applicant must notify the Public Works Director or his or her designee before the commencement of construction of stormwater practices. In addition, the applicant must notify the Public Works Director or his or her designee in advance of construction of critical components of the stormwater practices on the approved stormwater management design plan, as noted on the approved plan. The Public Works Director or his or her designee may, at his/her discretion, issue verbal or written authorization to proceed with critical construction steps, such as installation of permanent stormwater practices based on stabilization of the drainage area and other factors. MSD permits must be obtained as applicable.

B. Construction Inspections by the Public Works Director or his or her designee.

The Public Works Director or his or her designee, shall conduct periodic inspections of the stormwater practices shown on the approved stormwater management design plan, and especially during critical installation and stabilization steps. All inspections shall be documented in writing. The inspection shall document any variations or discrepancies from the approved plan, and the resolution of such issues. Additional information regarding inspections may be found in the Stormwater Design Manual. A final inspection by the Public Works Director or his or her designee is required before any performance bond or guarantee, or portion thereof, shall be released.

C. Inadequacy of System

If a stormwater management practice is found to be inadequate by virtue of

physical evidence of operational failure, even though it was built as called for in the approved stormwater management design plan, it shall be corrected by the applicant before the Certificate of Completion is issued. If the applicant fails to act, the City may use the Corporate Surety Bond or Cash Escrow to complete the work, or seek other remedies.

D. Stormwater Certificate of Completion

Subsequent to final installation and stabilization of all stormwater management practices shown on the stormwater management design plan, submission of all necessary as-built plans, and final inspection and approval by the City, and MSD if applicable, the Public Works Director or his or her designee shall issue a Stormwater Certificate of Completion for the project. In issuing such a certificate, the Public Works Director or his or her designee shall determine that all work has been satisfactorily completed in conformance with this Chapter.

SECTION 425.080: DEDICATION~~GENERAL~~

MSD will generally accept for dedication all public sewers and pump stations within easements dedicated to MSD that have been constructed to MSD standards and for which the requirements stated herein have been met. The City may accept dedication of certain facilities by resolution of the City Council, upon recommendation of the Public Works Director or his or her designee.

The maintenance of ~~such these public~~ facilities will remain the responsibility of the project ~~developer and owner~~ as provided in Section 425.110 until such time that they have been accepted for dedication by MSD or the City. (R.O. 2008 §24-30.8; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-14-08)

SECTION 425.090: COMPLETION OR ABANDONMENT OF WORK

Approved stormwater management plans shall be fully implemented prior to final approval of related construction and/or issuance of occupancy permit. Upon receipt of a written statement from the Owner that further work on the project has been abandoned, the City and the District shall determine whether or not the uncompleted work is required to ensure the public health, safety and welfare. Should it be determined that completion of the work is necessary, and it is not otherwise performed, the City ~~may~~shall utilize the monies deposited in the construction escrow for the project to complete this work, or seek other remedies. (R.O. 2008 §24-30.9; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-14-08)

SECTION 425.100: FEES AND ESCROWS REQUIRED BEFORE PLAN

APPROVAL

A. The City and MSD will require that certain fees be paid prior to the acceptance of the plans for review or the subsequent approval of these plans. Failure to submit the fees in a timely manner could delay the review and approval of the plans. No plans will be approved until all required fees have been paid.

B. City fees and escrow requirements are set forth in Appendix B to Title IV of the Code of Ordinances, under Building and Site Improvements. Since the amount of these fees are subject to change, no amount for these fees is given herein. Please contact the City and MSD for a current list of fees.

~~—1. Submittal fee. A submittal fee in the amount indicated on MSD Engineering Form E.2 must be submitted along with the plans and Form E.2. Failure to submit this fee, Form E.2 or the appropriate number of plans will result in the rejection of the plans for review.~~

~~—2. Review fee. The City and the District will charge a fee to review the project based on the acreage of the development. This fee will be determined by the District and refer to Appendix B to Title IV, Community Development and Public Works Fee Schedule for the City and the Owner will be notified of the amount as part of the review process.~~

C3. *Recording fees.* The owner will be responsible for paying the recording fees for all documents to be recorded with the Recorder of Deeds for St. Louis County.

~~D. The bond or escrow shall be released upon proper completion of all of the requirements of such approved plans, as verified by the Public Works Director or his or her designee.~~

(R.O. 2008 §24-30.10; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-14-08)

SECTION 425.110: CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES

A. Detention/retention and other mitigation facilities and measures, when mandatory, are to be built in conjunction with the approved plans storm sewer installation and/or grading. Since these facilities and measures are intended to control increased runoff, they must be partially or fully operational soon after the clearing of the vegetation.

B. Silt and debris connected both with early construction and with general erosion from the site and elsewhere in the watershed after construction shall be

removed periodically from the detention area and control structure in order to maintain close to full storage capacity.

C. The responsibility ~~for~~ maintenance of the detention/retention ~~and other mitigation~~ facilities ~~and measures~~ in subdivision projects shall remain with the developer until such time as applicable escrows are released. Upon release of escrows the maintenance responsibility shall be vested in the trustees of the subdivision by virtue of the trust indenture ~~for facilities and measures on common ground or easements. Individual~~~~The indenture of the trust shall clearly indicate lot owners shall be~~ ~~resident~~ responsibility for maintenance in cases of ~~facilities~~~~projects without~~ ~~and measures on their property~~~~common ground.~~

D. The responsibility ~~for~~ maintenance of the detention/retention ~~and other mitigation~~ facilities ~~and measures~~ in single owner development projects shall remain with the general contractor until final inspection of the development is performed and approved and a legal occupancy permit is issued. After legal occupancy of the project, the maintenance of detention/retention ~~and other mitigation~~ facilities ~~and measures~~ shall be vested with the owner of the ~~property~~~~project.~~

E. The City is not responsible for the design, installation, operation or maintenance of stormwater facilities unless and until it accepts dedication thereof pursuant to Section 425.080.

F. Maintenance Agreement and Plan

Prior to approval of a stormwater management design plan, each owner shall submit a Maintenance Agreement containing a maintenance plan in accordance with the following:

(1) Requirement for Maintenance Agreement

If a stormwater management design plan requires private structural or non-structural measures, the owner shall execute a stormwater Maintenance Agreement with the City and/or MSD prior to the City granting final approval of the plan, or any plan of development or other development for which a permit is required under this Chapter. The agreement shall be recorded by the owner of the property in the office of the recorder of deeds and shall run with the land. A copy of the recorded Maintenance Agreement shall be submitted to the City prior to the issuance of the Site Improvement permit.

(2) Responsible Party

The owner shall be responsible for the operation and maintenance of structural and non-structural measures and such responsibility shall pass to any successor owner, unless such responsibility is accepted by the City or another governmental entity.

(3) Required Elements for Maintenance Agreement

The stormwater Maintenance Agreement shall be in a form approved by the City and/or MSD, as applicable, and shall, at a minimum:

- (a) Designate for the land development, the owner, governmental agency, or other legally established entity (Responsible Party) which shall be permanently responsible for maintenance of the structural or non-structural measures required by the plan;
- (b) Pass the responsibility for such maintenance to successors in title;
- (c) Grant the City and/or MSD, as applicable, the right of entry for the purposes of inspecting all stormwater management practices at reasonable times and in a reasonable manner, which includes the right to enter a property when they have a reasonable basis to believe that a violation of this Chapter is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this Chapter;
- (d) Ensure the continued performance of the maintenance obligations required by the plan and this Chapter through a maintenance plan (which may be an attachment to the actual Maintenance Agreement), and shall include a list of inspection and maintenance tasks, a schedule for routine inspection and maintenance, actions to be taken when maintenance is required, and other items listed in the Stormwater Design Manual.

G. Records of Maintenance Activities

The Responsible Party shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least five (5) years. These records shall be made available to the City, during inspection of the property and at other reasonable times upon request.

~~-(R.O. 2008 §24-30.11; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-14-08)~~

SECTION 425.120: ENFORCEMENT, VIOLATIONS AND PENALTIES

A stormwater management plan shall be subject to all provisions of [Article IX of Chapter 405](#) relating to Enforcement, Violations and Penalties. ~~In addition, a corporate surety bond, conditioned upon carrying out all and every part of approved plans for at least the sum estimated to be the full costs of carrying out such plans, or a cash escrow, upon the same conditions and in the same amount, shall be furnished the City whenever such costs exceed five hundred dollars (\$500.00).~~ An additional penalty of five hundred dollars (\$500.00) a day can be assessed. (R.O. 2008 §24-30.12; Ord. No. 2207 §1, 1-27-03; Ord. No. 5043 §2, 7-

Comment [MSOffice1]: 421.030G

14-08)

SECTION TWO.

In Section 425.030: (1) change the title to read “Required Submittals by the Design Engineer – Stormwater Drainage Projects”; delete subsection A.1.e.(6)(e); in subsection A.5, delete the phrase “be responsible for notifying the City for the final release one (1) year later and”; and delete subsection G.

SECTION THREE.

In Section 425.040, change the title to read “Construction Drawing Plan Requirements – Stormwater Drainage Projects”.

SECTION FOUR.

In Section 425.060, change the title to read “Design Standards for Stormwater Drainage Projects”.

SECTION FIVE.

This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2010.

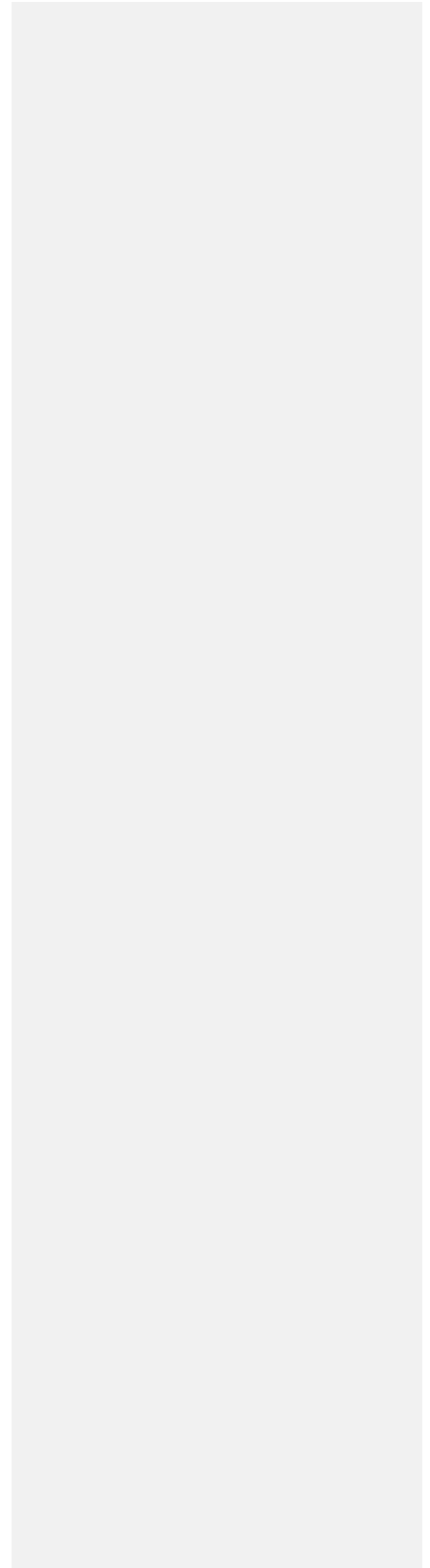
A.J. Wang, President
City Council

APPROVED THIS ____ DAY OF _____, 2010.

Harold L. Dielmann
Mayor

Attest:

Deborah Ryan
City Clerk





city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966

www.creve-coeur.org

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: December 6, 2010

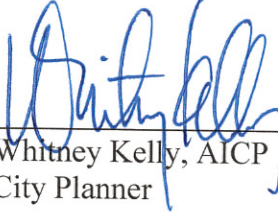
Subject: Application #10-038
St. Timothy's Episcopal Church Condition Use Permit Amendment and Site Development Plan

Location: 808 N. Mason Road

Requested Action: Conditional Use Permit Amendment and Site Development Plan Approval

Applicant: Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd, Suite 425
Saint Louis, MO 63144

Property Owner: St. Timothy's Episcopal Church
808 N. Mason Road
Creve Coeur, MO 63141

Report Prepared by: 
Whitney Kelly, AICP
City Planner

12/3/2010
Date

Attached: Draft conditional use permit ordinance
Ordinance #2206
Applicant's materials, received December 2, 2010

PROPOSAL SUMMARY

Chiodini Associates has submitted an application on behalf of St. Timothy's Episcopal Church to amend the Site Development Plan and Conditional Use Permit for an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, and entry plaza, as well as renovate the existing educational center. The applicant is also seeking to move the existing entrance driveway from the south west corner to further north along Mason Road with one entrance and two exit drives with a landscaped median. Additional parking will be built into the hillside at the southeast portion of the property, adding 24 parking spaces for a total of 132 parking spaces.

The project site is located at 808 North Mason Road, south of Olive Boulevard, and is zoned "C" Single Family Residential. Churches and other places of worship are conditional uses within the "C" Single Family Residential District. The Planning and Zoning Commission is required to make a recommendation to the City Council on the Conditional Use Permit Amendment and Site Development Plan.

BACKGROUND

St. Timothy's Episcopal Church was originally built in 1962, with the school facilities added in 1969, and remodeled in 1979. The property sits on five acres. In 2003, St. Timothy's Episcopal Church received a Conditional Use Permit (Ordinance Number 2206) for an addition that included the current sanctuary.

The proposed changes to St. Timothy's are to better serve the congregation by providing better identification and configuration of the facility from Mason Road, make the entire facility handicapped accessible, and renovate the educational area for dedicated infant and toddler areas, and an improved youth area.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hope Montessori School	"C" Single Family Residential	NA
South	Residences	"C" Single Family Residential	NA
East	Residences	"C" Single Family Residential	NA
West	Residences	"A" Single Family Residential "D" Single Family Residential	N. Mason Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the "C" Residential District. The Comprehensive Plan contains many goals directed at the protection of residential areas from non-residential development. The "Residential Preservation and Economic Development" section of the overall goals contains the following:

2. *Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent (p. 21).*
4. *Protect residential areas from encroachment of non-residential uses (p.21).*

This is further supported by a goal within the Residential Neighborhoods chapter that reads as follows:

4. New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

The applicants have proposed lighting that, when used correctly, can be well controlled. The use of adequate trash receptacles will also help control trash. What is less easy to control is noise. However, the use of the property will not be changing and therefore no further impact of noise is expected once the development is completed.

Further, the new parking area that is closest to the residential homes along the south and east property lines will be shielded from view with the new retaining wall that will extend from three feet to eight feet in height and the plantings of new deciduous and evergreen trees within the required 50 foot buffer.

DESIGN GUIDELINES

The architecture and materials of the new addition will match the existing Church facility in design and materials that is already in reasonable conformance with the Design Guidelines.

ZONING REVIEW

The subject property is located on five acres within the "C" Single Family Residential District.

"C" Single Family Residential District Requirements:

Maximum structure height for schools, churches and other places of worship: 50 feet. No portion of the building or structure shall penetrate this sky exposure plane.

Proposed Maximum height of new addition: 26 feet

Maximum floor area ratio (FAR): 0.4

Proposed Maximum FAR: 0.14

Maximum site coverage: 40%

Proposed site coverage: 40%

Minimum front yard for conditional uses: 50 feet

Minimum side yard for conditional uses: 50 feet

Minimum rear yard for conditional uses: 50 feet

Buffer yard for conditional uses: Any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

The proposed addition will meet the requirements regarding site setbacks and coverage requirements.

Landscaping: The applicant has provided a landscape plan that includes adding 37 new deciduous and evergreen trees to the buffer areas surrounding the property and along N. Mason Road. Also included are new planter beds at the new entrance and on the east side of the existing church. The

applicant has indicated that the Church has a volunteer committee to maintain the plantings. A condition of the ordinance includes that annual planting areas shall be renewed and replanted every year to maintain overall approved landscape design.

Section 405.540.F.2 of the *Design Standards for Landscape Plans* requires a continuous opaque screen when parking is located adjacent to a residential district to prevent headlights from entering the adjacent residential unit. The legally pre-existing non-conforming parking along the north property line abuts to the "C" Single Family Residential District; however the property's use is the Hope Montessori School and is unlikely to change to residential uses. The applicant has included additional trees to add to the buffer, but has not proposed adding an opaque wall. If the Commission feels that one is necessary, a condition can be included to require a low wall or fence for screening, otherwise it can remain a legally non-conforming site. As identified above, should the school convert to residential uses, the code provides that a construction of an opaque screen and buffer would be required upon notification of the Planning and Zoning Commission.

Parking: 1 space/4 seats – Church: 100 spaces
1 space/300 sq. ft. – Education Center: 26 spaces
1 space/200 sq. ft. – Banquet Facility (calculated as the new addition of 11,976 sq. ft.): 60 spaces

Exiting Parking Provided – 108
Total Proposed Parking Provided – 132

Requiring parking for the cumulative activities is not necessary, as none of the activities of the church will occur at the same time. We need to only look at the largest parking demand of the church, which requires 100 spaces. With the additional 24 spaces, there should be plenty of parking available on site. The applicant has also indicated that the Montessori School allows the use of their parking for any overflow should it become necessary.

FORM OF THE DRAFT ORDINANCE

The draft ordinance is in keeping with the prior approved ordinance dated January 27, 2003 with the exception of the site improvements conditions that have been addressed, as discussed earlier.

ACTION

If the Planning and Zoning Commission finds the associated draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions. A public hearing before City Council is tentatively scheduled for January 10, 2011.

MOTION

The following is an example of an appropriate motion for this application:

"I move to recommend approval of the Conditional Use Permit and Site Development Plan Amendment for the St. Timothy's Episcopal Church, submitted with Application #10-038, subject to the conditions contained in the draft ordinance attached to the staff report dated December 6, 2010" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: SITE PHOTOGRAPHS

Photo Date:



Description: View of St. Timothy's and school from across N. Mason Rd.



Description: View of the existing drive that will be relocated and the Educational Center that will be remodeled.



Description: View of St. Timothy's from the back parking lot looking west. Note the dashed yellow lines that mark the new addition extending into the parking area.

	Description: View of the hillside that will be utilized for the new parking area that creates a natural screening for the residential units to the south east. Note the dashed yellow lines that mark the new addition extending into the current parking area.
	Description: View of house rooftops at the south east property line.
	Description: View from the parking lot looking north west at the Hope Montessori School.

APPENDIX 5: AERIAL MAP



Legend

-  Property Lines
-  St. Timothy's Episcopal Church, 808 N. Mason Road



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE SAINT TIMOTHY'S EPISCOPAL CHURCH
CONDITIONAL USE PERMIT, ORDINANCE NUMBER 2206, ALLOWING AN 11,979
SQUARE FOOT ADDITION ON PROPERTY ADDRESSED AS 808 N. MASON ROAD, IN
THE "C" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

WHEREAS, Saint Timothy's Episcopal Church submitted a request to amend the Site Development Plan and Conditional Use Permit to allow an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003; and

WHEREAS, on December 6, 2010, the Planning and Zoning Commission of the City of Creve Coeur, by a _____ vote, recommended approval of said application subject to certain conditions as provided by Section 405.1070(D)(2); and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, January 10, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(3); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.

BILL NO. _____

ORDINANCE NO. _____

6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Section 2, of Ordinance #2206, shall be amended to include the following new conditions and all subsequent sections renumbered accordingly:

1. The Conditional Use Permit shall be for the construction of an 11,979 sq. ft. addition for a total of 28,089 sq. ft facility for a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Amended Site Development Plan for New Parish Center" prepared by Chiodini Associates, last dated December 2, 2010.
3. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2011.

A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

BILL NUMBER 3186

ORDINANCE NUMBER 2206

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR ST. TIMOTHY'S EPISCOPAL
CHURCH ON PROPERTY ADDRESSED AS 808 N. MASON ROAD,
ZONED "C", SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, St. Timothy's submitted a request for to expand the existing building, located at 808 N. Mason Road, by a total of 6,180 square feet, and

WHEREAS, the property is zoned C, Single Family Residential District and said use is classified as a Conditional Use under Article 3, Section 26-32.3 (c) Churches and other place of worship, under Ordinance Number 1903, and requires a recommendation from the Planning and Zoning Commission, a Public Hearing before the City Council, and approval by City Council, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, on Monday, November 18, 2002, reviewed the plans dated (Received) November 12, 2002, by the Department of Community Development and unanimously recommended approval of said request, and

WHEREAS, pursuant to Article 9, 26-114 *Conditional Use Permits*, a Public Hearing was held by the City Council on Monday, January 13, 2003, at 7:30 PM, or immediately following the close of the previous Public Hearing, and

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countian on December 27, 2002, and in the West County Journal on December 29, 2002, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this bill having been read by title in open meeting three (3) times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it Ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for St. Timothy's Episcopal Church addressed as 808 N. Mason Road in the 'C', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

Part of Lot 4 of the Subdivision of John Hezel Estate in U.S. Survey 1923, Township 45 North, Range 5 East, described as follows:

Beginning at a point in the center of said Lot 4 thence along the center line of Mason Road, south 1 degree 3.5 minutes west, 416 feet to a point thence north 81 degrees 28.5 minutes west, 523.5 feet to the point of beginning.

SECTION 2: The Conditional Use Permit for St. Timothy's Episcopal Church as defined under Article 3, Section 26-32.3 (c) Churches and other places of worship under Ordinance Number 1903 is to be granted and shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the construction of a 6,180 square foot addition for a religious use on property addressed as 808 N. Mason Road, known as St. Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance to the Site Development Plan prepared by Gary Dedeke Architect, Inc., dated (Received) November 12, 2002, by the Department of Community Development, or as further revised as required and approved by the City of Creve Coeur.
3. Any mechanical equipment installed for the school shall be properly screened with approved materials.
4. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued.
5. The church and associated uses must have sufficient proper signs to comply with the "No Smoking" Ordinance No. 1392 and amending Ordinance No. 1548.
6. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
7. All conditions contained within this permit shall be openly posted upon the property in such a manner that it is visible to the public and the operator of said facilities.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided,

however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

9. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date the Conditional Use Permit is granted, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions not exceeding one hundred and eighty (180) days each, upon written application filed and granted prior to the expiration of the Conditional Use Permit period.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth.
11. All lighting shall consist of full cut-off, downcast fixtures with the illuminant source shielded from view.

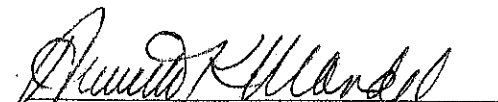
SECTION 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this Ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this Ordinance.

SECTION 4: This ordinance shall become effective at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

ADOPTED THIS 27th DAY OF January, 2003


DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF January, 2003


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK



CONDITIONAL USE PERMIT APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Conditional Use Permit applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Christopher Chiadini / Chiadini Associates
Applicant Address: 1401 S. Brentwood Blvd., Suite 425
St. Louis, MO 63144
Phone Number: 314-725-5588
Fax Number: 314-725-4347
Email: cchiadini@chiadini.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: Architect Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: St. Timothy's Episcopal Church
Owner Address: 808 North Mason Road, Creve Coeur MO 63141
Phone Number: 314-434-5906
Fax Number: 314-434-4103

PROPERTY INFORMATION

Property Address: 808 North Mason Road, Creve Coeur, MO 63141
Existing Use: St. Timothy's Episcopal Church
Zoning District: C

AREA DATA

Zoning of Area Properties

North: Municipal East: Public/Residential
South: Residential West: Residential

Land Use of Area Properties

North: School East: Public/Residences
South: Residences West: Residences

REQUEST

The applicant hereby requests a conditional use permit for the following land use activity, per Section 26-52 of the Creve Coeur Zoning Ordinance:

Fully identify the use: St. Timothy's Episcopal Church

PROPOSED USE INFORMATION

Gross Floor Area – Existing and Proposed: Existing: 16,110 SF
Addition: 11,979 SF
Total: 28,089 SF
Number of Parking Spaces – Existing and Proposed: _____
Existing = 108 Proposed: 132
Number of Handicapped Accessible Parking Spaces: 8
Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: N/A

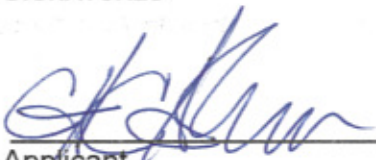
Hours of Operation: N/A

Will the applicant apply for a liquor license: Yes _____ No ☒

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for a conditional use permit should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

SIGNATURES


Applicant _____ Date 11/05/2010

Property Owner or Agent
(if different from applicant) _____ Date _____

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials



St. Timothy's Episcopal Church

Rationale for Conditional Use Permit

The following is the rationale for our request for a conditional use permit:

- The use for the property is not changing; it shall remain St. Timothy's Episcopal Church.
- The proposed addition is to better serve the St. Timothy congregation:
 - Consolidating St. Timothy's 'Spiritual Campus'
 - Better Identification and configuration of St. Timothy's entry from Mason Road
 - Increased Parking
 - Clear identity of facility entry for St. Timothy's
 - Making the entire facility Handicapped Accessible
 - Simplifying circulation patterns within the facility
 - Renovation of the 'Educational Wing':
 - Dedicated Infant and Toddler Areas
 - Increased and dedicated Youth Areas
 - Parish Hall Addition:
 - Increased Meeting Space
 - Larger Meeting Space
 - Larger Food Service

Owner: Hope Educational & Research Center
 Subdivision: BJC West County Hospital
 Acres: 11.12
 Zoned: Municipal



SITE PLAN



Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Legal Description:

Part of lot 4 of the subdivision of John Hezel Estate in U.S. survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 1/2 minutes west, 416 feet to a point; thence north 81 degrees 28 1/2 minutes west, 523.5 feet to the point of beginning.

Owner:

Saint Timothy's Episcopal Church

Subdivision:

J.W. Hezel Estate

Zoning:

C District
 Fire District - Creve Coeur
 School District - Parkway

Acres:

5.3 ac.
 (234,700 s.f.)

Green Space:

136,950 s.f.+

Paved Area:

67,750 s.f.+
 (not including buildings)

Coverage Area:

40%

Floor Area Ratio:

.14

Building Data:

New Addition = 11,979 s.f. +-
 Remodeled Educational Center = 7,650 s.f. +-
 (Total for both floors)
Total Area of Addition and Existing Buildings = 28,089 s.f

Parking Data:

Existing Parking Spaces = 108 Spaces
 Existing + Additional Spaces = 132 spaces
 (Req. Parking - 1 space per 4 seats - 400 seats)
 Handicapped spaces provided - 8
 Loading Space - 1
 3-New Fire Hydrants with no greater than 300' Travel Distance

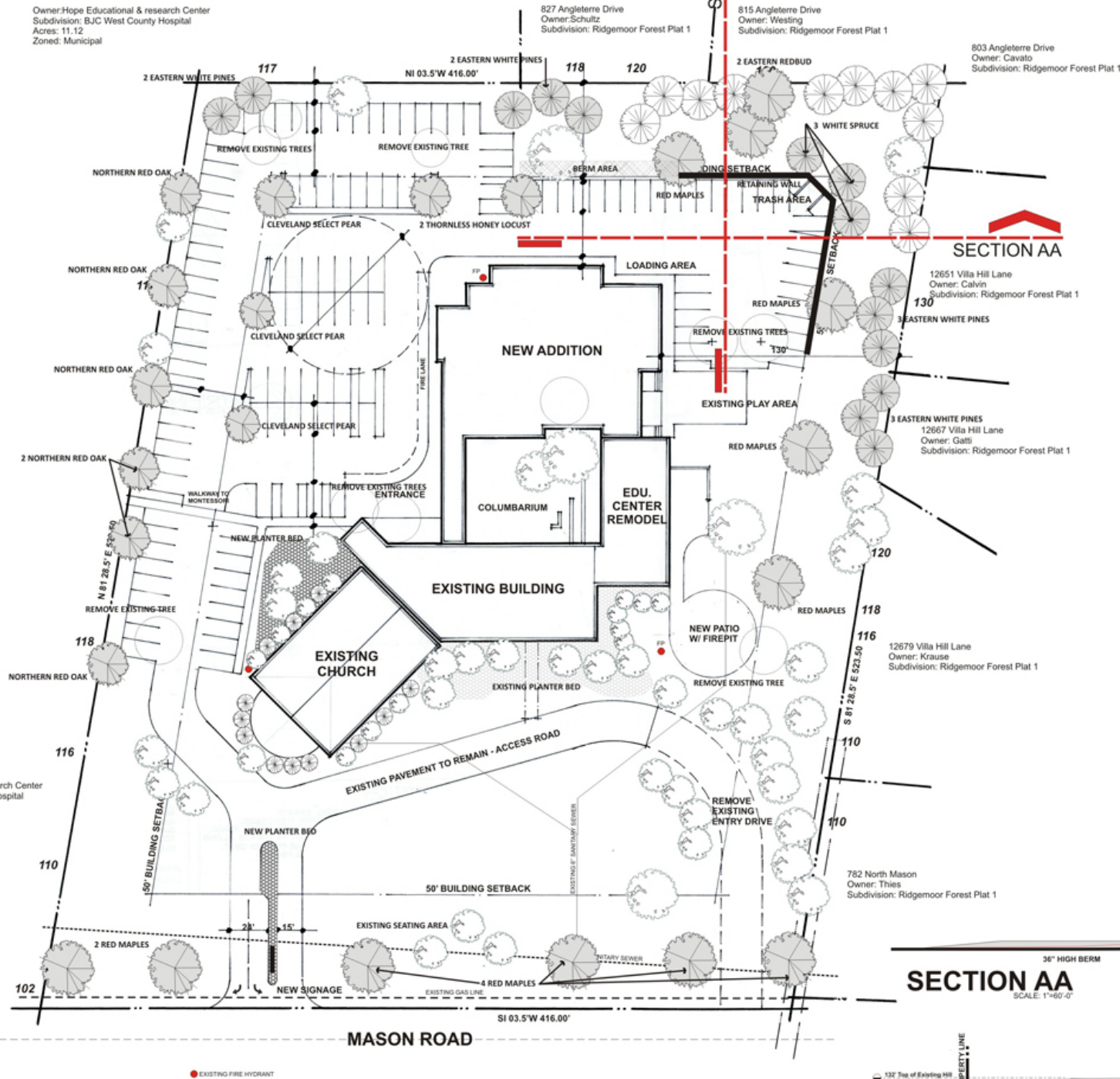
Owner: Hope Educational & Research Center
 Subdivision: BJC West County Hospital
 Acres: 0.66
 Zoned: Municipal

Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Date: November 5, 2010

Chiodini
 ARCHITECTS
 1401 South Brentwood
 Saint Louis, Missouri 63144
 314.725.5588

Owner: Hope Educational & research Center
 Subdivision: BJC West County Hospital
 Acres: 11.12
 Zoned: Municipal



Location Map

PROJECT LANDSCAPE DATA

Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

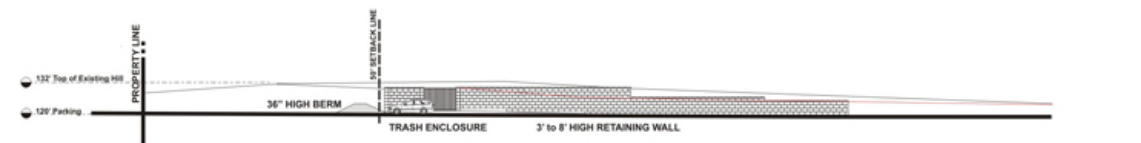
Plant Legend:

Botanical Name	Common Name	Counts
Acer Rubrum	Red Maple	10
Gleditsia Triacanthos Inermis	Thornless Honey Locust	2
Quercus Rubra borealis	Northern Red Oak	6
Picea Glauca	White Spruce	3
Pinus Strobus	Eastern White Pine	11
Cercis Canadensis	Eastern Redbud	2
Pyrus Calleryana Cleveland	Cleveland Select	3



SECTION AA

SCALE: 1"=60'-0"



SECTION BB

SCALE: 1"=60'-0"

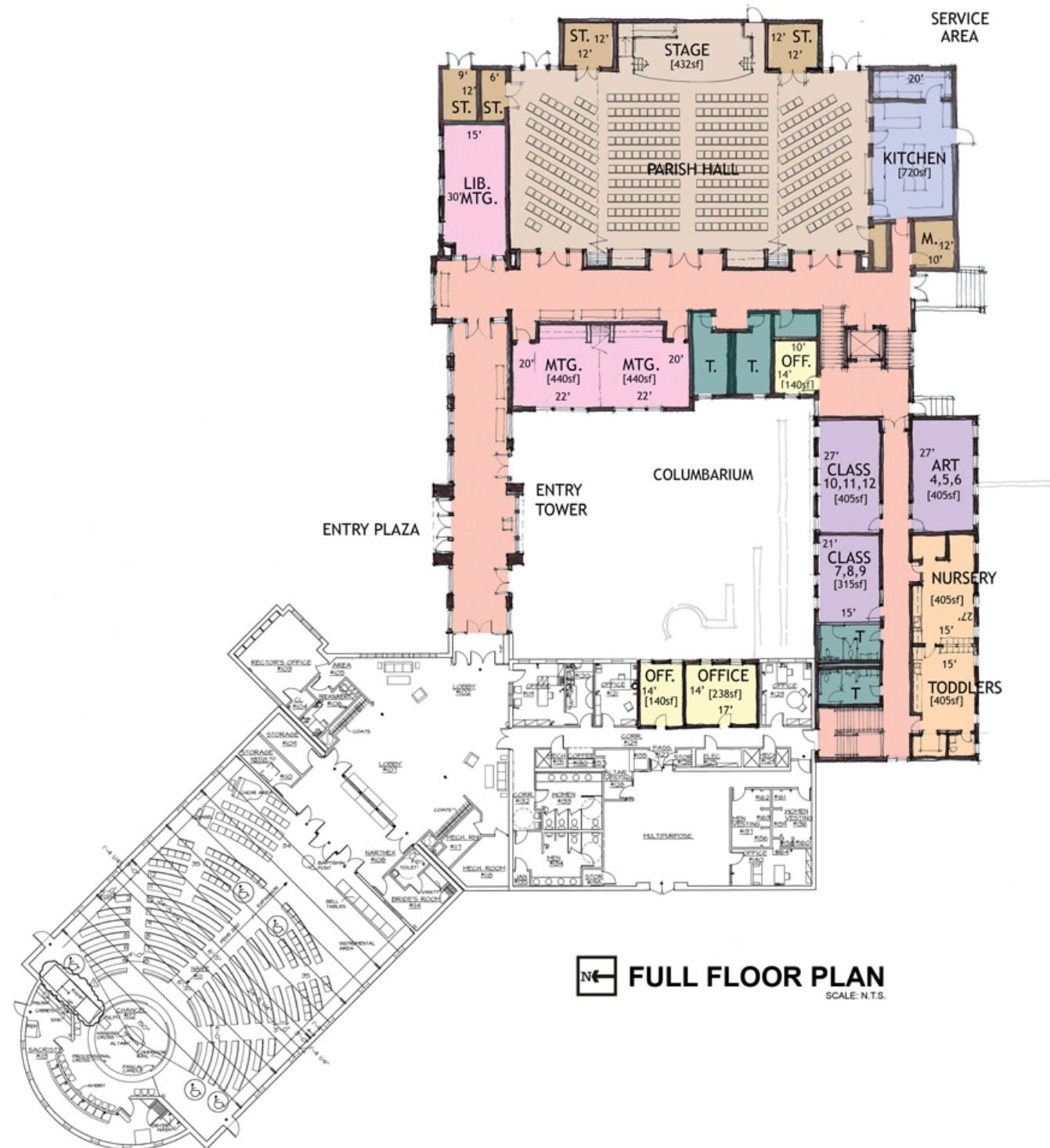
SITE PLAN - LANDSCAPE



Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
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 Creve Coeur, Missouri 63141

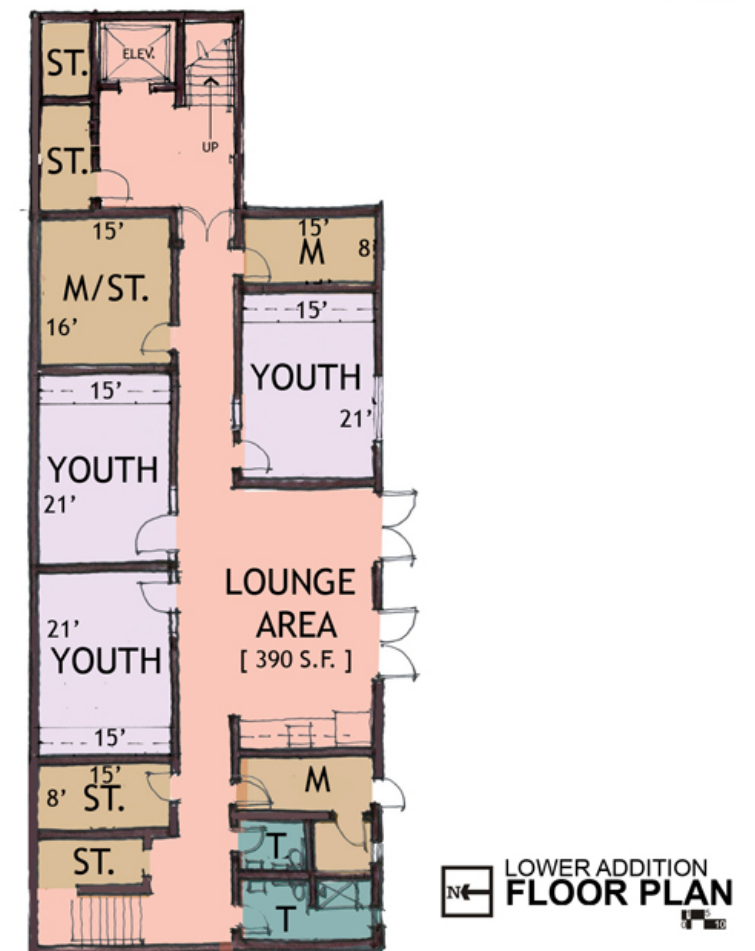
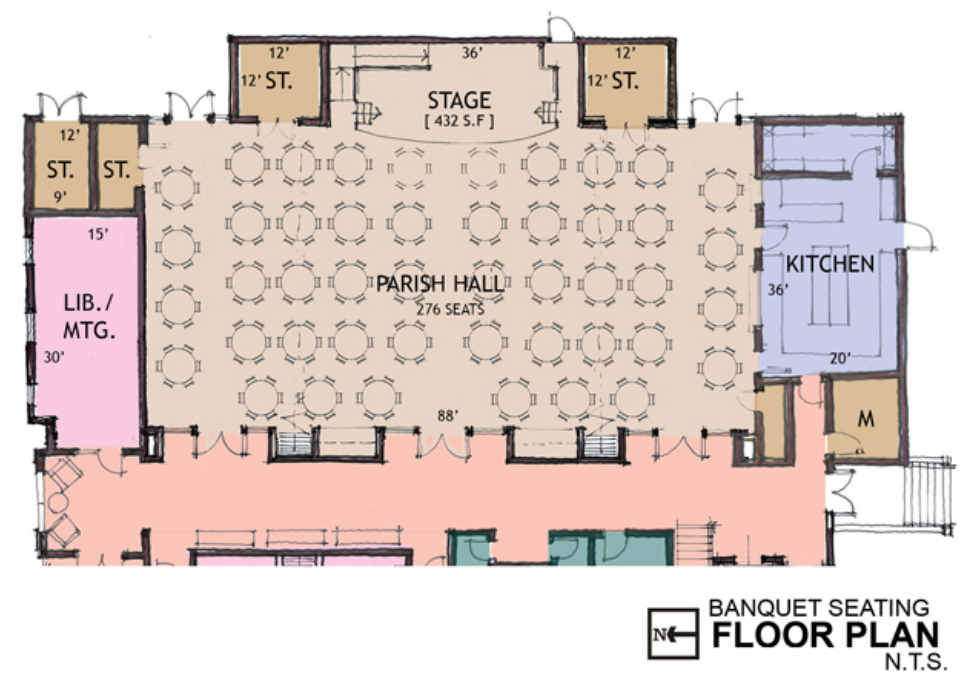
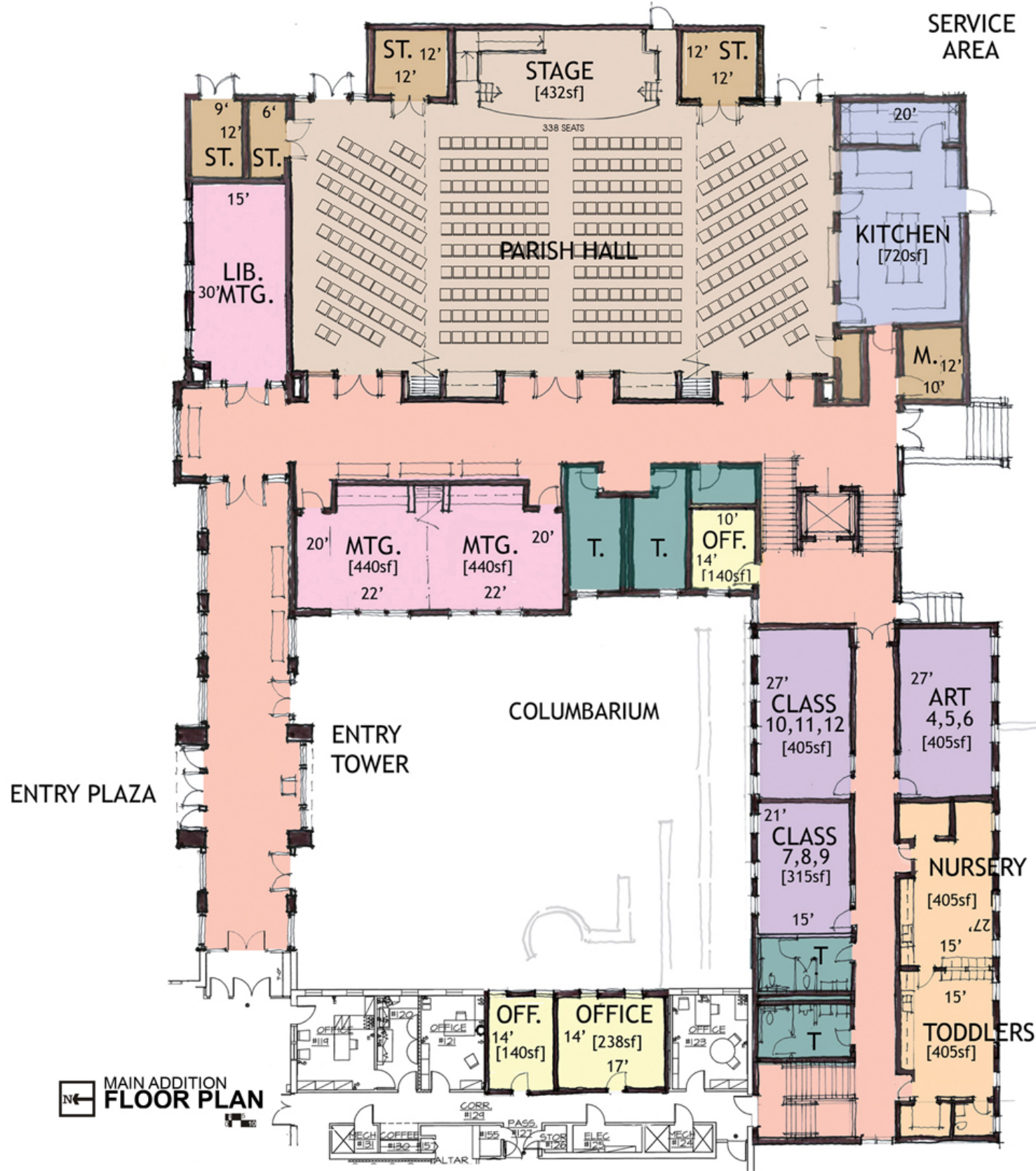
Date: November 5, 2010
 November 30, 2010

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 314.725.5588



Date: November 5, 2010

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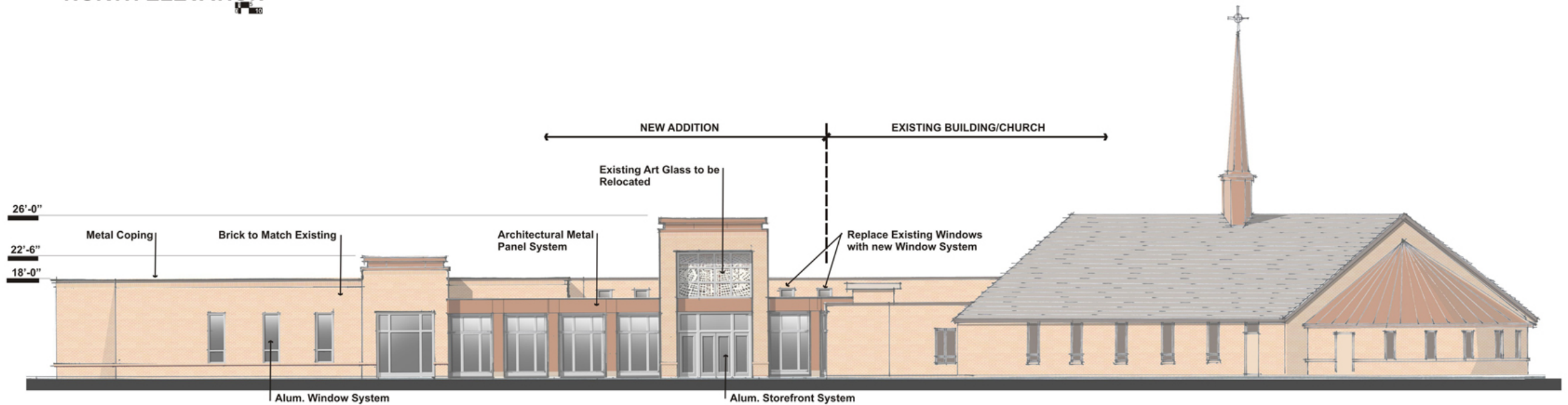
Site Development Submission for
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Date: November 5, 2010

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NORTH ELEVATION



NORTH ELEVATION



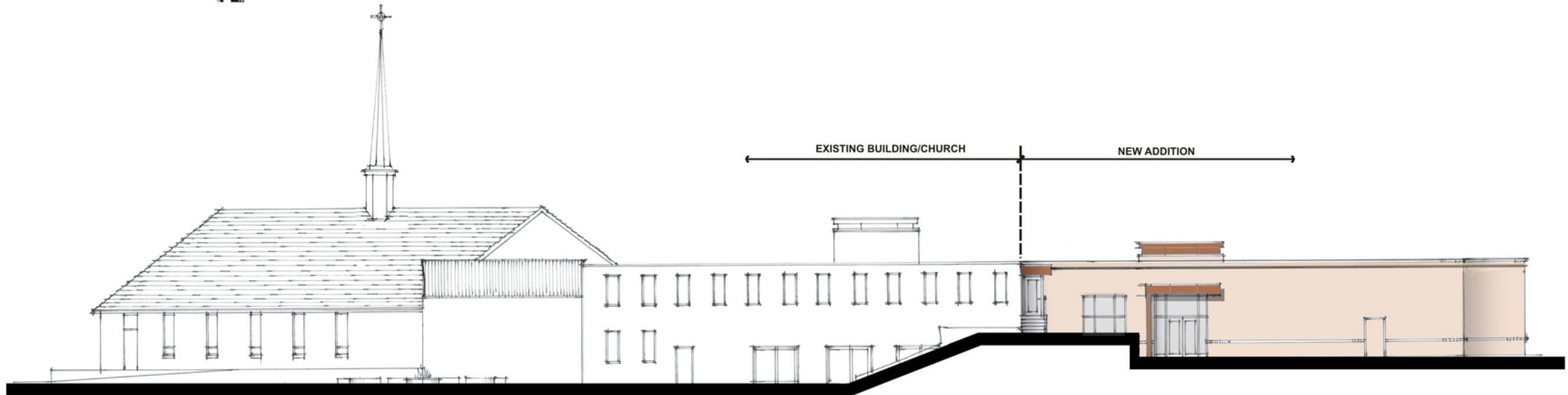
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EAST ELEVATION



SOUTH ELEVATION



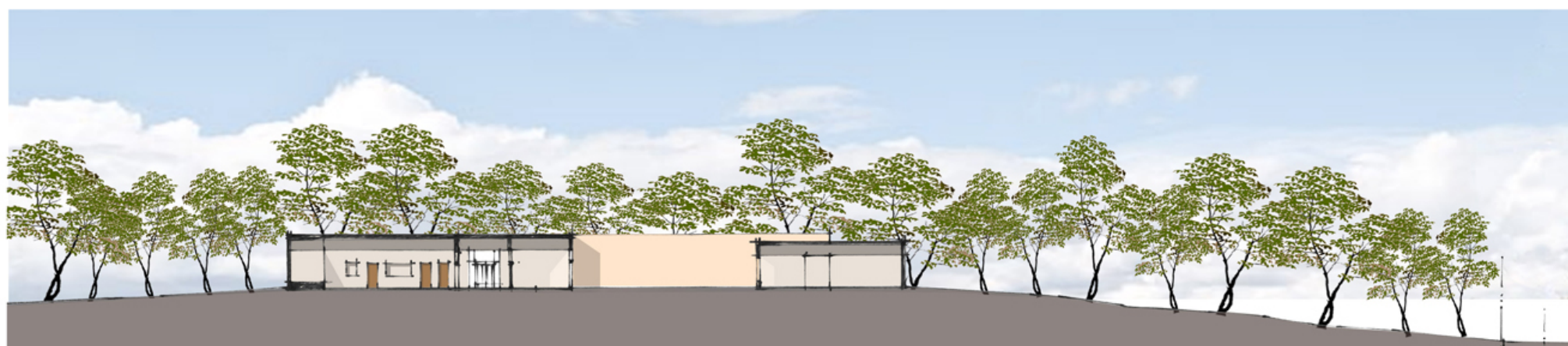
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SITE SECTION AA



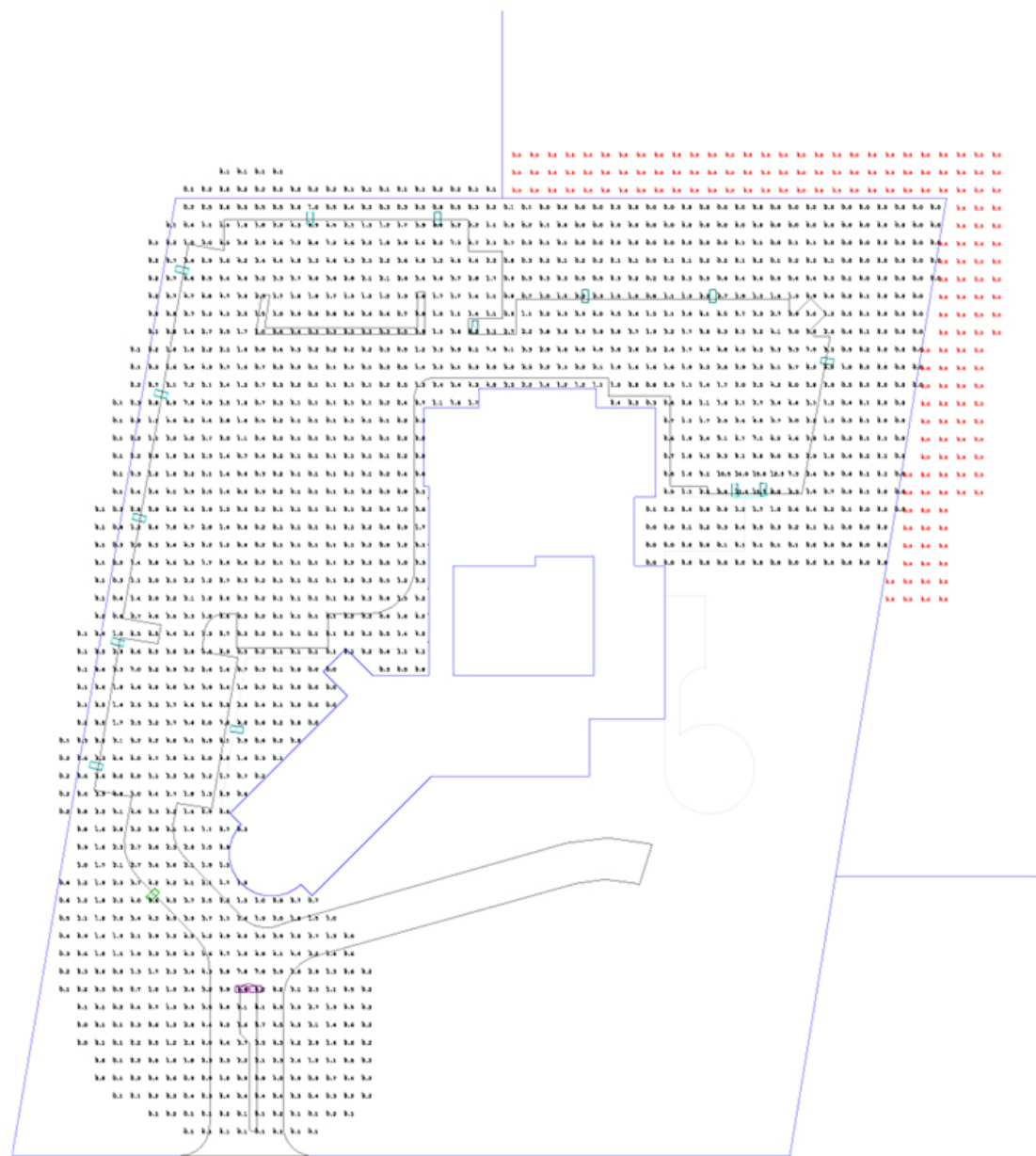
SITE SECTION BB



Site Development Submission for
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Date: November 5, 2010

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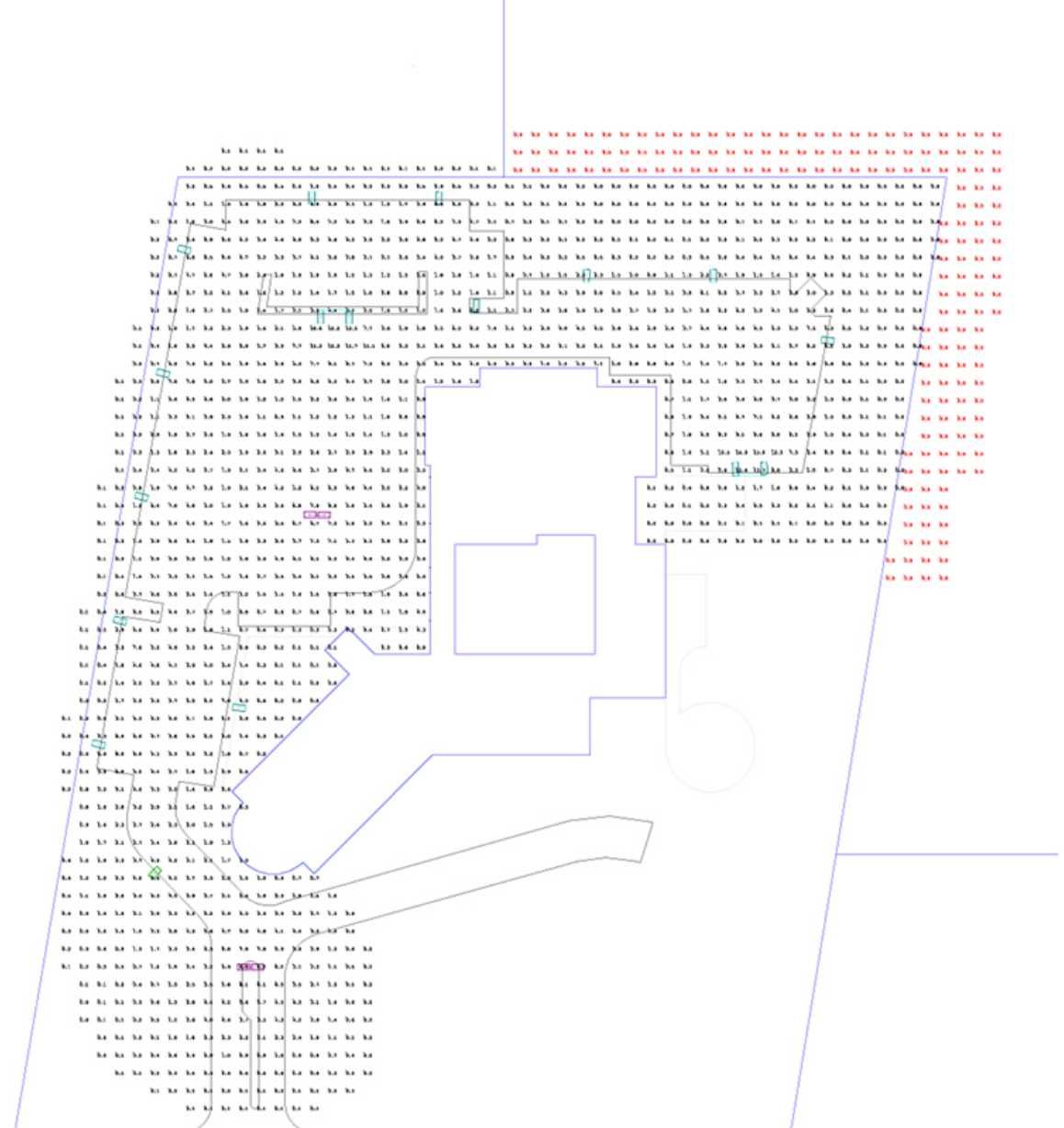


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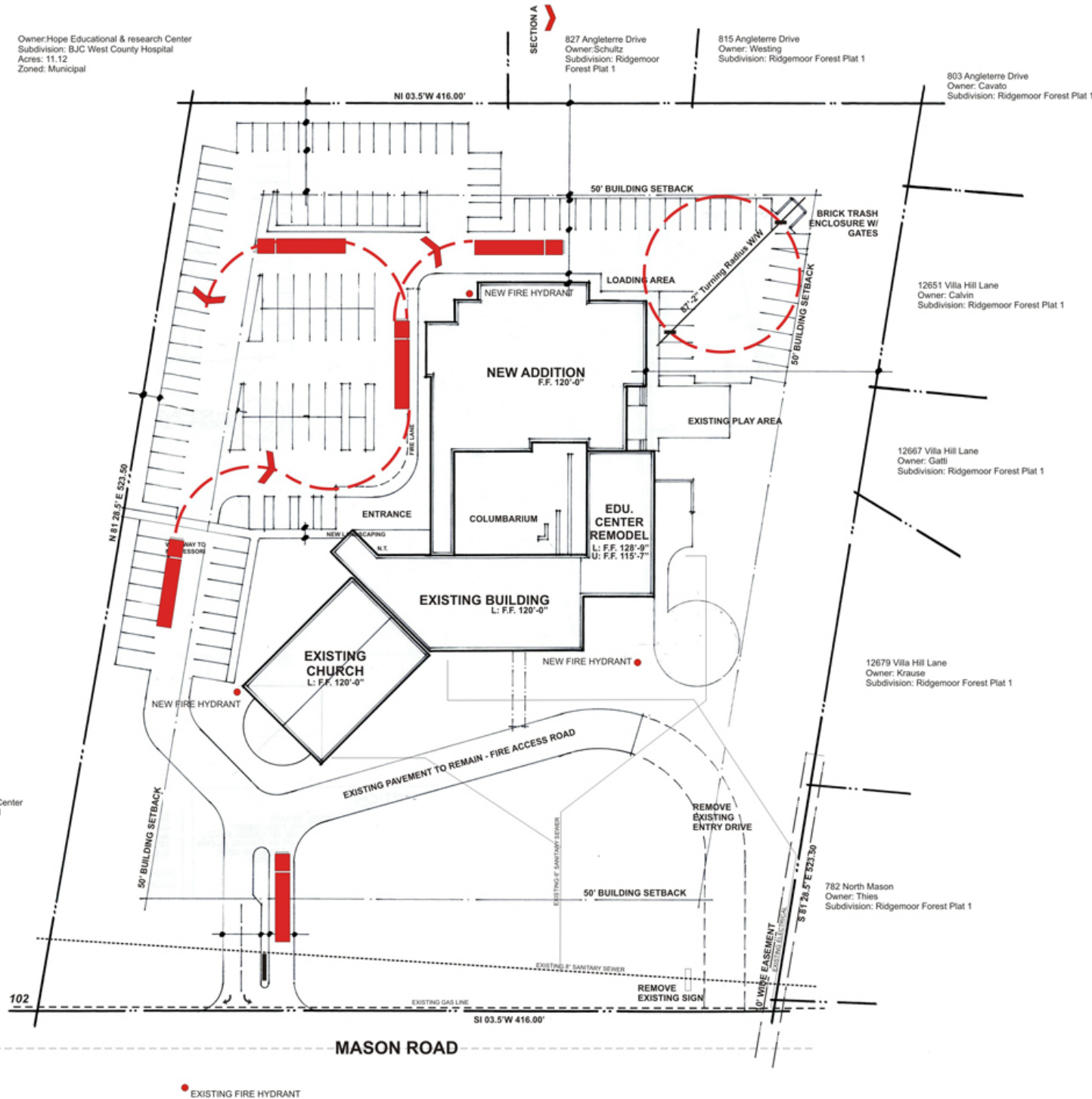
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION. CALCULATION POINTS TAKEN AT GRADE LEVEL. POLE HEIGHT INCLUDES 2'-6" CONC. BASE & 18" X8

PHOTOMETRIC PLAN - PERIMETER



System	Qty	Label	Acronym	Total Lamp Lumens	LF	Description
1	1	1	1	1	1	1
2	1	2	2	2	2	2
3	1	3	3	3	3	3
4	1	4	4	4	4	4
5	1	5	5	5	5	5
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16	1	16	16	16	16	16
17	1	17	17	17	17	17
18	1	18	18	18	18	18
19	1	19	19	19	19	19

Owner: Hope Educational & Research Center
 Subdivision: BJC West County Hospital
 Acres: 11.12
 Zoned: Municipal



Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Zoning :

C District - Creve Coeur
 Fire District - Creve Coeur
 School District - Parkway

Creve Coeur Fire Protection District Apparatus Chart

Vehicle#	Type	Length	Width	Turning Radius W/W
2315	Ladder	44.5'	10' 3"	43' 7" W/W
2324 A/B	Pumper	32'	10' "	34' W/W
2317	Amb.	25' 6"	10'	25' W/W
2327	Amb.	25' 6"	10'	25' W/W
2397	Amb.	25' 4"	10'	25' W/W

Note: W/W is wall to wall turning radius that is measured from the outside edge of driver side of truck bumper.

**3 NEW FIRE HYDRANTS
 WITH NO GREATER THEN 300' OF TRAVEL DISTANCE**

SITE PLAN - FIRE PROTECTION



Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Date:	November 5, 2010
	November 30, 2010

Chiodini
 ARCHITECTS
 1401 South Brentwood
 Saint Louis, Missouri 63144
 314.725.5588

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

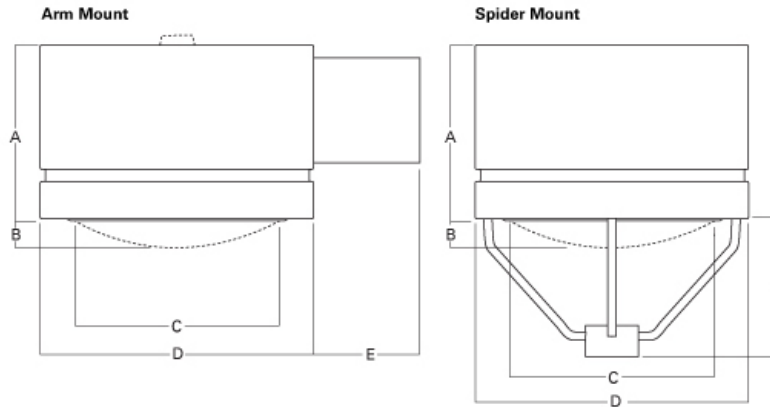
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

DIMENSIONS



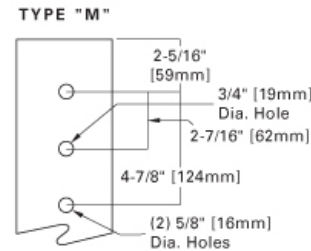
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE



NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90
[Spider Mount]

GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

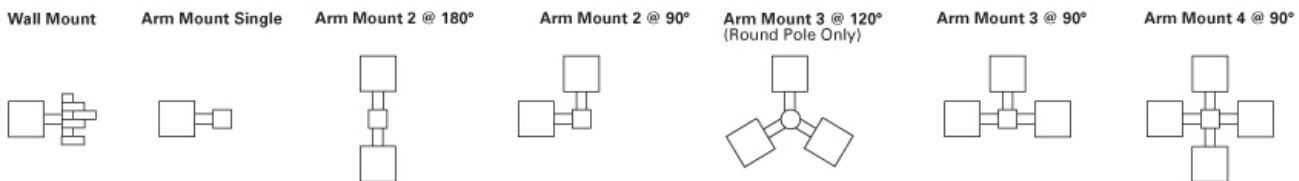
Approximate Net Weight:

36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)



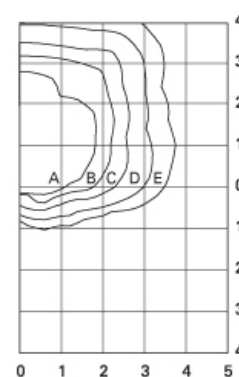
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2010-10-22 13:03:12

MOUNTING CONFIGURATIONS

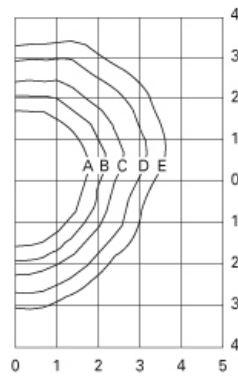


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

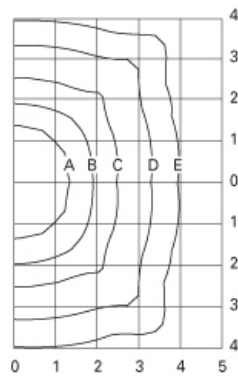
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

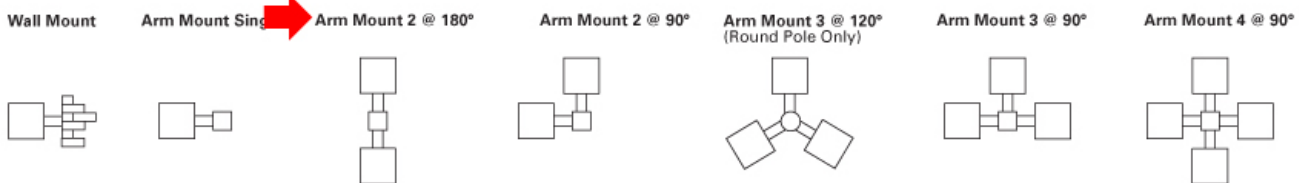
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07

1000W [3V/AS]

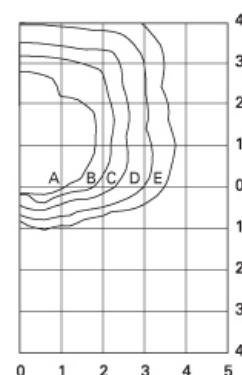
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

MOUNTING CONFIGURATIONS

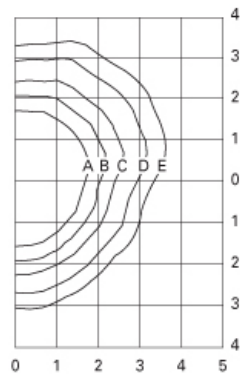


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

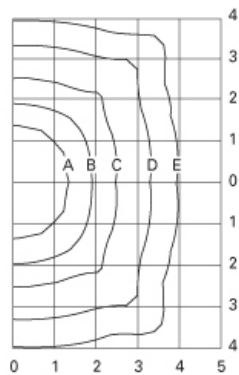
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family

GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Mounting Method

AM= Arm Mount¹
AIR= Arm Included for² Round Pole
AIS= Arm Included for² Square Pole
SM1= Spider Mount³ (2 3/8" OD Tenon)
SM2= Spider Mount (3" OD Tenon)
SM3= Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP

70=(1) 70W
100=100W
150=150W
175=175W
200=200W
250=250W
320=320W
350=350W
400=400W⁶
450=450W
750=750W
875=875W
1000=1000W⁷
HPS
70=(1) 70W
100=100W
150=150W
250=250W
400=400W
1000=1000W⁷
MH⁸
175=175W
250=250W
400=400W
1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide

HPS=High Pressure Sodium

MH= Metal Halide⁸Voltage⁹

120= 120V
208= 208V
240= 240V
277= 277V
347= 347V
480= 480V
MT= Multi-Tap¹⁰
TT= Triple-Tap¹⁰
ST= 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
2F=Type II Formed
2S=Type II Segmented¹³
3F= Type III Formed
3S= Type III Segmented¹³
4S= Type IV Segmented¹³
5S= Type V Segmented¹³
FT= Forward Throw
SL= Spill Light Eliminator¹⁴
CA= Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR= Area Round
AS= Area Square
3V= Type III Vertical
RW= Rectangular Wide¹⁶

Lens Type

FG= Flat Glass¹⁷
SG= Sag Glass

Color¹⁸

AP=Grey
BZ=Bronze
BK=Black
WH=White
DP= Dark Platinum
GM= Graphite Metallic

Options¹⁹

F= Single Fuse (120, 277 or 347V)
FF= Double Fuse (208, 240 or 480V)
L= Lamp Included
EM= Quartz Restrike w/²⁰ Delay
Q= Quartz Restrike²⁰
R= NEMA Twistlock Photocontrol Receptacle
EHS= External Adjustable House Side Shield
HS= House Side Shield²¹
VS=Vandal Shield²²

Accessories²³

GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole. 1.0 EPA¹⁵
MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
MA1006XX= Direct Mount Kit for Square Pole¹⁵
MA1007XX= 14" Arm for Round Pole. 1.0 EPA¹⁵
MA1008XX= 6" Arm for Round Pole. 0.5 EPA¹⁵
MA1009XX= Direct Mount Kit for Round Pole¹⁵
MA1021XX= 6" Arm for Square Pole. 0.5 EPA³
MA1022XX= 6" Arm for Round Pole. 0.5 EPA³
MA1023XX= 9" Arm for Square Pole. 0.5 EPA³
MA1024XX= 9" Arm for Round Pole. 0.5 EPA³
MA1029XX= Wall Mount Bracket with 10" Arm
MA1046XX= Wall Mount Bracket³
MA1208XX= 11 1/2" Arm and Round Pole Adapter - .0.8 EPA
OA1060XX= Mast Arm Adapter
MA1010XX= Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX= 2@180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)²⁴
MA1061=House Side Shield for GSM (Field Installed)²⁴
MA1062=House Side Shield for GSL (Field Installed)²⁴
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes: 1 Arm not included. See Accessories.
2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
3 Available on GSS housing only.
4 Available on GSL housing only.
5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
7 Requires reduced envelope BT-37 lamp when used with GSM housing.
8 175, 250 and 400W MH available for non-US markets only.
9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
12 Medium housing fixture only.
13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
14 Must use reduced envelope lamp, not available in GSL housing.
15 Available on GSM and GSL housings only.
16 RW optic not available with flat glass.
17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
19 Add ss suffix in the order shown.
20 Quartz options not available with SL optics.
21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
22 Arm mount only, 400W Maximum.
23 Order separately, replace XX with color suffix.
24 Compatible with sag lens vertical optics only.

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family

GSS=Galleria Square Small
 GSM=Galleria Square Medium
 GSL=Galleria Square Large

Mounting Method

AM= Arm Mount¹
 AIR= Arm Included for² Round Pole
 AIS= Arm Included for² Square Pole
 SM1= Spider Mount³ (2 3/8" OD Tenon)
 SM2= Spider Mount (3" OD Tenon)
 SM3= Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP

70=(1) 70W
 100=100W
 150=150W
 175=175W
 200=200W
 250=250W
 320=320W
 350=350W
 400=400W⁶
 450=450W
 750=750W
 875=875W
 1000=1000W⁷
 HPS
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 100=100W
 150=150W
 250=250W
 400=400W
 1000=1000W⁷
 MH⁸
 175=175W
 250=250W
 400=400W
 1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide

HPS=High Pressure Sodium

MH= Metal Halide⁸Voltage⁹

120=120V
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 MT= Multi-Tap¹⁰
 TT= Triple-Tap¹⁰
 ST= 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
 2F=Type II Formed
 2S=Type II Segmented¹³
 3F=Type III Formed
 3S=Type III Segmented¹³
 4S=Type IV Segmented¹³
 5S=Type V Segmented¹³
 FT=Forward Throw
 SL=Spill Light Eliminator¹⁴
 CA=Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR=Area Round
 AS=Area Square
 3V=Type III Vertical
 RW=Rectangular Wide¹⁶

Lens Type

FG=Flat Glass¹⁷
 SG=Sag Glass

Color¹⁸

AP=Grey
 BZ=Bronze
 BK=Black
 WH=White
 DP=Dark Platinum
 GM=Graphite Metallic

Options¹⁹

F=Single Fuse (120, 277 or 347V)
 FF=Double Fuse (208, 240 or 480V)
 L=Lamp Included
 EM=Quartz Restrike w/²⁰ Delay
 Q=Quartz Restrike²⁰
 R=NEMA Twistlock Photocontrol Receptacle
 EHS=External Adjustable House Side Shield
 HS=House Side Shield²¹
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 MA1021XX=6" Arm for Square Pole. 0.5 EPA³
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 MA1023XX=9" Arm for Square Pole. 0.5 EPA³
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 MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
 MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
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 MA1060=House Side Shield for GSS (Field Installed)²⁴
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 MA1062=House Side Shield for GSL (Field Installed)²⁴
 OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
 OA/RA1027=NEMA Twistlock Photocontrol - 480V
 OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes: 1 Arm not included. See Accessories.
 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 3 Available on GSS housing only.
 4 Available on GSL housing only.
 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 8 175, 250 and 400W MH available for non-US markets only.
 9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 12 Medium housing fixture only.
 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 14 Must use reduced envelope lamp, not available in GSL housing.
 15 Available on GSM and GSL housings only.
 16 RW optic not available with flat glass.
 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 19 Add ss suffix in the order shown.
 20 Quartz options not available with SL optics.
 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 22 Arm mount only, 400W Maximum.
 23 Order separately, replace XX with color suffix.
 24 Compatible with sag lens vertical optics only.

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

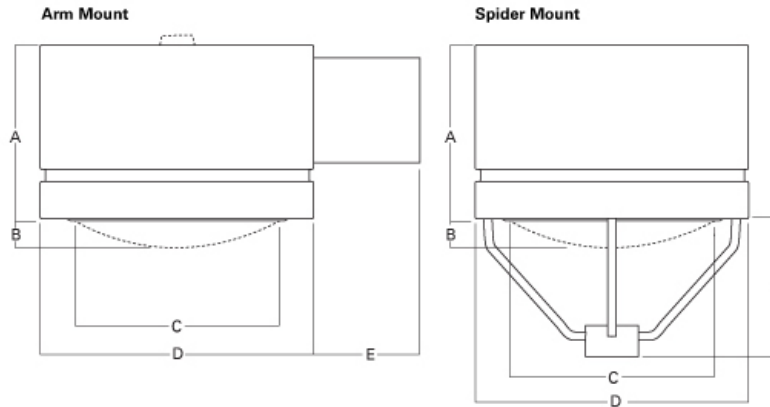
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

DIMENSIONS



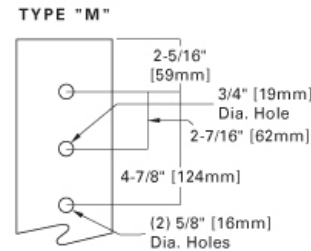
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff

NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90

[Spider Mount]

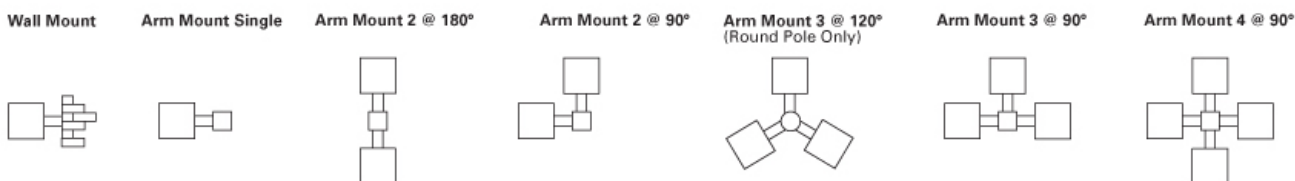
GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

Approximate Net Weight:

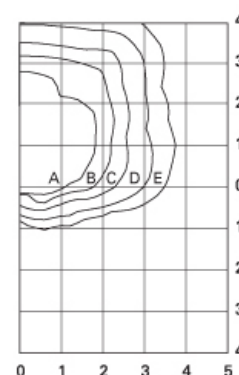
36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)

MOUNTING CONFIGURATIONS

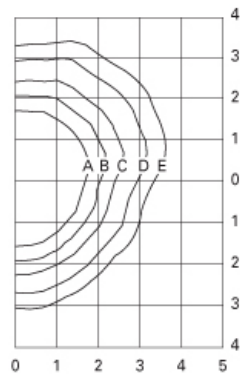


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
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GSL	4.4	8.8	9.8	13.7	13.7	15.6

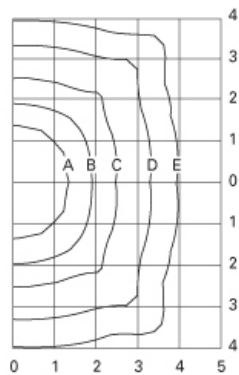
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

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30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

DESCRIPTION

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Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

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Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

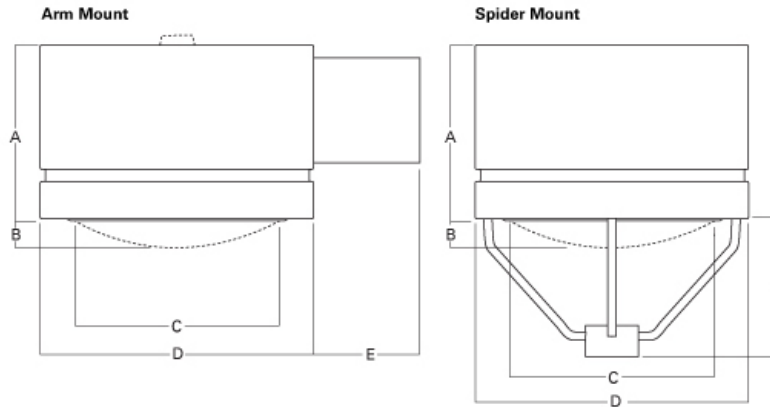
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plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

DIMENSIONS



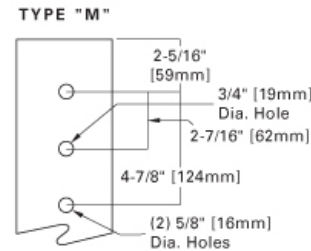
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff

NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90

[Spider Mount]

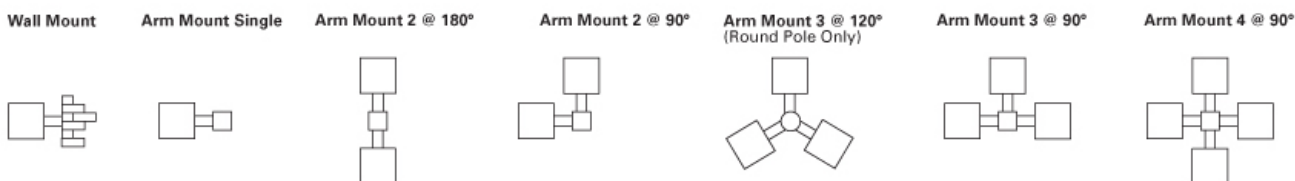
GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

Approximate Net Weight:

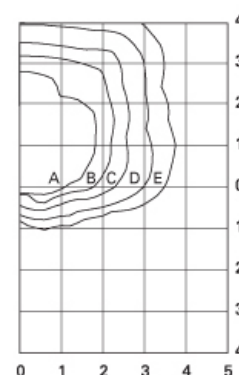
36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)

MOUNTING CONFIGURATIONS

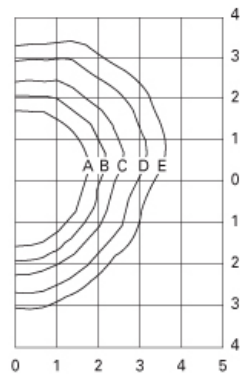


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

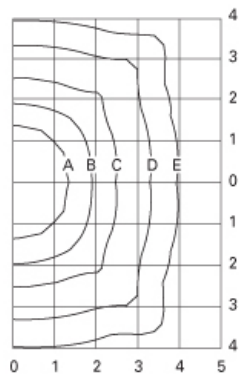
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family

GSS=Galleria Square Small
 GSM=Galleria Square Medium
 GSL=Galleria Square Large

Mounting Method

AM= Arm Mount¹
 AIR= Arm Included for² Round Pole
 AIS= Arm Included for² Square Pole
 SM1= Spider Mount³ (2 3/8" OD Tenon)
 SM2= Spider Mount (3" OD Tenon)
 SM3= Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP
 70=(1) 70W
 100=100W
 150=150W
 175=175W
 200=200W
 250=250W
 320=320W
 350=350W
 400=400W⁶
 450=450W
 750=750W
 875=875W
 1000=1000W⁷
 HPS
 70=(1) 70W
 100=100W
 150=150W
 250=250W
 400=400W
 1000=1000W⁷
 MH⁸
 175=175W
 250=250W
 400=400W
 1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide
 HPS=High Pressure Sodium
 MH= Metal Halide⁸

Voltage⁹

120= 120V
 208= 208V
 240= 240V
 277= 277V
 347= 347V
 480= 480V
 MT= Multi-Tap¹⁰
 TT= Triple-Tap¹⁰
 ST= 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
 2F=Type II Formed
 2S=Type II Segmented¹³
 3F= Type III Formed
 3S= Type III Segmented¹³
 4S= Type IV Segmented¹³
 5S= Type V Segmented¹³
 FT= Forward Throw
 SL= Spill Light Eliminator¹⁴
 CA= Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR= Area Round
 AS= Area Square
 3V= Type III Vertical
 RW= Rectangular Wide¹⁶

Lens Type

FG= Flat Glass¹⁷
 SG= Sag Glass

Color¹⁸

AP=Grey
 BZ=Bronze
 BK=Black
 WH=White
 DP= Dark Platinum
 GM= Graphite Metallic

Options¹⁹

F= Single Fuse (120, 277 or 347V)
 FF= Double Fuse (208, 240 or 480V)
 L= Lamp Included
 EM= Quartz Restrike w/²⁰ Delay
 Q= Quartz Restrike²⁰
 R= NEMA Twistlock Photocontrol Receptacle
 EHS= External Adjustable House Side Shield
 HS= House Side Shield²¹
 VS=Vandal Shield²²

Accessories²³

GSM-EXTHS=External House Side Shield - 2.24 EPA
 GSL-EXTHS=External House Side Shield - 2.46 EPA
 MA1004XX=14" Arm for Square Pole. 1.0 EPA¹⁵
 MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
 MA1006XX= Direct Mount Kit for Square Pole¹⁵
 MA1007XX= 14" Arm for Round Pole. 1.0 EPA¹⁵
 MA1008XX= 6" Arm for Round Pole. 0.5 EPA¹⁵
 MA1009XX= Direct Mount Kit for Round Pole¹⁵
 MA1021XX= 6" Arm for Square Pole. 0.5 EPA³
 MA1022XX= 6" Arm for Round Pole. 0.5 EPA³
 MA1023XX= 9" Arm for Square Pole. 0.5 EPA³
 MA1024XX= 9" Arm for Round Pole. 0.5 EPA³
 MA1029XX= Wall Mount Bracket with 10" Arm
 MA1046XX= Wall Mount Bracket³
 MA1208XX= 11 1/2" Arm and Round Pole Adapter - 0.8 EPA
 OA1060XX= Mast Arm Adapter
 MA1010XX= Single Tenon Adapter for 3 1/2" O.D. Tenon
 MA1011XX= 2@180° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
 MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
 MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
 MA1060=House Side Shield for GSS (Field Installed)²⁴
 MA1061=House Side Shield for GSM (Field Installed)²⁴
 MA1062=House Side Shield for GSL (Field Installed)²⁴
 OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
 OA/RA1027=NEMA Twistlock Photocontrol - 480V
 OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes: 1 Arm not included. See Accessories.
 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 3 Available on GSS housing only.
 4 Available on GSL housing only.
 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 8 175, 250 and 400W MH available for non-US markets only.
 9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 12 Medium housing fixture only.
 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 14 Must use reduced envelope lamp, not available in GSL housing.
 15 Available on GSM and GSL housings only.
 16 RW optic not available with flat glass.
 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 19 Add ss suffix in the order shown.
 20 Quartz options not available with SL optics.
 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 22 Arm mount only, 400W Maximum.
 23 Order separately, replace XX with color suffix.
 24 Compatible with sag lens vertical optics only.

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

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 23 Order separately, replace XX with color suffix.
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AU1-S1SA-24-GW-BEP



TYPE: E
AUSW-36-7-X-2FQ-1
Please specify desired part number

MATCHING FIXTURES



page 384

FEATURES

- The Allure sconce features solid aluminum die-cast ends with a domed top.
- 0.125" thick, matte anodized, aluminum extruded back channel.
- Decorative aluminum die-cast horizontal bars with distinctive tapering arch design.
- Consult factory for custom bar configurations.
- 3/16" thick extruded virgin white acrylic is 45% DR high impact, UV stable, F1 rated, and UL-94 HB Flame Class rated.
- Allure can be mounted vertically or horizontally.
- Hinged front face simplifies re-lamping and maintenance.
- 21 standard powder coat paints offered, however all RAL colors available.
- Utilizes highly efficient, long lasting and low mercury T5 or T5HO lamps for minimal fixture maintenance and lamp disposal.
- Contact factory for additional modifications or options.

SERIES	HANGING SYSTEM	SIZE	DIFFUSER	FINISH	LAMPING [PHOTOMETRIC TESTS]	VOLTAGE	OPTIONS
 AU1	S1SA INDOOR ADA COMPLIANT SCONCE 	18	GW GLOSS WHITE ACRYLIC	PTD PAINTED – SPECIFY CODE [EX. BKP FOR BLACK PAINT, SEE PAGE 492 FOR PAINT OPTIONS]	18" 	120	DMA ADVANCE® DIMMING BALLAST
			MW MATTE WHITE ACRYLIC		18X27 1@27W BX	277	DML LUTRON® DIMMING BALLAST
		24			18X39 1@39W BX (13796.0)	347	EMR REMOTE MOUNT EMERGENCY [18" SIZE ONLY]
			24" 			EMI INTEGRAL EMERGENCY [24"/36"/48" SIZES ONLY]	
			2LF14 2@14W T5			ULD UL DAMP LABEL	
					2LF24 2@24W T5HD (13797.0)		FUS FUSED
					18X40 1@40W BX		
					18X50 1@50W BX		
					18X55 1@55W BX		
					36" 		
					2LF21 2@21W T5		
					2LF39 2@39W T5HD (13798.0)		
					2BX39 2@39W BX		
					48" 		
					2LF28 2@28W T5		
					2LF54 2@54W T5HD (13799.0)		
					2BX40 2@40W BX		
					2BX50 2@50W BX		
					2BX55 2@55W BX		
 SPECIFY CATALOG CODE							

SAMPLE CODE: AU1-S1SA-24-GW-BEP-2LF14-120-FUS

 PHOTOMETRIC INFORMATION AVAILABLE AT WWW.OCL.COM

- Fixture mounts to a standard 4" J-box (supplied by others), and requires additional anchors.
- Bodine® emergency ballast available, standard with remote mounted test switch and indicator light.
- Advance® and Lutron® dimming ballasts available. Controls not included.
- Integral HPF electronic fluorescent ballast with Class A sound rating [3-5 year ballast warranty depending on ballast specification].

- Fixture is ADA compliant.
- For photometric data, please visit www.ocl.com.
- For lamp and base information, see pages 496-505 in the reference section.
- For specific mounting instructions, please contact factory.
- Five year product warranty.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

Meeting Date: December 6, 2010

Subject: Application #10-039
Parc Provence Subdivision

Location: 605 Coeur de Ville Drive ; west side of Coeur de Ville Drive, south of Olive Boulevard.

Current Zoning: "PC" Planned Community

Requested Action: Divide the 16.0 acres currently comprising the Parc Provence development on Coeur de Ville Drive into two lots: one lot of 5.50 acres for the existing skilled nursing home development and one lot of 10.50 acres for the detention basin and remaining vacant land, also on Coeur de Ville Drive (see attached map).

Applicant Mr. Nicholas Walker
Representative/ Parc Provence Real Estate, L.L.C.
Property Owner: One McKnight Place
St. Louis, MO 63124

Report Prepared by:



Paul Langdon, AICP
Director of Community Development

12.3.2010
Date

Attached: Draft Subdivision Ordinance
Applicant's subdivision plat, dated October 13, 2010.

BACKGROUND AND SUBDIVISION REQUEST

The existing skilled nursing home was developed as Phase 1 on a portion of the single lot, as approved by City Council on December 11, 2000. Although this phase was completed several years ago, the remaining portion of the site has remained vacant. The applicant is now wishing to split the developed and vacant portions into two separate lots. The attached draft subdivision plat has been reviewed against the City's subdivision regulations, Chapter 410, Subdivision and Development of Land, and has been found to be in general conformance with the regulations. Since no site improvements are contemplated for the vacant lot at this time, a preliminary plat is not necessary.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Church	"C" Single-family Residential	N/A
South	Park	N/A	Ladue Road
East	Offices	"CB" Core Business	Coeur de Ville Drive and Interstate 270
West	Single-family residences	"C" Single-family Residential	N/A

ACTION

Review of subdivision and boundary adjustment plats is a ministerial act. If the Planning Commission believes that all technical requirements have been met, the request must be recommended for City Council approval. An example motion to this effect is:

"I move to recommend approval of a re-subdivision plat of "Parc Provence," as attached to the staff report on Application #10-039, dated December 6, 2010."

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES AND PEDESTRIAN PLAN
Included and attached by reference. See report for specific excerpts.

APPENDIX 2: ZONING CODE
Included and attached by reference. See report for specific excerpts.

APPENDIX 3: SUBDIVISION AND DEVELOPMENT OF LAND
Included and attached by reference. See report for specific excerpts.

APPENDIX 4: AERIAL MAP OF SUBJECT PROPERTY (2004 PHOTO DATE)



Legend

Lot Lines



Not to Scale

BILL NUMBER _____

ORDINANCE NUMBER _____

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR THE RE-SUBDIVISION OF PARC PROVENCE, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

WHEREAS, an application for a re-subdivision of Adjusted Parcel A of a Boundary Adjustment Plat known as “Parc Provence” has been submitted by Parc Provence Real Estate, L.L.C., located at 605 Coeur de Ville Drive; and,

WHEREAS, Parc Provence Real Estate, L.L.C. is the owner of record of Adjusted Parcel A of a Boundary Adjustment Plat known as “Parc Provence”; and,

WHEREAS, said property is in the “PC” Planned Community zoning district and the re-subdivision adheres to the minimum regulations of the district; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the re-subdivision as a Final Subdivision Plat of the subject property on December 6, 2010; and,

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: The Final Subdivision Plat for the Parc Provence Re-subdivision, described as Adjusted Parcel A of a Boundary Adjustment Plat, recorded in Plat Book 350, Pages 50-51 of the St. Louis County Records, situated in Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on November 5, 2010, by Parc Provence Real Estate, L.L.C., is hereby approved subject to the following condition:

1. The applicant shall provide three (3) copies of the recorded plat to the City of Creve Coeur.

SECTION 2: Such approval of the Plat for the resubdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

SECTION 3: This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

APPROVED THIS _____ DAY OF _____, 2010

A.J. WANG
PRESIDENT OF CITY COUNCIL

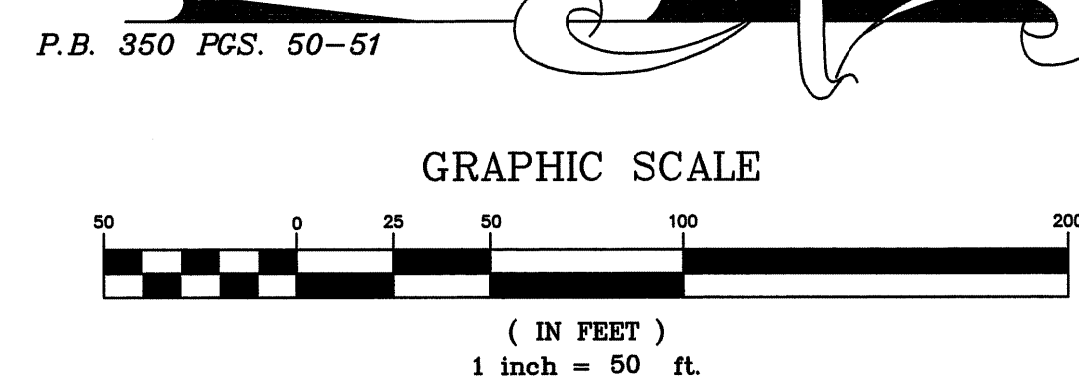
ADOPTED THIS _____ DAY OF _____, 2010

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

**A RESUBDIVISION OF ADJUSTED PARCEL A OF A
BOUNDARY ADJUSTMENT PLAT, RECORDED IN P.B. 350,
PGS. 50-51, SITUATED IN SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**



SHEET 1 OF 1



city of CREVE COEUR

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STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: December 6, 2010

Subject: Zoning for the Core Business District (CBD)

Location: Area bounded by Olive Boulevard, Old Ballas Road, and North New Ballas Road.

Requested Action: Discussion only.

Applicant City of Creve Coeur

Report Prepared by:

Paul Langdon, AICP
Director of Community Development

12-3-2010
Date

Attached: Downtown Architectural Guidelines (approved October 2006).

BACKGROUND

On October 18, 2010, the Planning and Zoning Commission reviewed past history with regard to the City core area and reiterated their support for a new effort to modify the zoning in the area in support of the 2005 Central Business District Land Use Plan. At this time, a form-based zoning district remains the most promising approach to this goal.

DISCUSSION

Rather than attempting to provide a long narrative on the construction of a form-based code, staff felt it most informative to simply provide the Commission with an excellent example that is already in use in another city: Farmers Branch, Texas. This example, however, includes what they called "The Regulating Plan" as well as "Architectural Standards." As such, the document is quite large and, in furtherance of the City's environmental sensitivity initiatives, the document is not attached here, but is available online. If you wish to print it, you are welcome to do so. Either way, the members are urged to review the document carefully. Key features to note are:

- The equivalent of the Regulating Plan and the Architectural Guidelines have been completed by this city already in the form of the 2005 Central Business District Land Use Plan and the 2006 Downtown Architectural Guidelines, respectively. The latter is also attached to this report for your review.
- The document is an ordinance, but it is written in a plain-english style so that it can be readily used by the general public without need of a different, user-friendly, version.
- The document relies heavily upon illustrations and pictorial examples.
- The document enables an intensity of development that may exceed the opportunity in Creve Coeur, but the overall structure and character are appropriate.

The Planning Commission is also encouraged to read the attached *Zoning Practice* publication of the American Planning Association entitled "Practice Form-Based Zoning." This report explains many of the basic elements of such codes and provides further examples from other cities.

CONCLUSION

The members of the Planning Commission are encouraged to read the Farmers Branch form-based code and identify questions and concerns for the next meeting. The members should also be contemplating how the example ordinance could be used or should be modified for our central business district. Once the Commission members have a common and thorough understanding of this zoning tool, we can begin discussion of the specifics as they relate to Creve Coeur.

Downtown Architectural Guidelines

October, 2006



"Guidelines should provide character and consistency while permitting an appropriate degree of creativity" Downtown Plan, page 31.

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EXECUTIVE SUMMARY

These Downtown Architectural Guidelines were developed to provide guidance in the design of sites and buildings in the downtown area of Creve Coeur.

They are meant to be used by the development community to provide direction when they are preparing plans to build in this part of the city. They will also be used by the Planning and Zoning Commission in their review of development proposals to weigh the merits of a plan.

These guidelines are not intended to be a rigid set of rules or viewed as specific regulations. They are guidelines and should be used to provide direction and assist in the development and review of the city's downtown area. They should, as the plan states, "provide character and consistency while permitting an appropriate amount of creativity" (Downtown Plan, Page 31).

The overriding principles in the development of the downtown are the creation of an urban form and achieving a high quality of development.

OBJECTIVES

- 1. To implement the vision established in the Downtown Plan.**
- 2. To create a “sense of place” for the City of Creve Coeur.**
- 3. To promote a very high quality of site and building design.**
- 4. To encourage flexibility and creativity.**
- 5. To create a walkable neighborhood and quality open spaces.**
- 6. To develop a permanent urban streetscape.**

A. BUILDING FACADES

1. Each block segment should possess a mixture of architectural styles and design influences. All street-frontage establishments should provide primary access directly to the street. Long expanses of inactive building frontage should be avoided by placing street doors every 75 to 125 feet.
2. Cornice lines, string courses, and other architectural elements should be used to create a recognizable base, middle, and top to buildings. Decorative accents, such as frieze panels, shutters, and brackets are also encouraged.
3. The visual experience of moving along the street should be enjoyable and interesting. A change in major compositional elements of the street-level façade design is recommended every 50 to 100 feet. Horizontal elements should be aligned with the horizontal elements of adjoining buildings.

4. Storefronts should include recessed entranceways, transom & display windows, canopies, awnings, roof and floor overhangs, arcades, and colonnades. These elements will also help unify parts of a building or block, provide human scale, protect pedestrians, and provide a backdrop for signage and graphics.



Figure 1: Street-level facade design changes every 75 feet while maintaining common horizontal elements (Santana Row - San Jose, CA)

5. Particular attention should be given to craftsmanship and detailing within the pedestrian's range of touch. For instance, the use of special storefront detailing and façade ornamentation such as flower boxes and special materials can reinforce the pedestrian nature of the street.
6. Large, uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades should respond to the relatively narrow increments of development (25 to 50 feet) with variation in fenestration, building materials, and/or building planes.
7. Buildings built upon corner parcels are encouraged to incorporate special features such as rounded or cut corners, special corner entrances, display windows, corner roof features, etc.

8. Corner buildings should have a “cornerstone” plaque built into the foundation. The plaque should have the name of the building, the year it was built, and an element identifying Creve Coeur, such as the city’s emblem or a fleur de lis.

9. Elevations facing service or parking areas and along secondary streets should be designed in a manner that provides continuity with the main street-front façade. In these cases, windows need not be provided at the ground floor level. However, long, monotonous, uninterrupted walls should be avoided. **Figure 2: Cornice elements (Bethesda Row, MD)**



Building wall offsets, including projections, recesses, niches, fenestration, or changes of materials or color should be used to add architectural variety and interest, and to relieve the visual impact of a blank wall.

10. Parapet and roof-line offsets between facades may be provided in order to break down the scale of the block and create architectural interest and variety.

11. Parking structures and garages should be treated with the same architectural importance as the elevations of all other buildings, including design material and color compatible with the urban setting.



Figure 3: Parking garage (Naperville, IL)

B. WINDOWS, BAYS, & DOORWAYS

1. Window openings and bays should reinforce human scale, maintain traditional urban patterns, be in proportion to the building elevation, and provide interest for the pedestrian.
2. Windows should allow for articulation along the building face and be framed with sills, trim, and/or lintels.
3. A vertical or square orientation for upper story windows is preferred; however other decorative window shapes may be considered.
4. The ground floor of all street-facing facades should contain at least 50% openings (windows and doors). The upper stories of all street-facing facades should contain at least 30% openings but not to exceed 75% openings.



Figure 4: Recessed entrance and storefront windows (Bethesda Row, MD)

5. Tinted windows should not be used, particularly on the first floor.
6. Doorways that are used as primary entranceways should be recessed from the sidewalk and be wide enough to demonstrate that it is the most important access way into the building.
7. Doorways should be flush with the sidewalk so that a step, ramp, or separate entrance is not necessary for disabled access.



Figure 5: Recessed store entrance with an arcade or covered walkway (CityPlace - West Palm Beach, FL)

C. EXTERIOR MATERIALS

1. Materials should be selected for their suitability to the type of buildings and the design in which they are used. These materials should be durable and of high-quality.
2. The primary building material should be brick, stone, or a combination of both. The use of EIFS or stucco should be limited to a secondary material and should be used to provide architectural variety and interest.
3. Split-faced block, or similar type of concrete masonry unit, may be used at service areas and secondary streets but should not be used as a primary material along these elevations.
4. Siding, of any kind, should not be used.
5. Materials other than those listed above may be used for architectural trim and accent applications including, but not limited to, cornices, string courses and other accents.



Figure 6: Brick is the primary material in these buildings with EIFS used only for banding and the facade change in the background (Birkdale Village – Huntersville, NC)

D. ROOFLINES

1. Flat roofs are encouraged, particularly along primary streets, such as Olive Boulevard, New Ballas, and Studd Roads. These rooflines should incorporate a cornice that clearly identifies the tops of buildings.
2. Other acceptable roof styles are hipped and front-gabled but should not be the dominant style along primary streets. Shed (single pitch) and mansard roofs are discouraged.
3. Roof variations that provide interest and break-up the scale of the building are encouraged.
4. Roofs that provide useful space, such as roof gardens, terraces, sitting areas, or other outdoor activities, are encouraged.
5. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons.

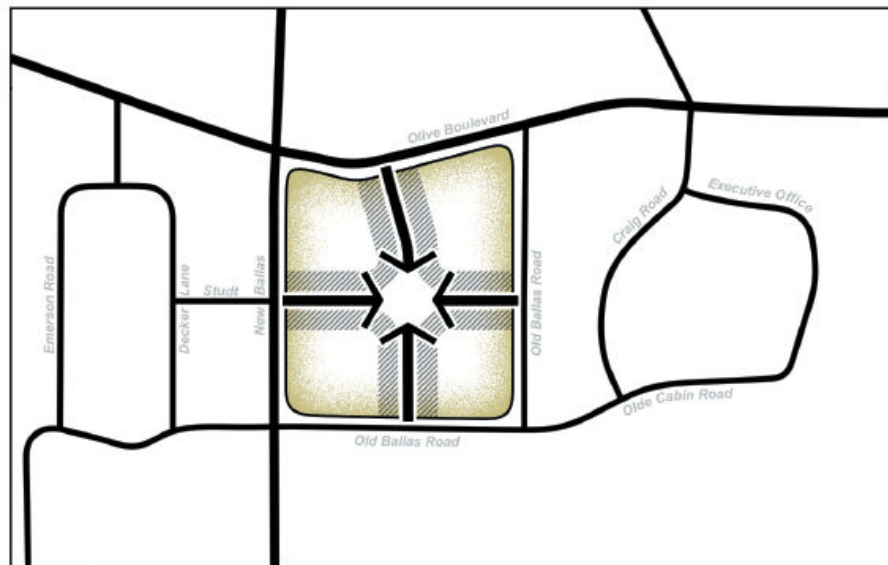


Figure 7: Roof variations help break-up the scale of a tall building (Arlington Heights, IL)

E. BUILDING HEIGHT

1. For the most part, structures should be fairly consistent in height with adjacent buildings, with fluctuations of not more than three (3) stories.
2. One (1) story buildings are strongly discouraged.
3. Residential structures, including only condominiums, apartments, and hotels, may be built up to ten (10) stories within the "town center" area, which is at the intersection of Studt and Hamm Roads. However, such structures must be set back from the intersection 100 to 150 feet to provide for an adequate open space or "town square." No ten (10) story buildings should be located within 300 feet from Olive Boulevard.

4. Buildings greater than six (6) stories in height should be tapered and stepped by reducing the structure's bulk as the building height increases.



5. Where adjacent buildings are of different heights, architectural elements, such as balconies, windows, storefronts, or string courses, should be aligned in order to establish a compatible and harmonious design relationship with adjacent and nearby buildings, and further, to establish and/or maintain a pedestrian-scale streetscape.

Figure 8: Taller buildings should only be permitted at the intersection of Hamm and Studt, which is designated as the "symbolic center" for the downtown (Downtown Plan, P. 28)

F. BUILDING PLACEMENT

1. Buildings should be positioned at or near the sidewalk and form a “street wall” with an allowance for articulation.
2. Front, side, and rear yard setbacks within the downtown area should be held to a minimum.
3. Buildings should occupy the entire width of the lot except in cases where a mid-block access drive is provided.
4. Buildings should directly front the street. The placement of buildings at odd or irregular angles to the street should be avoided.
5. Any breaks in the street wall should be used for open space, plazas, public art or pedestrian ways.
6. Building placement should account for location of utilities and mechanical equipment. When such equipment is placed on the exterior of a building effective means of screening shall be provided.

G. LANDSCAPING, OPEN SPACE, & AMENITIES

1. High quality landscaping shall enhance the open space and architecture throughout downtown.
2. The design of landscaping, walls, railings and other street elements should allow visibility into and out of the open space.
3. Create landscaped corridors for bicycle and pedestrian use that connect the downtown area with the golf course and to other local destinations.
4. An area of open space should be set-aside for public use. The area should be of sufficient size to act as the “town square” or “town center” and become the focal point of the downtown area. It should act as the general meeting or gathering area for visitors. The area should also accommodate civic and community activities (including a farmer’s market or a small concert).

5. The open space area should be constructed and adorned to resemble a plaza and not a park. Use of landscaping will help to define edges and create a sense of three-dimensional containment to the space.



Figure 9: Lush landscaping and a fountain are elements of this open space within the public domain (Glenview - Chicago, IL)

6. New buildings downtown are encouraged to incorporate public spaces to enhance the pedestrian environment, reinforce the downtown open space network, and offset additional demand for public open space from downtown employment.
7. New residential buildings downtown are encouraged to incorporate usable private common open space.
8. While much of the open space is in the public realm, private development is encouraged to provide open space that connects to and enhances the greater open space framework.

9. Design open spaces to promote a visually pleasing, safe, and active environment. Views and solar access from the principal area of the open space should be especially emphasized.
10. Utilize new roadway corridors as open space corridors with median landscaping to create continuous linear open space connections.
11. Develop quality open space plans for each roadway corridor and public easement. Public rights-of-way should be treated as an extension of the park system.
12. Downtown amenities should include site furniture, art work, fountains, informational kiosks, and pedestrian-scaled site lighting and signage that identify uses and shops.

H. STREETS, STREETSCAPE, & SIDEWALKS

1. Streets should be pedestrian-friendly and be designed for low traffic speeds with tight curb radii and curb neck-downs or other appropriate traffic calming devices.
2. Streets should be laid-out in a grid pattern with block lengths between 300 to 500 feet. The “squared” pattern of the grid may be modified in consideration of phasing provided that street connections and block lengths are addressed.
3. On-street parking should be provided along the entire street frontage of primary streets with the exception that curb neck-downs be provided near intersections.
4. Sidewalks along primary streets may be ten (10) to fifteen (15) foot wide and be installed on both sides of the street along with a five (5) foot wide tree lawn between the sidewalk and the street. The tree lawn shall provide for interruptions to allow pedestrian connectivity to the street. In cases where street trees would block signage, a tree can be replaced with low-lying bushes, planter boxes, or significantly-sized potted plants.

5. Sidewalks along secondary streets should be eight (8) to ten (10) feet wide and be installed on both sides of the street. While a tree lawn is not necessary, tree wells, planter boxes, significantly-sized potted plants, or other landscape amenity in proper size and proportion to the street and building should be provided along the street provided that the sidewalk width is not less than eight (8) feet wide.



Figure 10: Wide sidewalks, street trees, potted plant, and an information kiosk create a walkable environment (Easton Town Center, OH)

6. Pedestrian routes should be interconnected, should not possess dead-ends, and comply with ADA standards.

7. Crosswalks should be provided at each street intersection and be constructed with stamped concrete, pavers, or other material or color different from the street that causes the walk to stand-out as a design feature.



Figure 11: On-street parking, wide sidewalks, street trees, and crosswalks help create a walkable streetscape (The Boulevard, MO)

I. SITE GRADING

1. Avoid massive grading to create flat building "pads" and avoid abrupt or unnatural appearing grading design. Blend grading with the contours of adjacent properties.
2. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
3. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for seating.
4. Avoid long ramps or slopes in excess of ADA requirements.

Form-based Code Station Area

Ordinance 2800

An ordinance of the City of Farmers Branch, Texas, amending the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, as heretofore amended; by changing the zoning district classification of approximately 143.7 acres of property generally bounded on the north by Havenhurst Street, on the east by Pepper Hill Addition and Rawhide Creek, on the south by Farmers Branch Lane, and on the west by Interstate Highway 35E, from Planned Development No. 70 (PD-70) to Planned Development No. 86 (PD-86) Station Area Form-based Code; establishing use and development standards for PD-86; providing a savings clause; providing for injunctive relief; providing a severability clause; providing for a penalty of fine not to exceed two thousand dollars (\$2,000.00); and providing an effective date.

WHEREAS the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, and general welfare of the City to enact a new zoning ordinance; and

WHEREAS the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend, replace and restate the existing Planned Development No. 70 (PD-70), as amended; and

WHEREAS the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan (specifically the *Farmers Branch Station Area Master Plan*) and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning should be made.

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

- Section 1.** That all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Section 2.** That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by changing the zoning district classification of the following described tracts of land, approximately 143.7 acres in area, from Planned Development No. 70 (PD-70) to Planned Development No. 86 (PD-86) Form-based Code – Station Area (FBC-Station Area), and establishing development standards as set forth in Exhibit “C”. Said property being shown on Exhibit “B” and more specifically described in Exhibit “A”
- Section 3.** That all uses in the Planned Development No. 86 (PD-86) Form-based Code – Station Area (FBC-Station Area) shall conform in operation, location and construction to the development standards as set forth in Exhibit “C”, and to the extent not in conflict with Exhibit “C”, to the development and performance standards as established by the Comprehensive Zoning Ordinance of the City of Farmers Branch.
- Section 4.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Section 5.** If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid, void, or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Section 6.** In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Section 7.** Whereas it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

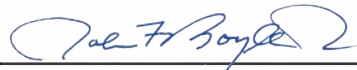
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the June 13, 2005.

APPROVED:



Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

(Reviewed by M. Boyle on 12/6/04)

Exhibit "A"

BEGINNING at the intersection of the centerline of Farmers Branch Lane at its intersecting point with the east right of way line of Interstate Highway 35-E (IH 35-E) also known as Harry Hines Boulevard.

THENCE in a northerly direction along said easterly right of way line of said IH 35-E passing Valley View Lane and continuing northward to the intersection of said east right of way line of IH 35-E with the centerline of Havenhurst Street being a point for corner.

THENCE easterly along said Havenhurst Street centerline to its intersection with the centerline of Denton Drive being a point for corner.

THENCE northerly along said Denton Drive centerline to its intersection with the westerly extended centerline of Havenhurst Street being a point for corner.

THENCE easterly along said Havenhurst Street centerline to a point for corner being the northerly extended west side of Pepper Hill Addition to the City of Farmers Branch, said addition recorded in Volume 0019, Page 0273 of the Dallas County Map and Deed Records, Dallas County, Texas.

THENCE South along said west side of said Pepper Hill Addition to its southerly extended intersection with the centerline of Valley View Lane being a point for corner.

THENCE easterly along said Valley View Lane centerline to its intersection with the centerline of Rawhide Creek being a point for corner.

THENCE meandering along said Rawhide Creek centerline in a south and southwesterly direction to its intersection with the centerline of Denton Drive being a point for corner.

THENCE in a southerly direction along said Denton Drive centerline to its intersection with the centerline of Farmers Branch Lane being a point for corner.

THENCE in a westerly direction along said Farmers Branch Lane centerline to its intersection with the east right of way line of said IH 35-E being the POINT OF BEGINNING.

Exhibit “B”

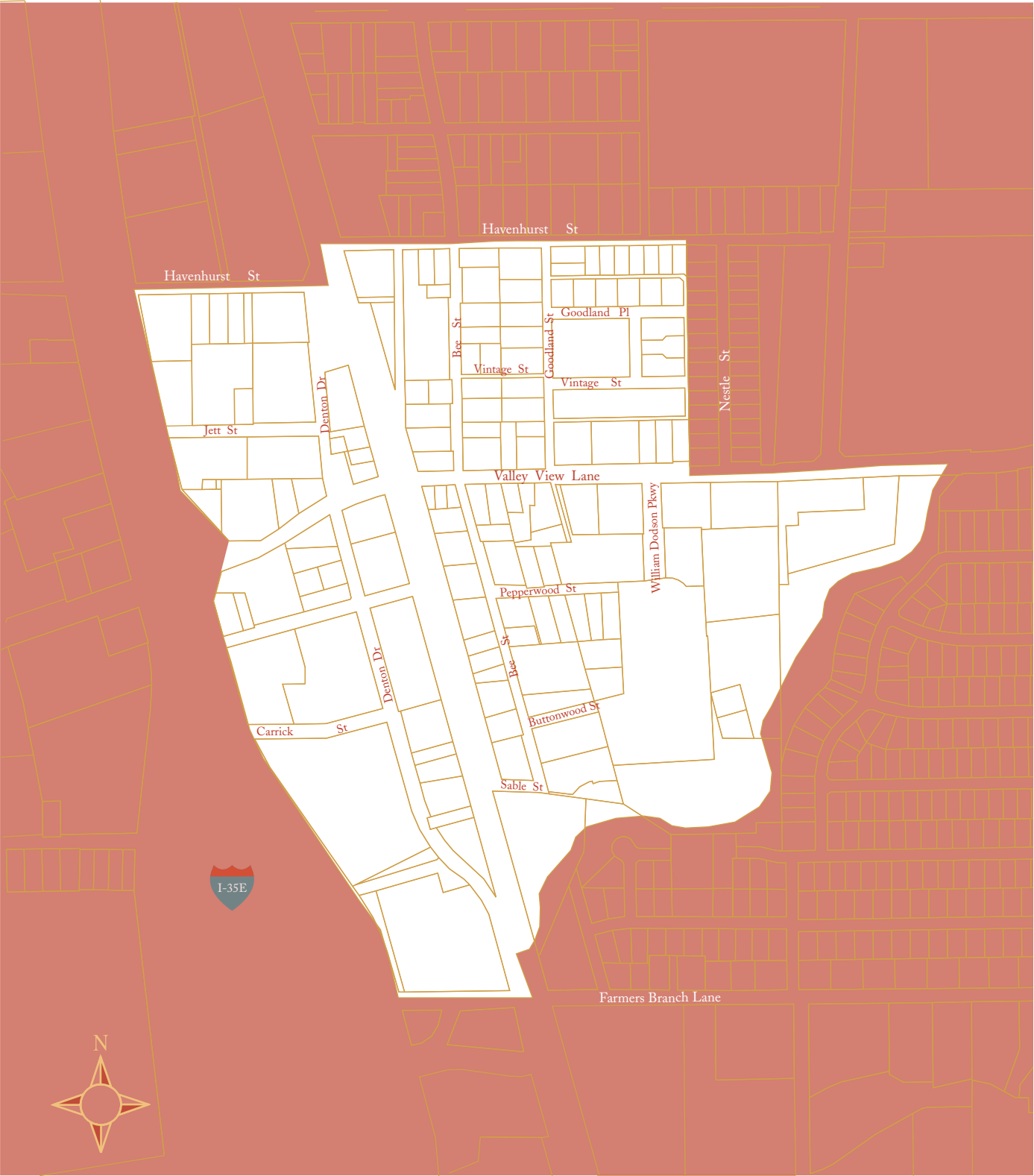


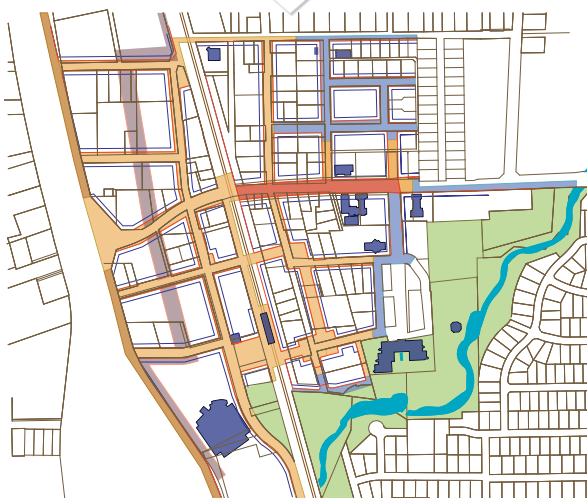
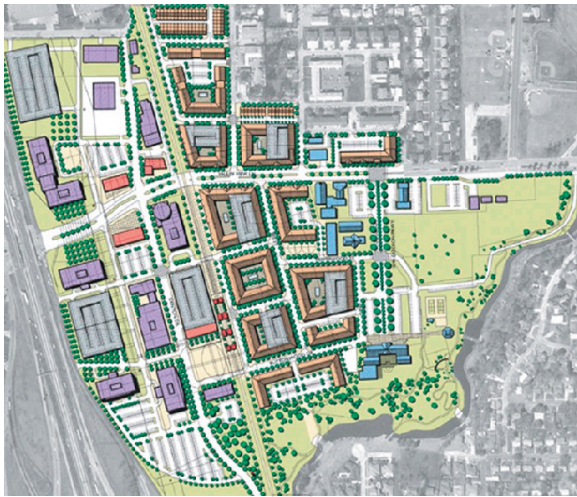
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CHAPTER



INTRODUCTION



Farmers Branch Station Area Conceptual Master Plan (top). Land use plan, *Farmers Branch Station Area Conceptual Master Plan* (middle). Regulating Plan (bottom). The clear spirit, intent and integrity of the citizen-endorsed *Master Plan* for the Station Area is imbued in the Regulating Plan of the form-based code.

A. Intent

The *Station Area Form-Based Code* is designed to foster a vibrant town center for Farmers Branch through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices.

Redevelopment within the Station Area shall be regulated by the *Station Area Form-Based Code* in order to achieve the vision set forth in the *Farmers Branch Station Area Conceptual Master Plan*. The *Station Area Conceptual Master Plan* was produced through a series of public meetings and workshops that took place during 2001 and 2002. The *Station Area Conceptual Master Plan* was adopted by the City Council on July 22, 2002 with the approval of Resolution No. 2002-076.

The *Station Area Form-Based Code* provides the specific means to guide implementation of the citizen-endorsed vision for the development and redevelopment of all properties in the Station Area. However, the ultimate configuration of the Dallas Area Rapid Transit (DART) light rail station and associated improvements are shown only for illustrative purposes.

The *Station Area Form-Based Code* (also referred to herein as the “*Form-Based Code*” or the “*Code*”) is a legal document that regulates land-development by setting careful and coherent controls on building form—while employing more flexible parameters relative to building use and density. This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces (good streets, neighborhoods and parks) complemented with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The *Form-Based Code* uses simple and clear graphic prescriptions and parameters for height, siting, and building elements to address the basic necessities for forming good public space.

Wherever there appears to be a conflict between the *Station Area Form-Based Code* and other sections of the *Farmers Branch Comprehensive Zoning Ordinance* (as applied to a particular development in the Station Area), the requirements specifically set forth in the *Form-Based Code* shall prevail. For development standards not covered by the *Form-Based Code*, the other applicable sections in the *Farmers Branch Comprehensive Zoning Ordinance* shall be used as the requirement. Similarly, all development must comply with all relative Federal, State or local regulations and ordinances.

B. How to Use this Code

Wherever a word is in SMALL CAPITAL LETTERS format, consult the definitions for the specific meaning.

In order to understand what the *Code* allows on property within the Station Area there are three basic steps.

1. Look at the REGULATING PLAN. Find the property of interest. Note the REQUIRED BUILDING LINE (RBL) and the PARKING SETBACK LINE. Note the color of the fronting STREET-SPACE – the color determines the BUILDING ENVELOPE STANDARD for buildings fronting that street(s). The key at the upper right of the REGULATING PLAN will direct you to the proper BUILDING ENVELOPE STANDARD. The REGULATING PLAN includes two slightly different versions (A and B) to allow for some flexibility in the street pattern and the character or location of public spaces.
2. Look at the appropriate BUILDING ENVELOPE STANDARD page in the *Code*. This page outlines the basic parameters for building on the site in terms of height, siting, elements, and use.
3. Look at the ARCHITECTURAL STANDARDS. This section outlines the parameters for the external building materials and architectural configurations.

The information from the above listed three steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it. For exact dimensions specific to a particular property, consult with City Staff.

For additional information regarding the STREET-SPACE, consult the street types and the STREETScape STANDARDS. These will show the prescriptions for the character of the STREET-SPACE including vehicular traffic lane widths, curb radii, sidewalk and tree planting area dimensions, and on-street parking configurations.

C. Components of the Code

The *Code* is comprised of: the REGULATING PLAN, illustrative Street Type Specifications, the BUILDING ENVELOPE STANDARDS, Streetscape Standards, Architectural Standards, and Definitions.

Regulating Plan: The REGULATING PLAN is the coding key for the *Station Area Form-Based Code*. The REGULATING PLAN shows how each LOT relates to public spaces (STREETS, CIVIC GREENS, PEDESTRIAN PATHWAYS, etc.) and the surrounding neighborhood. There may be additional regulations for LOTS in special locations as identified in the REGULATING PLAN.

Street-Type Specifications: The Street-Type Specifications illustrate typical configurations for streets within the Station Area. Specifications address vehicular traffic lane widths, curb radii, sidewalk and tree planting area dimensions, and on-street parking configurations.

Building Envelope Standards: The BUILDING ENVELOPE STANDARDS establish basic parameters governing building form, including the envelope for building placement in three dimensions and certain permitted or required building elements, such as storefronts, BALCONIES, and STREET WALLS.

The BUILDING ENVELOPE STANDARDS establish both the boundaries within which development may take place and what requirements apply. The applicable standards for a building is determined by its STREET FRONTAGE contained in the REGULATING PLAN. This produces a coherent STREET-SPACE and allows the building greater latitude behind its street FACADE.

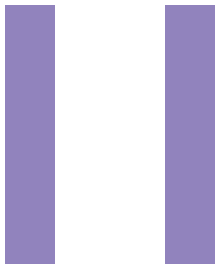
The intent of the BUILDING ENVELOPE STANDARDS is to shape vital public space throughout the Station Area through placement and envelope controls on buildings that frame the STREET-SPACE. They aim for the minimum level of control necessary to meet that goal.

Streetscape Standards: The purpose of the Streetscape Standards is to ensure coherent STREETS and to assist builders and owners with understanding the relationship between the public space of the Station Area and their own building. These standards set the parameters for the placement of street-trees and other amenities or appurtenances (e.g., benches, signs, STREET LIGHTS, etc.) on or near each building site.

Architectural Standards: The goal of the Architectural Standards is a coherent and pleasing architectural character that is complementary to the best local traditions. The Architectural Standards govern a building's architectural elements regardless of its BUILDING ENVELOPE STANDARD and set the parameters for allowable materials, configurations, and construction techniques. Equivalent or better products than those specified are always encouraged and may be submitted for consideration to the City.

Definitions: Wherever a word is in SMALL CAPITAL LETTERS format, consult the definitions for its specific meaning. Words used in the *Form-Based Code*, but not defined by the *Form-Based Code*, which are defined in the Farmers Branch Comprehensive Zoning Ordinance, shall have the meanings set forth therein.

CHAPTER



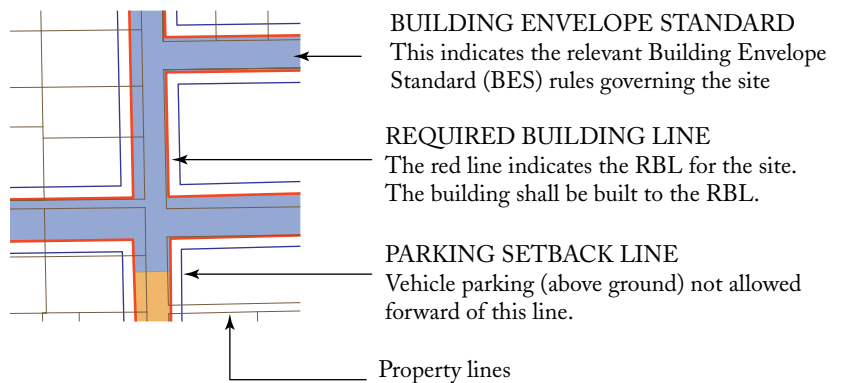
THE REGULATING PLAN

A. Understanding the REGULATING PLAN

Building on the Farmers Branch public meetings and workshops that took place during 2001 and 2002 and the adoption of the Station Area Conceptual Master Plan by the City Council on July 22 (with the approval of Resolution No. 2002-076), a REGULATING PLAN was produced for the Farmers Branch Station Area.

A REGULATING PLAN provides standards for the development of each property or lot and illustrates how each relates to the adjacent properties and STREET-SPACE. Building sites are coded by their STREET FRONTAGE.

The key below explains the elements of the REGULATING PLAN and serves as a reference when examining the REGULATING PLAN.



	Shopfront Colonnade Frontage		Local Frontage
	General Frontage		Powerline Easement
	I-35 Special Frontage		Civic Buildings & Monuments

The REGULATING PLAN is the controlling document and principal tool for implementing the *Station Area Form-Based Code*. It identifies the BUILDING ENVELOPE STANDARD (BES) for each building site and any specific characteristics assigned to it.

B. Rules for New Development

1 Lots/Blocks/Alleys/Curb Cuts

- All lots shall share a frontage line with a STREET-SPACE.
- All lots and/or all contiguous lots shall be considered to be part of a BLOCK for this purpose. No BLOCK face shall have a length greater than 400 feet without an ALLEY, common drive or access easement, or PEDESTRIAN PATHWAY providing through-access to another street, ALLEY or common access easement, or STREET-SPACE. Individual lots with less than 75 feet of frontage are exempt from the requirement to

interrupt the BLOCK face; those with over 250 feet of frontage shall meet the requirement within their lot, unless already satisfied within that BLOCK face.

- c. ALLEYS shall provide access to the rear of all lots. ALLEY construction is required as part of the development project within the rear setback, unless an ALLEY already exists. ALLEYS shall be constructed to meet the City construction standards in order to be suitable for emergency and service vehicle access.
- d. Where an ALLEY does not exist and is not constructed at the time of development of any property, the developer is required to dedicate the ALLEY right of way within the rear setback, build the ALLEY, maintain the area within the rear setback by:
 - i. Sodding and providing routine landscape maintenance to the area; and
 - ii. Keeping the area clear of debris, stored materials, and vehicles.
- e. Curb cuts shall be limited to no more than one per 200 feet of STREET FRONTAGE ON SHOPFRONT COLONNADE and GENERAL SITES.

2. Buildings

- a. The maximum building floor-plate (footprint) is 60,000 square feet; beyond that limit a special exception is necessary.
 - i. For each BLOCK face, building(s) along the RBL shall present a complete and discrete vertical FAÇADE composition (i.e., a new FAÇADE design) at an average STREET FRONTAGE length of no greater than sixty (60) feet for SHOPFRONT COLONNADE SITES; or seventy-five (75) feet for GENERAL and LOCAL SITES. Each FAÇADE composition shall include a functioning, primary STREET-SPACE entry. This requirement may be satisfied through the use of liner shops conceived to specifically mask large floor-plate building facades. Individual infill projects on lots with frontage of less than 100 feet are exempt from this requirement.
- b. Where the BUILDING ENVELOPE STANDARD (BES) designations change along a STREET FRONTAGE, the property owner/developer has the option of applying either BES for a maximum additional distance of 75 feet in either direction along that frontage (except Interstate 35 frontage which shall not be extended around any BLOCK CORNER).

3. Streetscape

- a. STREET TREES shall be planted at the time of development at an average spacing of no greater than thirty (30) feet on center (measured per BLOCK face). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements. At no time may spacing exceed forty-five (45) feet on center.

- b. STREET LIGHTS shall be installed on both sides of streets along the STREET TREE ALIGNMENT LINE and unless otherwise designated on the REGULATING PLAN, at intervals of not more than 75' for GENERAL and LOCAL SITES, measured parallel to the STREET. STREET LIGHTS shall be between 9 and 16 feet above ground in height. At the time of development, the developer is only responsible for the installation of STREET LIGHTS on the side(s) of the STREET-SPACE being developed.
- c. At the time of development, the developer is required to install sidewalks.

4. Parking

- a. Parking goals:
 - Enable people to park once at a convenient location and to access a variety of commercial and civic enterprises in pedestrian friendly environments by encouraging shared parking.
 - Reduce diffused, inefficient, single-purpose reserved parking.
 - Avoid adverse parking impacts on neighborhoods adjacent to the Station Area.
 - Maximize on-street parking.
 - Increase visibility and accessibility of parking.
 - Provide flexibility for redevelopment of small sites.
 - Promote early prototype projects using flexible and creative incentives.
- b. Parking standards:
 - Sites under 20,000 square feet in land area have no minimum parking requirements.
 - Sites over 20,000 square feet in land area have the following requirements.
 - 1. A minimum of 1 and 1/8 parking space per residential unit, of which a minimum of 1/8 parking space per residential unit shall be provided as shared parking. There are no maximum limits on shared parking.
 - 2. A minimum of one space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as shared parking; there are no set maximum limits on shared parking. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for shared parking. Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the City Manager which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either

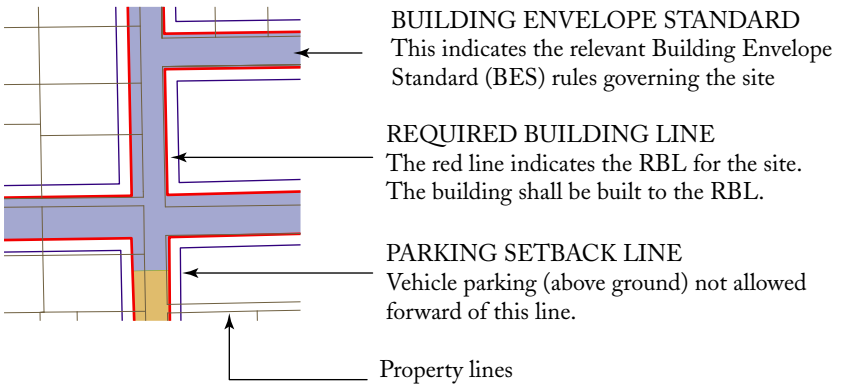
business or nighttime hours depending whether the City Manager determines that the primary public use will be for commercial or residential uses.

3. A maximum of one space per 1,000 square feet of non-residential GFA or two spaces per residential unit may be made available for reserved parking.
- Achieving parking requirements:
 1. Parking requirements may be met either on-site or within 800 feet and on the same side of Valley View Lane.
 2. Incentives from the Tax Increment Finance (TIF) District may be used, in accordance with approved TIF policy, for eligible projects to meet shared parking requirements.
 - Shared parking shall be designated by appropriate signage and markings as required by City policy.

C. Regulating Plan

The following pages contain the REGULATING PLAN for the Farmers Branch Station Area. The REGULATING PLAN includes two slightly different versions (A and B) to allow for some flexibility in the street pattern and the character or location of public spaces. The two versions **are not** mutually exclusive - individual components of either version of the REGULATING PLAN may be implemented without affecting the remainder of either version of the REGULATING PLAN. The REGULATING PLAN also includes street types plan and urban design plan.

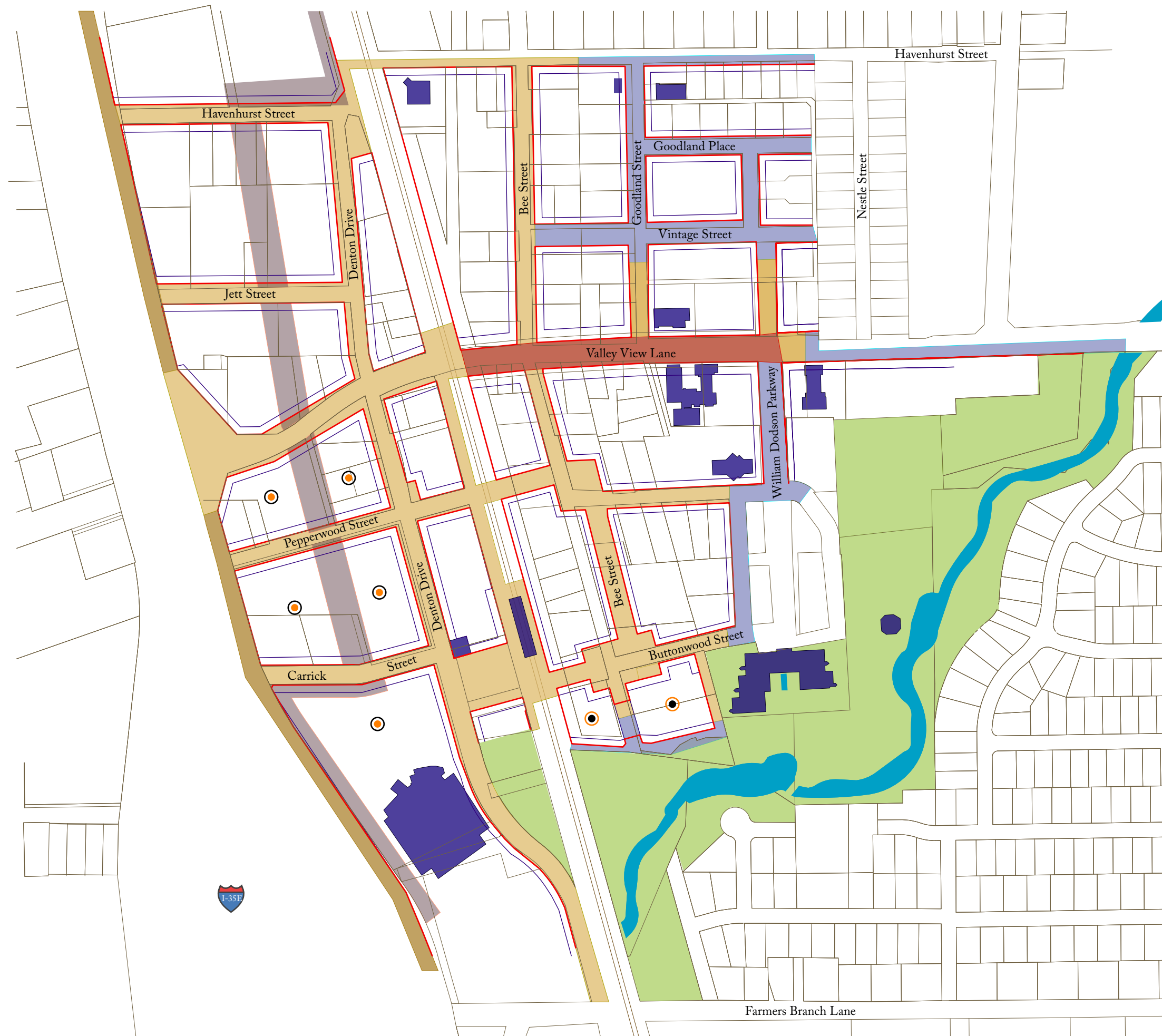
Understanding the Regulating Plan



- Shopfront Colonnade Frontage
- General Frontage
- I-35 Special Frontage
- Local Frontage
- Powerline Easement
- Civic Buildings & Monuments



Drawing for coding purposes only. Dimensions are subject to change. Consult Planning Division staff for specifications.



Understanding the Regulating Plan

BUILDING ENVELOPE STANDARD
This indicates the relevant Building Envelope Standard (BES) rules governing the site

REQUIRED BUILDING LINE
The red line indicates the RBL for the site. The building shall be built to the RBL.

PARKING SETBACK LINE
Vehicle parking (above ground) not allowed forward of this line.

Property lines

	Shopfront Colonnade Frontage		Local Frontage
	General Frontage		Powerline Easement
	I-35 Special Frontage		Civic Buildings & Monuments

- Notes:**
- The following interim regulations for selected sites as shown on this Regulating Plan are intended to serve as short-term inducements for redevelopment. These interim regulations are intended to remain in effect for a limited period of time preceding the arrival of light rail transit service to Farmers Branch and shall expire January 1, 2008. Any party aggrieved by the expiration of the interim regulations may seek relief through City Council consideration of the matter prior to January 1, 2008 expiration date.
- Buildings legally constructed in accordance with the interim regulations shall maintain full legal and valid status subsequent to the expiration of the interim regulations. Buildings legally under construction at the time of expiration of the interim regulations may be completed as duly permitted and shall maintain full legal and valid status subsequent to the expiration of the interim regulations.
- Construction permits issued for a building designed in accordance with the interim regulations, but which construction has not commenced by the date the interim regulations expire, shall remain valid for no more than six (6) months beyond the expiration date of the interim regulations. Buildings completed under such permits shall maintain full legal and valid status subsequent to the expiration of the interim regulations.
- Minimum height along Buttonwood Street: 3 stories.
Minimum height along Rawhide Creek: 2 stories.
Finished floor elevation regulations do not apply to lots facing Rawhide Creek.
 - Minimum height: 1 story (minimum 27 feet facade height).
Building located at the southeast corner of Valley View Lane and I-35E shall mark the gateway transition in a distinct fashion using massing, architectural height, contrasting materials, and/or architectural embellishments to obtain this effect.

**Farmers Branch Station Area
Regulating Plan B**

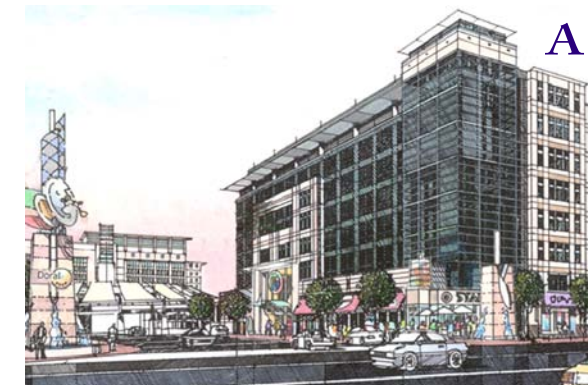
A Comfortable 5 minute walk

Drawing for coding purposes only. Dimensions are subject to change.
Consult Planning Division staff for specifications.



Right: Existing Valley View Lane

Below: Proposed colonnade with on street parking along Valley View Lane



Gateway buildings at I-35E and Valley View Lane define the entrance to the Station Area. Special site requirements at this intersection are minimum 10 (ten) stories at the northeast corner and six (6) stories at the southeast corner, respectively.



Neighborhood Green: A public open space at the intersection of two important streets, available for unstructured recreation, circumscribed by building facades.



Pocket Park/Plaza: The smallest size open space created by a jog in building facades.



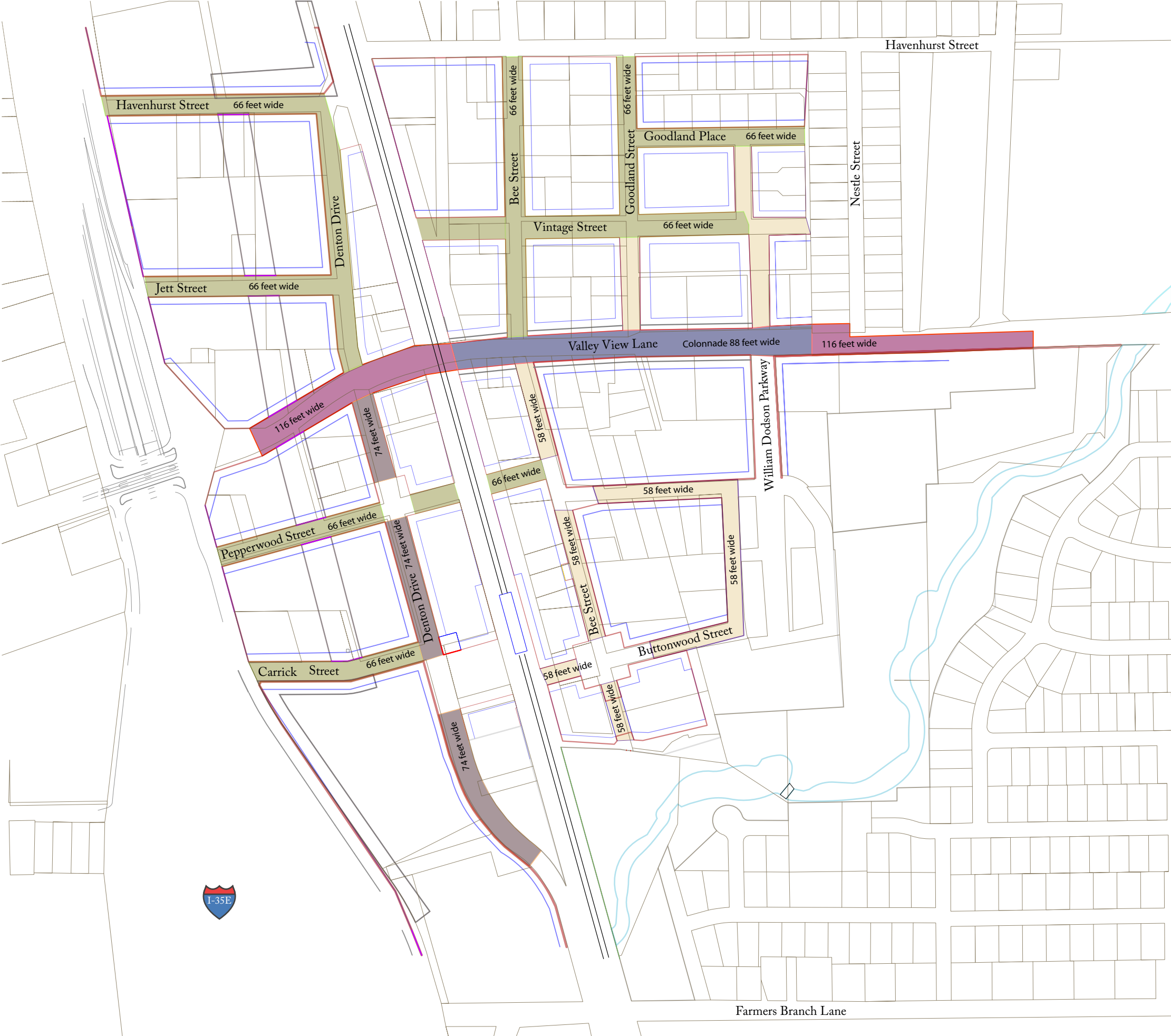
Farmers Branch Station Area Urban Design Plan



Drawing for coding purposes only. Dimensions are subject to change. Consult Planning Division staff for specifications. The images are representative examples that convey the intent and quality of development. This Plan shows the minimum required public spaces south of Valley View Lane. Developers are encouraged to provide similar public spaces north of Valley View Lane.



The Transit Square creates a prominent civic component, a gathering spot and a vibrant focus of public life, which also incorporates bus stops. A tower or similar prominent architectural feature on the adjoining building to the north anchors the plaza and announces the station to the freeway.



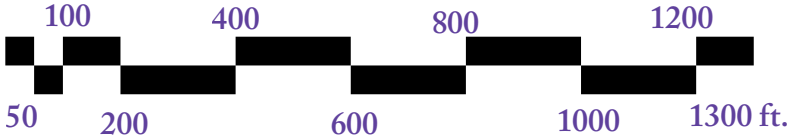
This Plan indicates the locations of five street types within the Station Area. The streetscape standards (such as street widths, placement of STREET TREES, and other amenities or appurtenances) associated with the different street types are featured on pages 28-32.

The purpose of the streetscape standards is to ensure coherent STREETS and to assist developers and owners with understanding the relationship between the public spaces and individual buildings.

- Valley View Lane (streetscape standards on page 29)
- Colonnade Street (streetscape standards on page 28)
- Denton Street (streetscape standards on page 30)
- Street 66 (streetscape standards on page 31)
- Street 58 (streetscape standards on page 32)

Farmers Branch Station Area
**Regulating Plan A
Street Types**

A Comfortable 5 minute walk

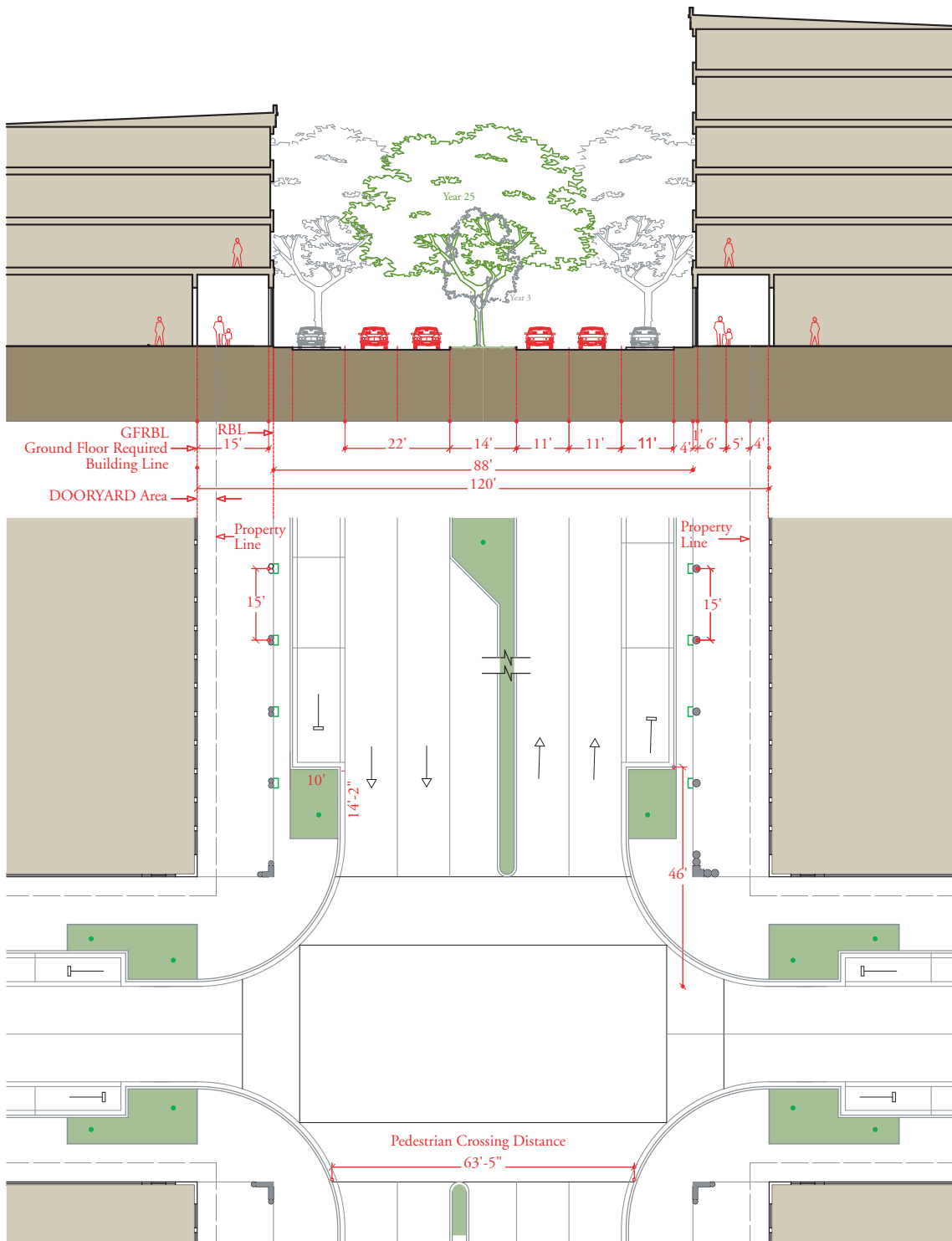


Drawing for coding purposes only. Dimensions are subject to change.
Consult Planning Division staff for specifications.

D. Street Types

The Street-Type specifications illustrate typical configurations for STREET-SPACES within the Station Area. The City may adjust these if necessary for specific conditions (e.g., pocket parks, public squares, greens and other similar areas). The specifications address vehicular traffic lane widths, curb radii, sidewalk, tree planting area, and on-street parking configurations. They also provide comparative pedestrian crossing distances.

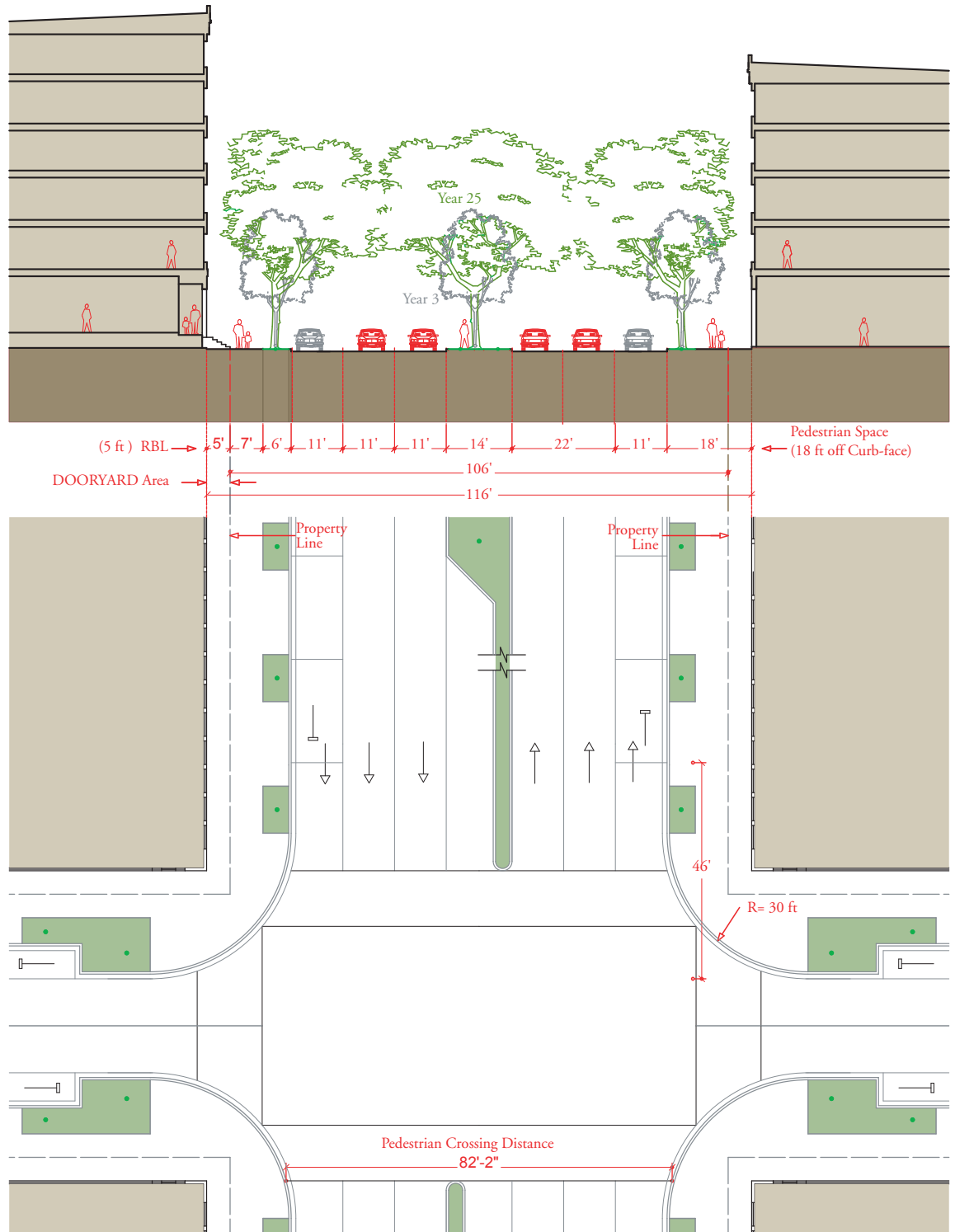
The streets within the Station Area balance the needs of all forms of traffic, auto and pedestrian, to maximize mobility and convenience for the citizens of Farmers Branch and visitors to the Station Area. Their character will also vary with their location. Some streets will carry a large volume of traffic and provide a more active and intense urban pedestrian experience while others will provide a less active and more intimately scaled STREET-SPACE.



Colonnade Street (Valley View Lane)

Streetspace	88 to 120 ft	Travel lanes	4 @ 11 ft
Sidewalks	15 feet within colonnade (min 6 ft clear, 4 ft DOORYARD)	Dedicated parking lanes	11 ft
Median & tree planting strip	14 ft	Pedestrian crossing distance	63 ft

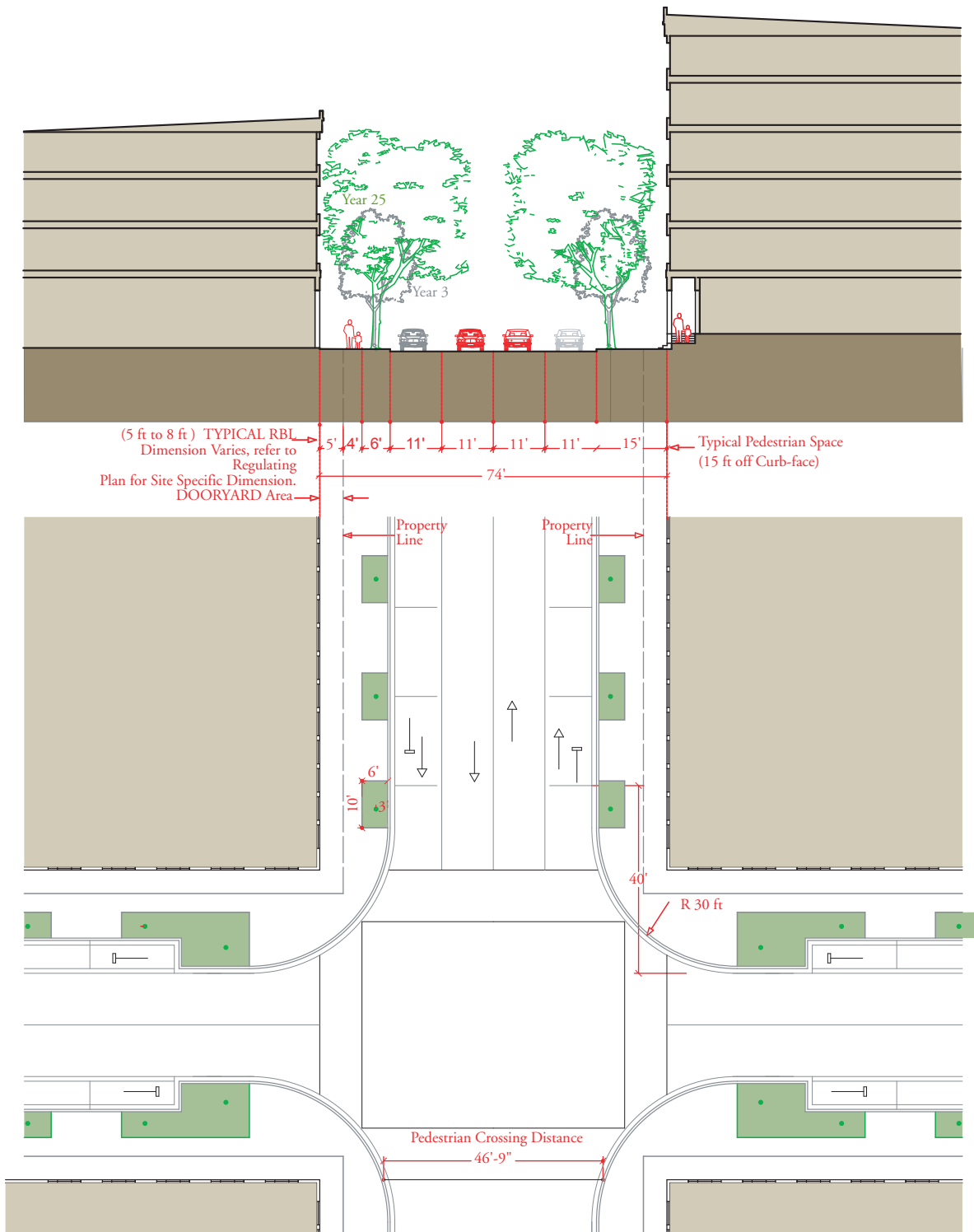
This drawing is for illustrative purposes only. Refer to the REGULATING PLAN for site specific situations.



Valley View Lane

Streetspace	116 ft	Travel lanes	4 @ 11 ft
Sidewalks	18 feet (min 6 ft clear, 5 ft DOORYARD)	Convertible parking lanes	11 ft outside lanes
Median & tree planting strip	14 ft	Pedestrian crossing distance	82 ft

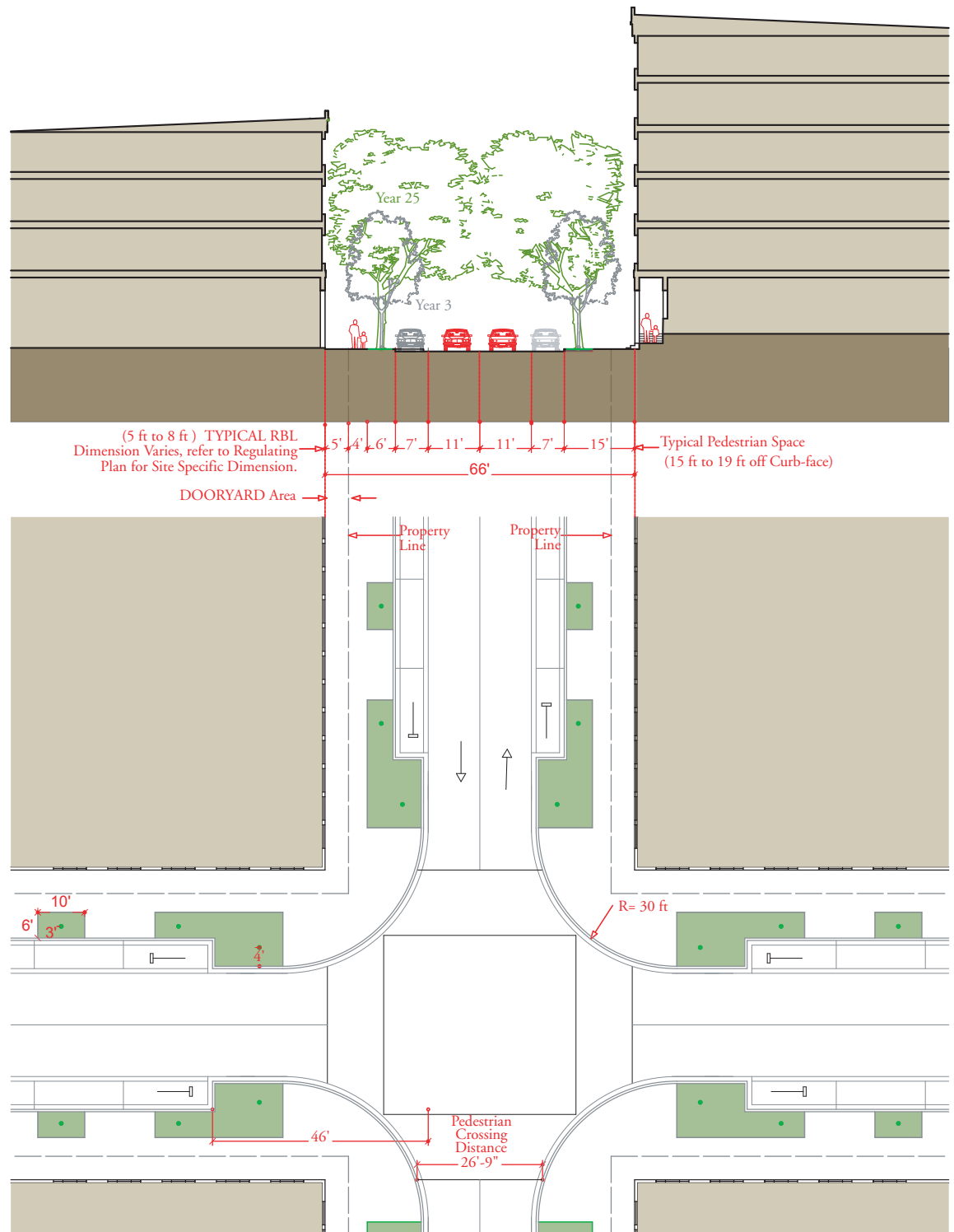
This drawing is for illustrative purposes only. Refer to the REGULATING PLAN for site specific situations.



Denton Drive

Streetscape	74 ft	Travel lanes	4 @ 11 ft
Sidewalks	15 feet (6 ft street tree/ street furniture area , 4 ft clear, 5 ft DOORYARD)	Convertible parking lanes	11 ft outside lanes
		Pedestrian crossing distance	46 ft

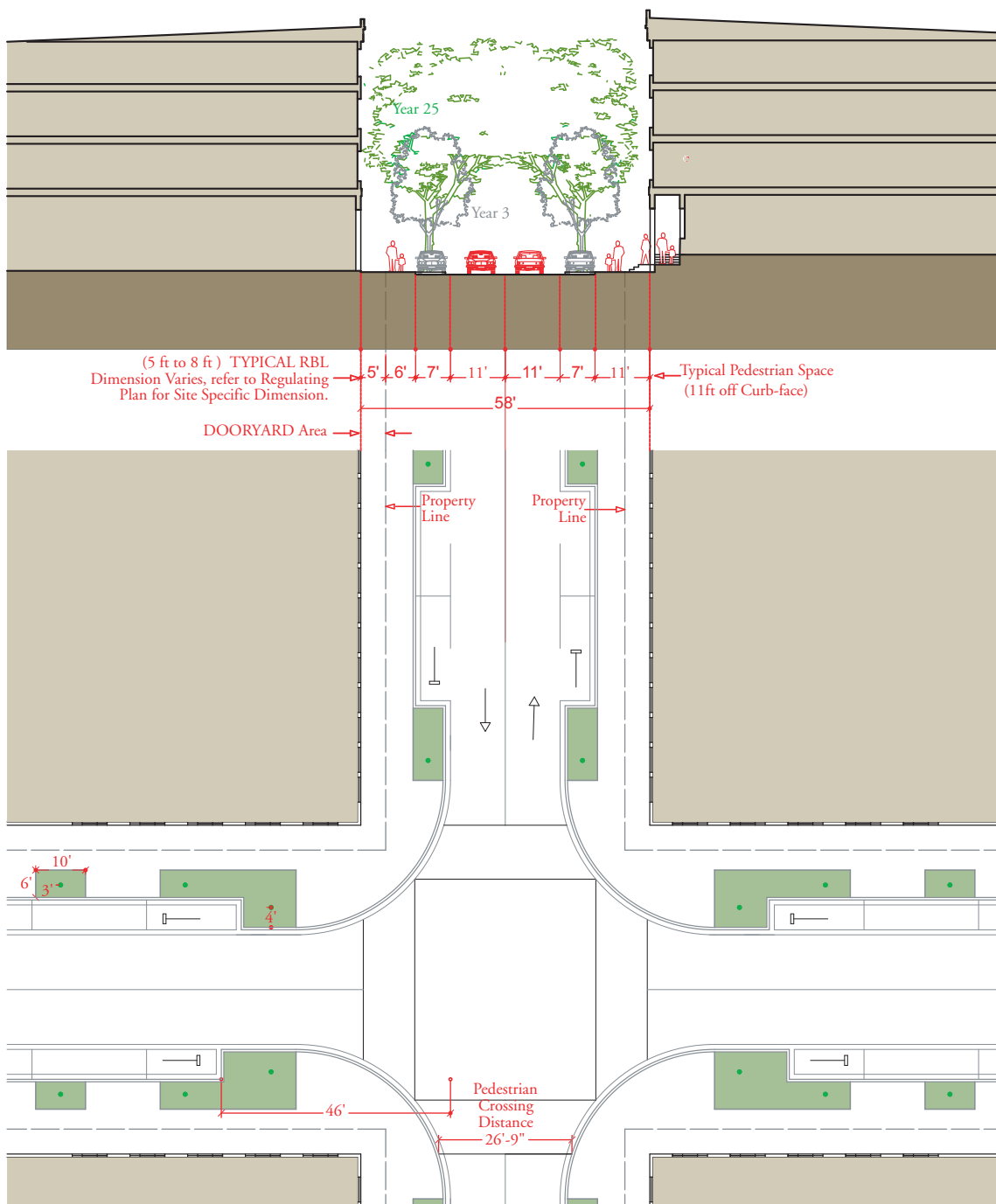
This drawing is for illustrative purposes only. Refer to the REGULATING PLAN for site specific situations.



Street 66

Streetspace	66 ft	Travel lanes	2 @ 11 ft
Sidewalks	15 feet (6 ft street tree area , 4 ft clear, 5 ft DOORYARD)	Dedicated parking lanes	7 ft
Tree Planters	6ft by 10 ft	Pedestrian crossing distance	26 ft

This drawing is for illustrative purposes only. Refer to the REGULATING PLAN for site specific situations.



Street 58

Streetspace	58 ft	Travel lanes	2 @ 11 ft
Sidewalks	11 feet (6 ft street tree area , 4 ft clear, 5 ft DOORYARD)	Dedicated parking lanes	7 ft
Tree Planters	6 ft by 10 ft	Pedestrian crossing distance	26 ft

This drawing is for illustrative purposes only. Refer to the REGULATING PLAN for site specific situations.

CHAPTER BUILDING ENVELOPE STANDARDS



The REGULATING PLAN identifies the BUILDING ENVELOPE STANDARDS (BES) for all building sites within the Station Area. The goal of the BES is the creation of a healthy and vital public realm through good STREET-SPACE. Deviations from the BES can be approved only through a Special Exception Process as provided in Chapter VI (Administration) of this *Code*. The BES set the basic parameters governing building construction, including the building envelope (in three dimensions) and certain required and/or permitted elements, such as COLONNADES, STOOPS, balconies, porches, and STREET WALLS.



Rendering of a typical street from the *Farmers Branch Station Area Conceptual Master Plan*.

A. General Guiding Principles

- **Buildings are aligned and close to the street.**

Buildings form the space of the street.

- **The street is a coherent space, with consistent building forms on both sides.**

This agreement of buildings facing across the STREET-SPACE contributes to a clear public space and STREET-SPACE identity.

- **Buildings oversee the STREET-SPACE with active fronts.**

This oversight of the STREET-SPACE contributes to vital and safe public space.

- **Public spaces are physically defined by buildings, walls, or fences.**

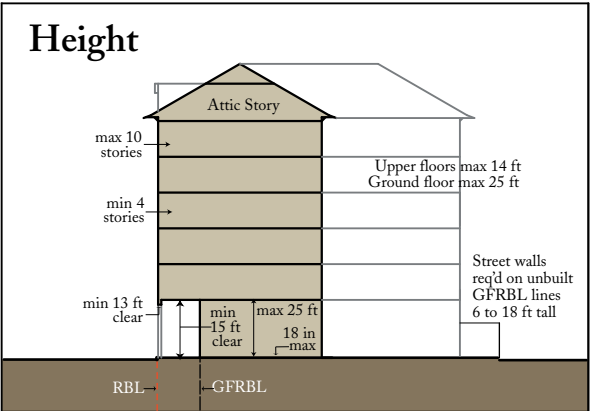
Land should be clearly public or private—in public view and under surveillance or private and protected.

- **Buildings are designed for towns and cities.**

Rather than being simply pushed closer together, as in many suburban developments, buildings must be designed for the urban situation within towns and cities. Views are directed to the STREET-SPACE and interior gardens/court-yards, not into neighboring lots.

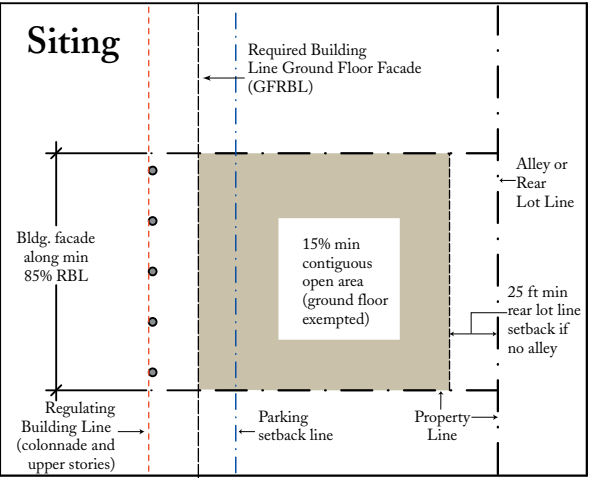
- **Vehicle storage/parking, (other than on-street parking), garbage and mechanical equipment are kept away from the STREET-SPACE.**

B. Building Envelope Standards: Shopfront Colonnade Sites



Building Height

- 1. The height of the principal building is measured in STORIES.
- 2. Each principal building shall be at least four (4) STORIES in height, but no greater than ten (10) STORIES in height, except as otherwise provided on the REGULATING PLAN. Attic STORY is excluded from minimum and maximum height calculations.



Street Facade

- 1. On each lot the building FAÇADE shall be built to the RBL for at least eighty-five percent (85%) of its RBL and/or GFRBL length.
- 2. The building FAÇADE shall be built to the RBL and GFRBL within thirty (30) feet of a BLOCK CORNER.
- 3. These portions of the building FAÇADE (the required minimum build to) may include jogs of not more than eighteen (18) inches in depth except as otherwise provided to allow BAY WINDOWS (upper STORIES only).
- 4. GROUND STORY unit frontage widths shall be a

Parking Structure Height

That portion of a parking structure within 40 feet proximity of a principal building (built after 2005) shall not exceed the principal building’s EAVE or PARAPET HEIGHT.

Ground Story Height:

- 1. The GROUND STORY finished floor elevation shall be equal to, or greater than, the adjacent exterior sidewalk elevation up to a maximum finished floor elevation of eighteen (18) inches.
- 2. The GROUND STORY shall have at least fifteen (15) feet of clear interior height (floor to ceiling) contiguous to the GFRBL frontage for at least one-half (½) of its area.
- 3. The maximum STORY HEIGHT for the GROUND STORY is twenty-five (25) feet.

Upper Story Height

- 1. The maximum floor-to-floor STORY HEIGHT for STORIES other than the GROUND is fourteen (14) feet.
- 2. At least eighty percent (80%) of each upper STORY shall have an interior clear height (floor to ceiling) of

at least nine (9) feet.

Mezzanines

Mezzanines having a floor area greater than one-half (½) of the floor area of the STORY in which the mezzanine is situated shall be counted as a full STORY.

Street Wall Height

- 1. A STREET WALL not less than six (6) feet in height or greater than eighteen (18) feet in height shall be required along any GFRBL frontage that is not otherwise occupied by a building on the lot.
- 2. STREET WALL height shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

Other

Where a SHOPFRONT COLONNADE site is located within forty (40) feet of an existing single-family residential zoning district, the maximum EAVE OR PARAPET HEIGHT for that portion of the SHOPFRONT COLONNADE site shall be thirty-two (32) feet. This requirement shall supersede the minimum STORY requirement.

maximum of one hundred twenty (120) feet.

Buildable Area

- 1. Buildings may occupy any portion of the lot behind the RBL (and RGFBL) exclusive of any setbacks required by this Code
- 2. A contiguous OPEN AREA equal to at least fifteen percent (15%) of the total BUILDABLE AREA shall be preserved on every lot. Such contiguous OPEN AREA may be located anywhere behind the PARKING SETBACK LINE, either at grade or at the second or third STORY.
- 3. No part of any building, except overhanging eaves, AWNINGS, or BALCONIES shall occupy the remaining lot area.

Side Lot Setbacks

On a lot where a COMMON LOT LINE is shared with a single-family residential zoning district, the principal building shall be setback at least ten (10) feet from the shared lot line.

Garage and Parking

- 1. GARAGE ENTRIES or driveways shall be located at least seventy-five (75) feet away from any BLOCK CORNER or another GARAGE ENTRY on the same BLOCK, unless otherwise designated on the REGULATING PLAN.
- 2. GARAGE ENTRIES shall have a clear height of no greater than sixteen (16) feet nor a clear width exceeding twenty-four (24) feet.

- 3. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of vehicular access to a lot.
- 4. GARAGE ENTRIES may be setback up to a maximum of twenty-four (24) inches behind the surrounding FAÇADE.
- 5. Vehicle parking areas on private property shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade.
- 6. These requirements are not applicable to on-street parking.

Alleys

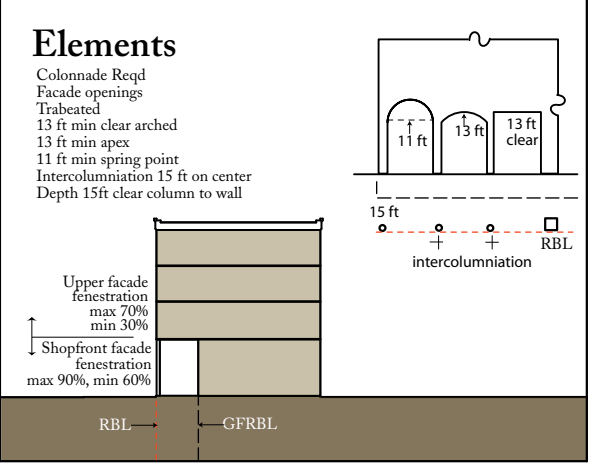
There is no required setback from ALLEYS. On lots having no ALLEY access, there shall be a minimum setback of twenty-five (25) feet from the rear lot line.

Corner Lots

Corner lots shall satisfy the code requirements for the full RBL length unless otherwise specified in this code.

Unbuilt RBL and Common Lot Treatment

- 1. A STREET WALL shall be required along any RBL frontage that is not otherwise occupied by a building on the lot. The STREET WALL shall be located not more than eight (8) inches behind the RBL.
- 2. PRIVACY FENCES may be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building on the lot.



Fenestration

- 1. Blank lengths of wall exceeding fifteen (15) linear feet are prohibited on all RBL/GFRBLs.
- 2. FENESTRATION on the GROUND STORY FAÇADES shall comprise at least sixty percent (60%), but not more than ninety percent (90%) of the FAÇADE area situated between two (2) and ten (10) feet above the adjacent public sidewalk on which the FAÇADE fronts.
- 3. FENESTRATION on the upper STORY FAÇADES shall comprise at least thirty percent (30%), but no more

than seventy percent (70%), of the FAÇADE area per STORY (measured as a percentage of the FAÇADE between floor levels).

- 4. No window may face or direct views toward a COMMON LOT LINE within thirty feet (30) unless: that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL) or, the window sill is at least 6’ above the finished floor level. All COMMON LOT LINES within the Station Area are subject to the construction of building walls (with no setback) by the adjacent lot owner.

Building Projections

- 1. AWNINGS, BALCONIES, and STOOPS shall not project closer than five (5) feet to a COMMON LOT LINE.
- 2. No part of any building, except overhanging eaves, BALCONIES, BAY WINDOWS, and AWNINGS, as specified by the Code, shall encroach beyond the RBL.
- 3. No part of any building, except shopfronts and signs, as otherwise permitted by the Code, shall encroach into the COLONNADE beyond the GFRBL.

Doors/Entries

Functioning entry door(s) shall be provided along GROUND STORY FAÇADES at intervals not greater than sixty (60) linear feet.

Colonnades

Where designated on the REGULATING PLAN, COLONNADES shall:

- 1. Have a minimum interior floor to ceiling clear height of fifteen (15) feet (excepting blade signs and street lighting as specified in this Code).
- 2. Have minimum thirteen (13) foot FAÇADE opening height to beam (or to the top of the arch and minimum eleven (11) feet to the springing point.)
- 3. Have an intercolumniation of fifteen (15) feet on center.
- 4. Have a continuous public access easement of at least six (6) feet wide running adjacent to the columns/piers
- 5. Have columns/piers with no single horizontal dimension greater than twenty two (22) inches or less than ten (10) inches. This limitation shall apply between grade and eleven (11) feet in height.
- 6. Have 15 feet between the RBL and the GFRBL except as otherwise specified in the REGULATING PLAN.

Street Walls

A vehicle entry gate no wider than eighteen (18) feet or a pedestrian entry gate no wider than six (6) feet shall be permitted within any required STREET WALLS.



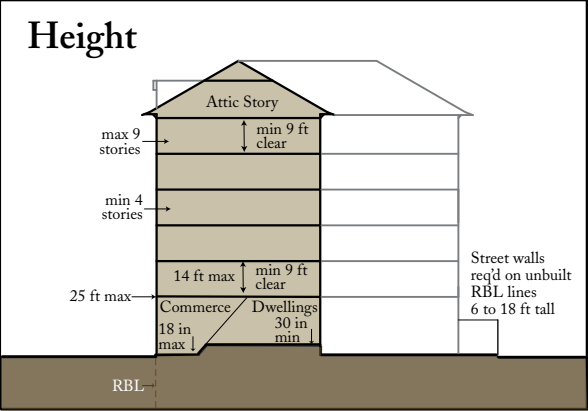
Ground Story

The GROUND STORY shall house RETAIL uses. See Height specifications above for the specific requirements.

Upper Stories

The upper STORIES shall house residential or COMMERCE uses excluding RETAIL SPECIALTY and RETAIL TRADE uses (except those that have direct RBL frontage and are second STORY extensions of the GROUND STORY use).

C. Building Envelope Standards: General Sites



Building Height

- 1. The height of the principal building is measured in STORIES.
- 2. Each principal building shall be at least four (4) STORIES in height, but no greater than nine (9) STORIES in height, except as otherwise provided on the REGULATING PLAN.

Parking Structure Height

Where a parking structure is within 40 feet of any principal building (built after 2005) that portion of the structure shall not exceed the buildings EAVE or

PARAPET HEIGHT.

Ground Story Height: Commerce Uses

- 1. The GROUND STORY finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of eighteen (18) inches above the sidewalk.
- 2. The GROUND STORY shall have at least fifteen (15) feet of clear interior height (floor to ceiling) contiguous to the RBL frontage for at least one-half (½) of its area.
- 3. The maximum STORY HEIGHT for the GROUND STORY is twenty-five (25) feet.

Ground Story Height: Residential Units

- 1. The finished floor elevation shall be no less than thirty (30) inches and no more than eighty (80) inches above the exterior sidewalk elevation at the RBL.
- 2. The first STORY shall have an interior clear height (floor to ceiling) of at least nine (9) feet and a maximum STORY HEIGHT of sixteen (16) feet.

Upper Story Height

- 1. The maximum floor-to-floor STORY HEIGHT for STORIES other than the GROUND STORY is fourteen

(14) feet.

- 2. At least eighty percent (80%) of each upper STORY shall have an interior clear height (floor to ceiling) of at least nine (9) feet.

Mezzanines

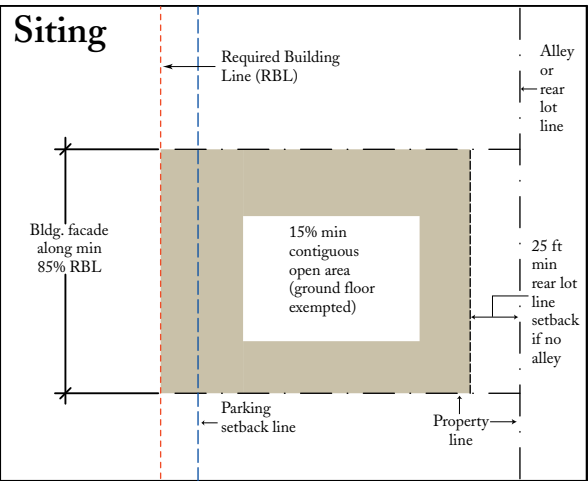
Mezzanines having a floor area greater than one-half (½) of the floor area of the STORY in which the mezzanine is situated shall be counted as full STORIES.

Street Wall Height

- 1. A STREET WALL not less than six (6) feet in height or greater than eighteen (18) feet in height shall be required along any RBL frontage that is not otherwise occupied by the principal building on the lot.
- 2. The height of the STREET WALL shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

Other

Where a GENERAL site is located within forty (40) feet of an existing single-family residential zoning district, the maximum EAVE or PARAPET HEIGHT for that portion of the GENERAL site shall be thirty-two (32) feet. This requirement shall supersede the minimum STORY height requirement.



Street Facade

- 1. On each lot the building FAÇADE shall be built to the RBL for at least eighty-five percent (85%) of the RBL length.
- 2. The building FAÇADE shall be built to the RBL within thirty (30) feet of a BLOCK CORNER.
- 3. These portions of the building FAÇADE (the required minimum build to) may include jogs of not more than eighteen (18) inches in depth except as otherwise provided to allow BAY WINDOWS, shopfronts, and BALCONIES.

Buildable Area

- 1. Buildings may occupy any portion of the lot behind the RBL, exclusive of any setbacks required by this Code
- 2. A contiguous OPEN AREA equal to at least fifteen percent (15%) of the total BUILDABLE AREA shall be preserved on every lot. Such contiguous OPEN AREA may be located anywhere behind the PARKING SETBACK, either at grade or at the second or third STORY.
- 3. No part of any building, except overhanging eaves, AWNINGS, or BALCONIES shall occupy the remaining lot area.

Side Lot Setbacks

On a lot where a COMMON LOT LINE is shared with a property located within a single-family residential zoning district, the principal building shall be setback at least ten (10) feet from the shared lot line.

Garage and Parking

- 1. GARAGE ENTRIES or driveways shall be located at least seventy-five (75) feet away from any BLOCK CORNER or another GARAGE ENTRY on the same BLOCK, unless otherwise designated on the REGULATING PLAN.
- 2. GARAGE ENTRIES shall have a clear height of no greater than sixteen (16) feet nor a clear width exceeding twenty-four (24) feet.

- 3. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of vehicular access to a lot.
- 4. GARAGE ENTRIES may be setback up to a maximum of twenty-four (24) inches behind the surrounding FACADE.
- 5. Vehicle parking areas on private property shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade.
- 6. These requirements are not applicable to on-street parking.

Alleys

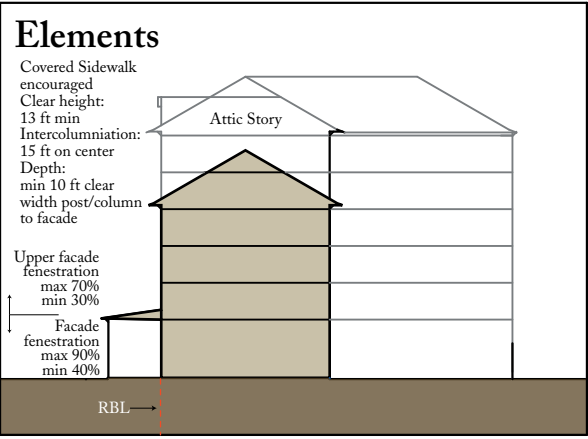
There is no required setback from ALLEYS. On lots having no ALLEY access, there shall be a minimum setback of twenty-five (25) feet from the rear lot line.

Corner Lots

Corner lots shall satisfy the code requirements for the full RBL length – unless otherwise specified in this Code.

Unbuilt RBL and Common Lot Line Treatment

- 1. A STREET WALL shall be required along any RBL frontage that is not otherwise occupied by a building. The STREET WALL shall be located not more than eight (8) inches behind the RBL.
- 2. PRIVACY FENCES may be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building.



Fenestration

- 1. Blank lengths of wall exceeding twenty (20) linear feet are prohibited on all RBLs.
- 2. FENESTRATION ON the GROUND STORY FACADES shall comprise at least forty percent (40%), but not more than ninety percent (90%), of the FACADE area situated between two (2) and ten (10) feet above the adjacent public sidewalk on which the FACADE fronts.

- 3. FENESTRATION ON the upper story FACADES shall comprise at least thirty percent (30%), but no more than seventy percent (70%), of the FACADE area per STORY (measured as a percentage of the FACADE between floor levels).
- 4. No window may face or direct views toward a COMMON LOT LINE within thirty (30) feet unless: that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL) or, the sill is at least 6' above the finished floor level. All COMMON LOT LINES within the Station Area are subject to the construction of building walls (with no setback) by the adjacent lot owner.

Building Projections

- 1. AWNINGS, BALCONIES, and STOOPS shall not project closer than five (5) feet to a COMMON LOT LINE.
- 2. No part of any building, except overhanging eaves, AWNINGS, BALCONIES, BAY WINDOWS, STOOPS, and shop fronts as specified by the Code, shall encroach beyond the RBL.
- 3. AWNINGS that project over the sidewalk portion of a STREET-SPACE shall maintain a clear height of at least ten (10) feet.

Doors/Entries

Functioning entry door(s) shall be provided along

GROUND STORY FACADES at intervals not greater than seventy-five (75) linear feet.

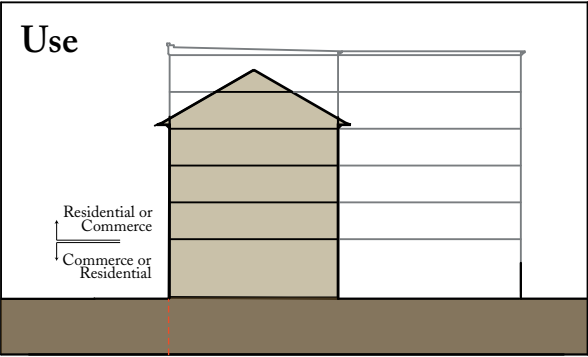
Covered Sidewalks

COVERED SIDEWALKS are encouraged, but not required. Where provided, COVERED SIDEWALKS shall:

- 1. Have a minimum interior clear height of thirteen (13) feet except as otherwise provided for signs, street lighting and similar appurtenances.
- 2. Have a minimum of ten (10) feet clear width between the FACADE and the support posts or columns of the sidewalk cover structure.
- 3. Have posts or columns spaced fifteen (15) feet on centers.
- 4. Provide for a continuous public access easement at least four (4) feet wide running adjacent and parallel to the sidewalk cover columns/posts
- 5. Have columns/posts with no single horizontal dimension greater than twelve (12) inches or less than six (6) inches.

Street Walls

A vehicle entry gate no wider than eighteen (18) feet or a pedestrian entry gate no wider than six (6) feet shall be permitted within any required STREET WALL.



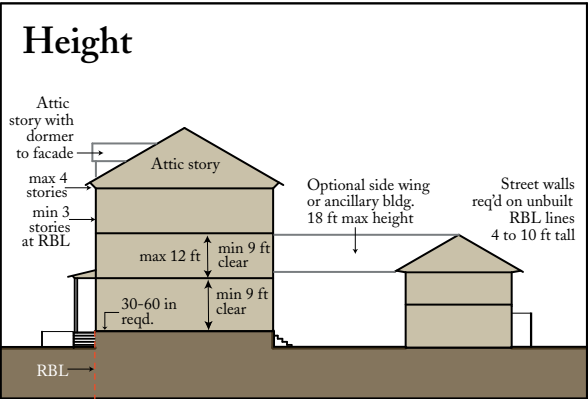
Ground Story

The GROUND STORY shall house COMMERCE or residential uses. See Height specifications above for specific requirements unique to each use.

Upper Stories

The upper STORIES shall house residential or COMMERCE uses excluding RETAIL SPECIALITY and RETAIL TRADE uses (except those that have direct RBL frontage and are second STORY extensions of the GROUND STORY USE).

D. Building Envelope Standards: Local Sites

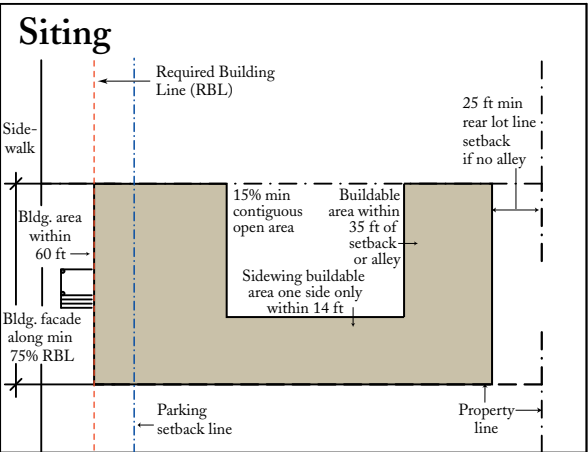


Building Height

- 1. The height of the principal building is measured in STORIES.
- 2. Each principal building shall be at least three (3) STORIES in height, but no greater than four (4) STORIES in height, except as otherwise provided on the REGULATING PLAN.

Parking Structure Height

Where a parking structure is within 40 feet of any

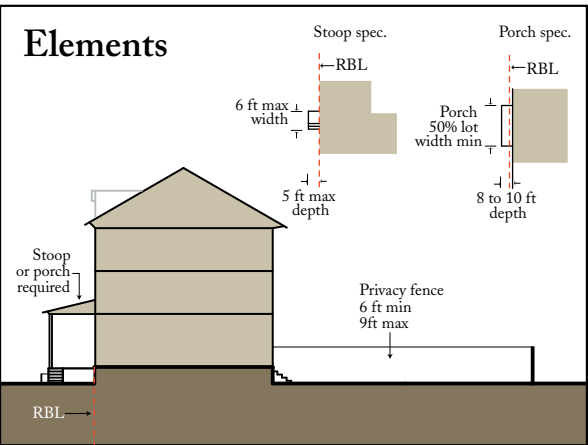


Street Facade

- 1. On each lot the building FAÇADE shall be built to the RBL for at least seventy-five percent (75%) of the RBL length.
- 2. The building FAÇADE shall be built to all the RBL within thirty (30) feet of a BLOCK CORNER.
- 3. These portions of the building FAÇADE (the required minimum build to) may include jogs of not more than twenty four (24) inches in depth except as otherwise provided to allow BAY WINDOWS, and BALCONIES.

Buildable Area

- 1. Buildings may occupy the portion of the lot



Stoops and Porches

Each lot/unit shall include a STOOP or a FRONT PORCH.

- 1. A STOOP shall be built forward of the RBL and be not more than five (5) feet deep and six (6) feet wide (plus steps).
- 2. A FRONT PORCH shall project forward of the RBL and be between eight (8) and ten (10) feet deep, with a width not less than fifty percent (50%) of the RBL. The building FAÇADE shall be placed a two (2) feet

principal building (built after 2005) that portion of the structure shall not exceed the building's EAVE or PARAPET HEIGHT.

Ground Story Height

- 1. The finished floor elevation shall be no less than thirty (30) inches and no more than sixty (60) inches above the exterior sidewalk elevation in front of the building.
- 2. The first STORY shall have a maximum STORY HEIGHT of sixteen (16) feet. At least eighty percent (80%) of the first STORY shall have an interior floor to ceiling height of at least nine (9) feet.

Upper Stories Height

- 1. The maximum floor-to-floor STORY HEIGHT for upper STORIES is twelve (12) feet.
- 2. At least eighty percent (80%) of each upper STORY shall have an interior floor to ceiling height of at least nine (9) feet.

Mezzanines

Mezzanines having a floor area greater than one-half (½) of the floor area of the STORY in which the mezzanine is situated shall be counted as a full STORY.

specified by this BES.

- 2. A CONTIGUOUS OPEN AREA equal to at least fifteen percent (15%) of the total BUILDABLE AREA shall be preserved on every lot. Such CONTIGUOUS OPEN AREA may be located anywhere behind the PARKING SETBACK, either at grade or at the second or third STORY.
- 3. No part of any building, except overhanging eaves, AWNINGS, or BALCONIES shall occupy the remaining lot area.

Unbuilt RBL and Common Lot Line Treatment

- 1. A STREET WALL shall be required along any RBL frontage that is not otherwise occupied by a building. The STREET WALL shall be located not more than eight (8) inches behind the RBL.
- 2. PRIVACY FENCES shall be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building.

Side Lot Setbacks

On a lot where a COMMON LOT LINE is shared with a single-family residential zoning district, the principal building shall be setback at least ten (10) feet from the shared lot line.

Garage and Parking

- 1. GARAGE ENTRIES or driveways shall be located at least seventy-five (75) feet away from any BLOCK CORNER or another GARAGE ENTRY on the same BLOCK, unless otherwise designated on the REGULATING PLAN.

behind the RBL.

Fenestration

- 1. Blank lengths of wall exceeding twenty (20) linear feet are prohibited on all RBLs.
- 2. FENESTRATION on all RBL FACADES shall comprise at least thirty percent (30%), but no more than seventy percent (70%), of the FACADE area per STORY (measured as a percentage of the FACADE between floor levels).
- 3. No window may face or direct views toward a COMMON LOT LINE within twenty feet (20) unless: that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL) or the sill is at least 6' above the finished floor level. All COMMON LOT LINES within the Station Area are subject to the construction of building walls (with no setback) by the adjacent lot owner.

Building Projections

- 1. No part of any building, except overhanging eaves, AWNINGS, BALCONIES, BAY WINDOWS, FRONT PORCHES, and STOOPS, as specified by the Code, shall encroach beyond the RBL.
- 2. BAY WINDOWS shall project not more than thirty-six (36) inches beyond the RBL; shall maintain an interior clear width of at least four (4) feet; and be

Street Wall and Fence Height

- 1. A STREET WALL not less than four (4) feet in height or greater than ten (10) feet in height shall be required along any RBL frontage that is not otherwise occupied by the principal building. A PRIVACY FENCE not less than six (6) feet in height or greater than nine (9) feet in height shall be required along any COMMON LOT LINE that is not otherwise occupied by a building.
- 2. The height of the STREET WALL shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

Other

Where a LOCAL site is located within forty (40) feet of an existing single-family residential zoning district, the maximum EAVE or PARAPET HEIGHT for that portion of the LOCAL site shall be thirty-two (32) feet. This requirement shall supersede the minimum STORY requirement.

- 2. GARAGE ENTRIES shall have a clear height no greater than sixteen (16) feet nor a clear width exceeding twenty-four (24) feet.
- 3. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of vehicular access to a lot.
- 4. GARAGE ENTRIES may be setback a maximum of twenty-four (24) inches behind the surrounding FACADE.
- 5. Vehicle parking areas on private property shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade.
- 6. These requirements are not applicable to on-street parking.

Alleys

There is no required setback from ALLEYS. On lots having no alley access, there shall be a minimum setback of twenty-five (25) feet from the rear lot line.

Corner Lots

Corner lots shall satisfy the code requirements for the full RBL length – unless otherwise specified in this code.

Frontage Widths

No more than 1/3 of the lots in any phase shall be less than 18 feet wide. A maximum of 150 feet of RBL frontage shall be continuous as a single (attached) building. There shall be a 10-foot gap (with a gated STREET WALL) between adjacent LOCAL FRONTAGE buildings.

constructed such that the walls and windows are between ninety (90) degrees (i.e., perpendicular) and zero (0) degrees (i.e., parallel) to the primary wall from which they project.

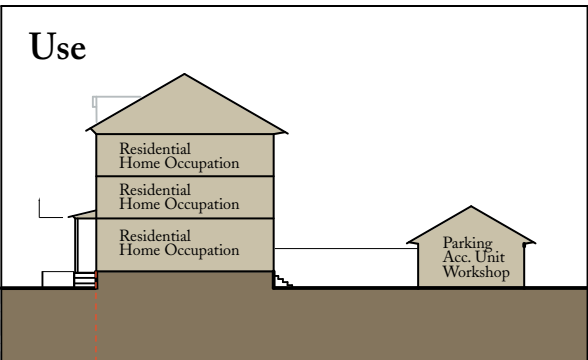
- 3. AWNINGS that project beyond the RBL shall maintain a clear height of at least ten (10) feet.

Doors/Entries

Functioning entry door(s) shall be provided along GROUND STORY FACADES at intervals not greater than seventy-five (75) linear feet.

Fences/Garden Walls

A fence or GARDEN WALL, 20 to 40 inches in height, is permitted along the front and the COMMON LOT LINES of the DOORYARD. A PRIVACY FENCE, six (6) to nine (9) feet in height, shall be placed along any unbuilt rear lot lines and COMMON LOT LINES.



Ground Story

The GROUND STORY shall house residential and home occupation uses, as defined by the city.

Upper Stories

The upper STORIES shall house residential and home occupation uses, as defined by the city.

- 1. One basement unit or one ACCESSORY UNIT is permitted per lot. Conversion of primary structure single-family units for multiple-family use is prohibited.
- 2. Parking and ACCESSORY UNIT (maximum 650 square

feet) uses are permitted in the BUILDABLE AREA at the rear of the lot.

E. Limited and Prohibited Uses

Uses permitted with a Specific Use Permit:

- Any commercial amusement use (indoor and outdoor)
- Any permitted use having drive-through service
- Any permitted use having outside storage or display
- Any permitted use serving alcoholic beverages
- Hotels and motels

Prohibited uses:

- Sexually oriented business
- Motor vehicle sales and repair of any kind
- Gasoline service stations and car washes
- Establishments selling used goods or merchandise
- Industrial and manufacturing use of any kind
- Warehousing and distribution facility

F. Interstate 35E Frontage Special Exceptions

General Intent Notes

This section provides for the unique circumstance of the **STREET FRONTAGE** along Interstate 35E. The relationship between the building and the traffic of this frontage is of a nature wholly different in scale and speed than that of a traditional and human-scaled city. The adjustments to the *Code* here are generally a relaxation of the prescriptions for the balance of the Station Area that focus on a scale, speed, and **STREET-SPACE** articulation appropriate to a pedestrian environment. The exemptions allow the **FACADES** fronting on Interstate Highway 35E to respond to the interstate at an appropriate scale, providing a wider leeway for signage and non-‘street-wall’ buildings above the **GROUND STORY** level (including curved and/or open courtyard/”alphabet” configurations. **FRONTAGES** on streets intersecting with the Interstate Highway 35E **FRONTAGE** are **NOT** exempt from the standards for those **STREET FRONTAGES**.

Frontages along Interstate 35 are subject to the *Form-Based Code* except as specified below:

Chapter II. REGULATING PLANS

Rules for New Development

BLOCKS/ALLEYS

- There are no requirements to provide through-access along these **BLOCK** faces via an **ALLEY**, **ACCESS EASEMENT**, or **PEDESTRIAN PATHWAY**.
- There are no restrictions on curb cuts.

Chapter III. BUILDING ENVELOPE STANDARDS for GENERAL SITES

Siting:

- The build-to minimum is reduced to fifty percent (50%) of the RBL (the STREET WALL requirements remain).

Elements:

- Upper STORY FENESTRATION percentage prescriptions do not apply to I-35 frontage sites.
- Ground STORY FENESTRATION percentages for I-35 frontages are minimum twenty (20) percent.

Chapter V. ARCHITECTURAL STANDARDS

Windows and Doors:

- Materials: There are no prescriptions for upper STORY window light transmission.
- Configurations and Technique: There are no prescriptions for upper STORY windows.

Signage, general (for upper stories):

- Wall signs are allowed anywhere above the second STORY floor level.
- There is no limit in lettering size.
- There is no limit on size and location of blade signs
- Marquee signs are permitted.

CHAPTER

IV

STREETSCAPE STANDARDS

A. General Principles and Intent

The Streetscape

- RBL frontages contribute to the public streetscape and therefore are subject to more regulation than the rest of the lot.
- STREET TREES are part of an overall streetscape plan designed to provide both form (canopy) and comfort (shade) to the STREET-SPACE. STREET TREES give special character and coherence to each STREET-SPACE. The desired aesthetic shall be achieved through the use of native/proven hardy adapted species.

Fronts and Rears

- Building FACADES are the public “face” of every building. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines within 12 inches of the building FACADE.
- The private, interior portions of the lots (toward the ALLEY) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium buildings) gardens and courtyards.

B. Minimum Standards

Trees

- Each STREET-SPACE shall have STREET TREES planted along the STREET TREE ALIGNMENT LINE (three (3) feet from the back of the curb) at an average spacing not greater than thirty (30) feet on center (measured per BLOCK face). Required tree planting area widths are specified in the Street Types specifications or the REGULATING PLAN.
- At planting, STREET TREES shall be at least 3 inches in diameter (6 feet above grade) and at least 10 feet in height. Species shall be selected from the Station Area STREET TREE List. Consult planning staff for the designated tree species for a particular BLOCK face.
- STREET TREES shall be “limbed up” as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the street).

Rears

- At least one (1) tree per six-hundred (600) square feet of the required open (unpaved) area shall be planted in the rear lot area not closer than 5 feet to any COMMON LOT LINE. Such trees shall be at least 3 inches in diameter (6 feet above grade) and 10 feet in overall height at installation. Species shall be selected from the Station Area Tree

List. SHOPFRONT COLONNADE and GENERAL sites are exempt from this requirement.

Sidewalks

- Sidewalks not otherwise designated in the REGULATING PLAN or Street Type specifications, are a minimum of six (6) feet wide and shall be constructed to meet all City specifications.

Turf and Groundcover

(WHERE CLEARLY VISIBLE FROM THE STREET-SPACE and along the ALLEY)

- Any unpaved ground area shall be planted with groundcover, flowering vegetation, or climbing vines.
- All turf grass must be solidly sodded at installation—not seeded, sprigged, or plugged.
- Vegetative groundcovers may be used in place of turf grass.
- In addition to the lot, the owner must maintain the following areas:
 - The portion of the STREET-SPACE between their lot line(s) and the back of the curb.
 - The portion of the ALLEY between the lot line(s) and the edge of pavement.

On-street Parking

- The parking space/tree planting pattern may be interrupted by existing or new driveways designated in the REGULATING PLAN, streets, ALLEYS, and transit stops/stations.
- Parking spaces shall be constructed in a manner that allows proper drainage.

General Notes

- All plant material including trees shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any STREET-SPACE. Water pumps not visible are not included in this prohibition.
- All landscaping shall be irrigated and maintained by the adjacent property owner or private property owners association.
- Street lighting shall be placed along the STREET TREE ALIGNMENT LINE.

C. Civic Greens and Squares

In addition to the minimum landscape requirements, CIVIC GREENS and SQUARES located within the Station Area shall be designed, planted and maintained according to the following requirements:

SQUARES are generally intended to be active pedestrian centers. They should be designed appropriate to their high (pedestrian) traffic level with a higher percentage of paved surface area. CIVIC GREENS are spaces intended for less intensive foot traffic. Pervious paving materials (to allow oxygen for tree roots) are encouraged in both SQUARES and CIVIC GREENS, and the percentage of impervious paving material is limited. The trees of SQUARES and CIVIC GREENS provide a landscape and civic architecture that complement the surrounding building architecture. A clear view through the public space (from 2 to 8 feet in height) is important for safety and urban design purposes.

Materials and Configurations

- STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than thirty (30) feet on center (per BLOCK face). These required trees shall be selected from the Station Area STREET TREE List.
- The ground surface level elevation shall be between 0 and 18 inches above the top of the adjacent curb.
- Except for tree trunks, STREET LIGHTS, CIVIC BUILDINGS, PUBLIC ART or monuments, there shall be a clear view between 2 and 8 feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
- Trees within the SQUARE or CIVIC GREEN shall be selected from the Station Area Tree List.
- Asphalt is prohibited within the SQUARE or CIVIC GREEN, but may be incorporated in the travel lane design.

1. Squares

Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any CIVIC BUILDING, PUBLIC ART or monument footprint).

- Minimum 20 percent and maximum 30 percent unpaved pervious surface (turf, groundcover, gravel, soil or mulch).

2. Civic Greens

Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any CIVIC BUILDING, PUBLIC ART or monument footprint).

- Minimum 50 percent unpaved, pervious surface area (turf, groundcover, gravel, soil or mulch).

D. Station Area Tree Lists

The following list contains all species approved for use in the Station Area. It contains native and acceptable adapted species. Other species may be used for planting within a lot. Invasive exotic species may not be used anywhere on lots or other areas within the Station Area. The use of alternate species may be permitted, but only if approved by Development Review Committee as so provided in Chapter VI: Administration.

STREET TREE List

First Preference

<i>Quercus virginiana</i>	Live Oak
<i>Quercus buckleyi shurmardi</i>	Red Oak
<i>Quercus muhlenbergii</i>	Chinquapin Oak
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Gleditsia triacanthos var. inermis</i>	Thornless Honey Locust

Second Preference

<i>Taxodium distichum</i>	Bald Cypress
<i>Taxodium ascendens</i>	Pond Cypress

Area Tree List

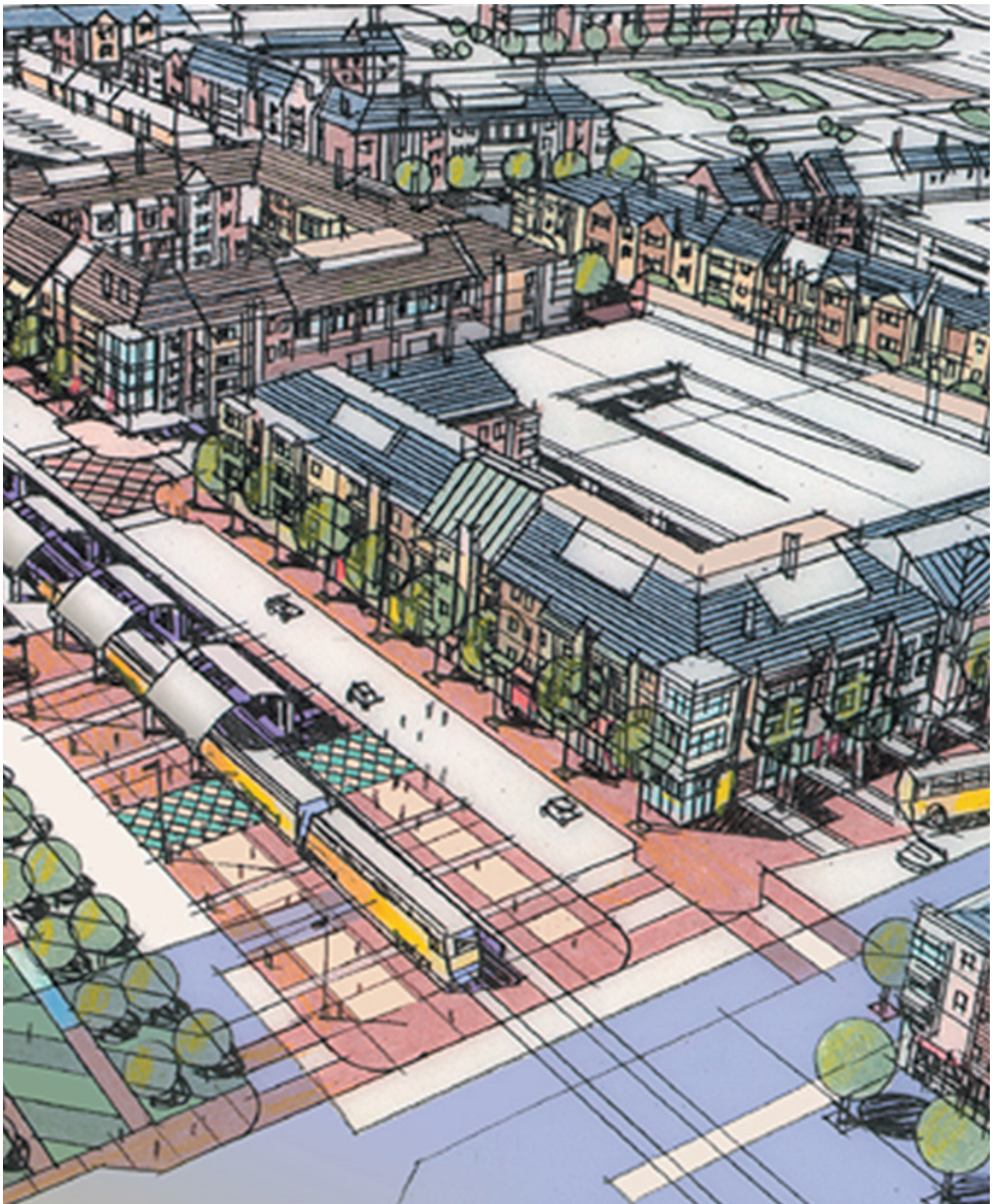
(In addition to the above, species that may be placed within SQUARES, CIVIC GREENS, and parks.)

<i>Carya illinoensis</i>	Pecan
<i>Quercus macrocarpa</i>	Bur Oak
<i>Magnolia grandiflora</i>	Magnolia
<i>Cercis canadensis var. texensis</i>	Texas redbud
<i>Cercis x texensis</i>	Oklahoma Redbud
<i>Sophora affinis</i>	Eve's Necklace
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Ginkgo biloba</i>	Ginkgo (male only)
<i>Lagerstromia Indica</i>	Crepe Myrtle

CHAPTER

V

ARCHITECTURAL STANDARDS



Conceptual rendering of development around DART Station, Farmers Branch Station Area Conceptual Master Plan

The architectural standards for the *Station Area Form-Based Code* serve to establish a coherent character for the district and encourage a high caliber, lasting quality of development. Buildings must be reviewed by the City Planning Staff to verify that they meet the architectural standards (as well as the balance of the *Form-Based Code*). The City Planning Staff will also work with the developer and/or designer to show them how to work within the *Code*.

A. General Principles and Intent

Tradition

- These standards favor an aesthetic that is traditional in a broad sense. They specify an architectural aesthetic of load-bearing walls and regionally appropriate materials. The standards also specify certain details, such as window proportions, roof or cornice configurations, shopfronts, and overhangs.
- The intent behind these standards is to foster a coherent and regionally appropriate Station Area.
- All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) may support lighter materials (wood), not the reverse.

EQUIVALENT OR BETTER

- While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the City Manager for review. Additional products may be added to the list through an amendment to the *Code* or may be allowed on a case by case basis through the Special Exception process (see Chapter VI Administration) for this *Code*.

WHERE CLEARLY VISIBLE FROM THE STREET-SPACE

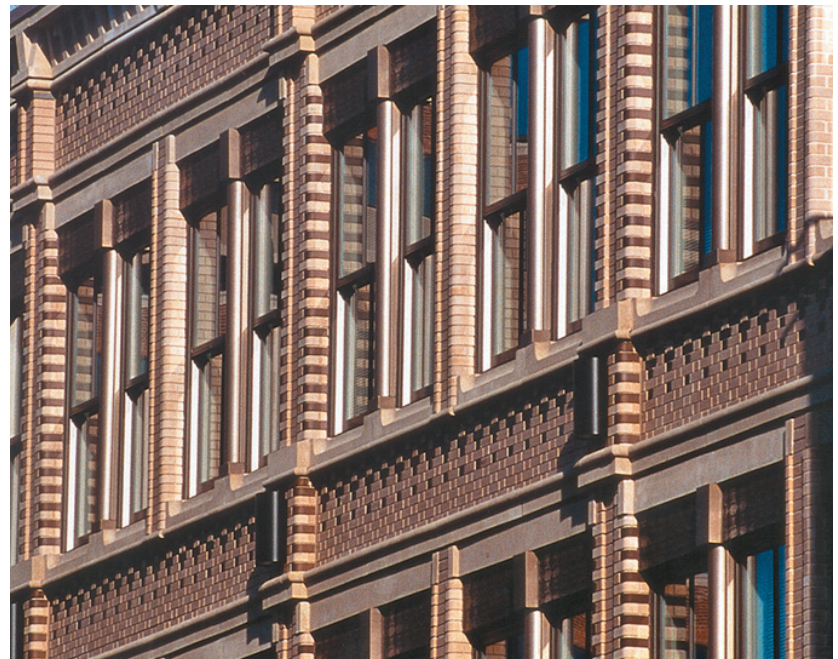
- Many of these standards apply only in conditions WHERE CLEARLY VISIBLE FROM THE STREET-SPACE. Note that the definition of STREET-SPACE includes parks, CIVIC SQUARES, and CIVIC GREENS. These controls therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is NOT CLEARLY VISIBLE FROM THE STREET-SPACE.



B. Building Walls (Exterior)

Intent and Guiding Illustrations for Building Walls

Building walls should reflect and complement the traditional materials and techniques of the Texas region. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood). The illustrations and statements on this page are advisory only. Refer to the *Code* standards on next page for the specific prescriptions of this section.



Standards for Building Walls

(WHERE CLEARLY VISIBLE FROM THE STREET-SPACE)

Materials: The following materials are permitted.

Primary Materials (75 percent of FACADE or greater):

- Brick or tile masonry
- Native stone (or synthetic equivalent)

Secondary Materials (no greater than 25% of FACADE):

- Hardie-Plank™ equivalent or better siding
- Stucco (cementitious finish)

Accent Materials (no greater than 5% of FACADE):

- Pre-cast masonry (for trim and cornice elements only)
- Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only)
- Metal (for beams, lintels, trim elements and ornamentation only)
- Split-faced block (only for piers, foundation walls and chimneys)

Configurations and Techniques: The following configurations and techniques are permitted.

Walls

- The horizontal dimension of the wall opening shall not exceed the vertical dimension except where otherwise prescribed in this Code.
- Wall openings shall not span vertically more than one story.
- Wall openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
- Material changes shall be made within a constructional logic—as where an addition (of a different material) is built onto the original building.

Wood Siding and Wood Simulation Materials

- Lap siding (horizontal) configuration
- Smooth or rough-sawn finish (no faux wood grain)

Brick, Block and Stone

- Must be detailed and in an appropriate load-bearing configurations.

Stucco (cementitious finish)

- Smooth or sand only, no roughly textured finish.



C. Roofs and PARAPETS

Intent and Guiding Illustrations for Roofs and Parapets

Roofs and PARAPETS should demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the Station Area. The illustrations and statements on this page are advisory only. Refer to the *Code* standards on next page for the specific prescriptions of this section.



Standards for Roofs and Parapets

(WHERE CLEARLY VISIBLE FROM THE STREET-SPACE)

Materials: The following materials are permitted.

- Clay or concrete (faux clay)
- Tile (barrel or flat roman)
- Slate (equivalent synthetic or better)
- Metal (standing seam, equivalent or better)
- Dimensional asphalt shingles
- Cedar shingles
- Cornices and soffits may be a combination of wood, vinyl, and/or metal

Configurations and Techniques: The following configurations and techniques are permitted.

Pitched Roofs

- Pitch (exclusive of roofs behind parapet walls)
 - Simple hip and gable roofs shall be symmetrically pitched between 4:12 and 10:12.
 - Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12.

Overhangs

- Eaves must overhang 18 to 30 inches on the primary structure for the initial four (4) stories. For each additional story; six (6) inches shall be added to the minimum and twelve (12) inches shall be added to the maximum, up to a maximum projection of 7 feet.
- Eaves and rakes on accessory buildings, dormers, and other smaller structures must overhang at least 8 inches.
- Timber eaves and balcony brackets must be a minimum of 4 inches x 4 inches in dimension.

Parapet Roofs (Cornice and Coping Standards)

- Allowed only for SHOPFRONT COLONNADE and GENERAL FRONTAGE sites where the roof material is not visible from any adjacent STREET-SPACE.

Cornices and Other Features

- Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between 6 and 12 inches beyond the building walls for the on the primary structure for the initial four (4) stories. For each additional story; six (6) inches shall be added to the minimum and twelve (12) inches shall be added to the maximum, up to a maximum projection of 6 feet.
- Skylights and roof vents are permitted only on the roof plane opposite the primary street (or RBL) or when shielded from STREET-SPACE view by the building's parapet wall.



D. Street Walls and Garden Walls

Intent and Guiding Illustrations for Street Walls and Garden Walls

STREET and GARDEN WALLS establish a defined edge to the STREET-SPACE where the building walls do not exist. The Station Area Form-Based Code requirements include masonry walls that define outdoor spaces and separate the STREET-SPACE from the private realm (parking lots, trash cans, gardens, and equipment). All STREET and GARDEN WALL facades shall be as carefully designed as the building FAÇADE, with the finished side out, i.e. the “better” side facing the STREET-SPACE. The illustrations and statements on this page are advisory only. Refer to the *Code* standards on next page for the specific prescriptions of this section.



Standards for Street and Garden Walls

(WHERE CLEARLY VISIBLE FROM THE STREET-SPACE)

A STREET WALL is a masonry wall set back not more than 8 inches from the RBL or adjacent building façade and built to the height specified in the BUILDING ENVELOPE STANDARDS. A vehicle entry gate (opaque, maximum 18 feet wide) and a pedestrian entry gate (maximum 6 feet wide) are both allowed within any required STREET WALL length.

Materials: The following materials are permitted.

- Native/regional stone and equivalent imitation stone
- Metal (wrought iron, welded steel and/or aluminum)
- Brick
- Stucco on concrete block (or poured) only with brick or stone coping
- A combination of materials (e.g. stone piers with brick infill panels)

Configurations and Techniques: The following configurations and techniques are permitted:

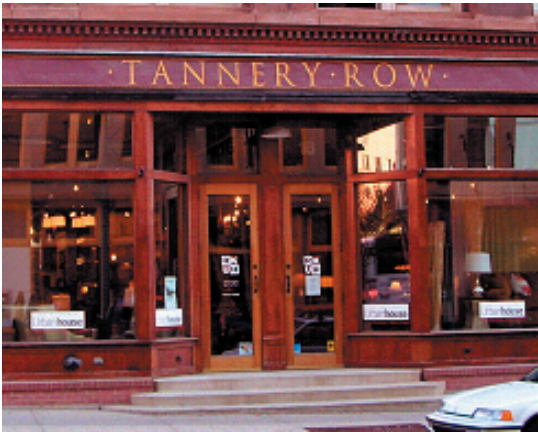
- STREET WALLS along any unbuilt REQUIRED BUILDING LINE shall be built to the height and length specified in the BUILDING ENVELOPE STANDARD.
- Metal work may additionally be treated to imitate a copper patina.
- Copings shall project between 1/2 inch and 4 inches from the face of the wall.



E. Windows and Doors

Intent and Guiding Illustrations for Windows and Doors

The placement, type, and size of windows and doors help to establish the scale and vitality of the STREET-SPACE. For commercial buildings, they allow interplay between the shop interiors and the STREET-SPACE. For residential streets, they foster the “eyes on the street” surveillance which provides for the security and safety for the area. Windows should be divided by multiple panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall (an effect produced by a large single sheet of glass). The illustrations and statements on this page are advisory only. Refer to the *Code* standards on next page for the specific prescriptions of this section.



Standards for Windows and Doors

(WHERE CLEARLY VISIBLE FROM THE STREET-SPACE)

Materials: The following materials are permitted.

- Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
- Window glass shall be clear, with light transmission at the ground story at least 90 percent and for the upper stories 75 percent (modification as necessary to meet any applicable building and energy code requirements). Specialty windows (one per FAÇADE maximum) may utilize stained, opalescent, or glass block
- Window screens shall be black or gray.
- Screen frames shall match window frame material or be dark anodized.
- Doors shall be of wood, clad wood, or steel and may include glass panes.

Configurations and Techniques: The following configurations and techniques are permitted:

- The following requirements apply to all windows:
 - The horizontal dimension of the opening shall not exceed the vertical dimension except where otherwise prescribed in this *Code*.
 - Windows may be grouped horizontally (maximum 5 per group) if each grouping is separated by a mullion, column, pier or wall section that is at least 7 inches wide.
 - Windows shall be no closer than 30 inches to building corners (excluding BAY WINDOWS) unless otherwise prescribed on the REGULATING PLAN.
 - Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.
- The following requirements apply to all upper-STORY windows:
 - Windows shall be double-hung, single-hung, awning, or casement windows.
 - Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.
 - Residential buildings/floors: panes of glass no larger than 36" vertical by 30" horizontal.
 - The maximum pane size for office uses is 48" vertical by 40" horizontal.
 - Egress windows may be installed according to the appropriate building code.

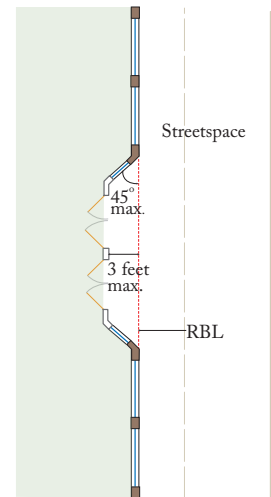


Conceptual rendering of retail storefronts in the Station Area, Farmers Branch Station Area Conceptual Master Plan.

- The following apply to shopfront (GROUND FLOOR) windows and doors:
 - Single panes of glass not larger than 8 feet in height by 4 feet wide.
 - A minimum of 60 percent of the window pane surface area shall allow views into the GROUND FLOOR of the building for a depth of at least 15 feet.
 - windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space)
 - Shopfronts may extend up to 24 inches beyond the FAÇADE/RBL into the STREET-SPACE.

Doors:

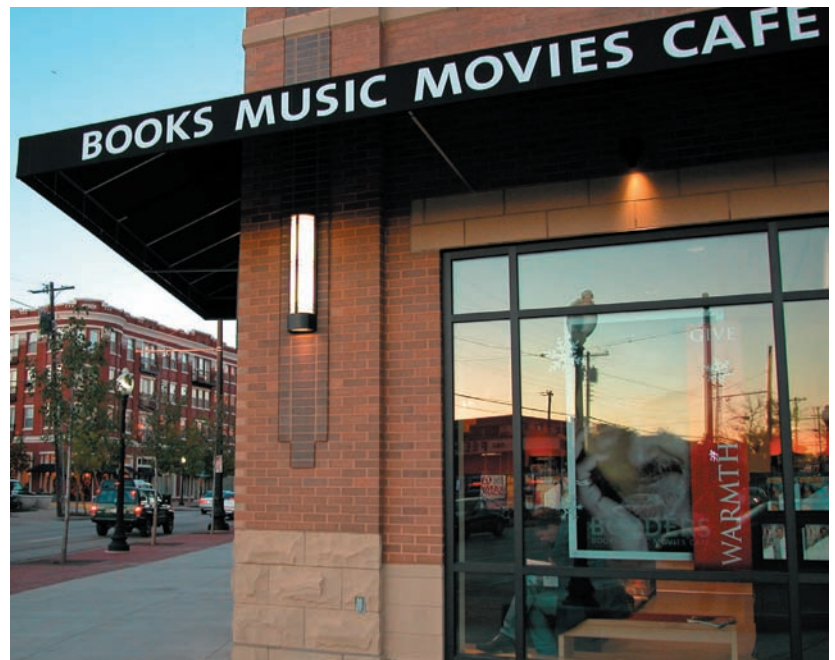
- Double-height entryways (those that span more than one STORY) are not allowed.
- Doors shall not be recessed more than 3 feet behind the shop-front windows and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.



F. Signage

Intent and Guiding Illustrations for Signage

Signs along the Station Area commercial frontages should be clear, informative to the public and durable. Signage is desirable for advertising Station Area shops and offices, and as decoration. Signs should be scaled to the nature of the district: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the Station Area experience, and creates visual clutter. The illustrations and statements on this page are advisory only. Refer to the *Code* standards on next page for the specific prescriptions of this section.



Standards for Signage

(WHERE CLEARLY VISIBLE FROM THE STREET-SPACE)

General:

- Wall signs are permitted within the area between the second STORY floor line and the first floor ceiling, within a horizontal band not to exceed 2 feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
- Letters shall not exceed 18 inches in height or width and 3 inches in relief. Signs shall not come closer than 2 feet to an adjacent COMMON LOT LINE.
- Additionally, company logos or names may be placed within this horizontal band or placed or painted within ground floor or second STORY office windows. Company logos or names shall not be larger than a rectangle of 8 square feet.
- A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/PARAPET wall or under the EAVES, and above the upper STORY windows. Any such plaque shall be no larger than a rectangle of 18 square feet.
- Blade signs (perpendicular to the RBL) not more than 18 inches vertical by 3 feet horizontal and minimum 9 feet clear height above the sidewalk may be hung below the second STORY level, from FAÇADE, or from an overhang or awning.
- Prohibited Signs: Billboards, free-standing pole signs, monument signs, marquees, any kind of animation, roof and painted window signs, and signs painted on the exterior walls of buildings are prohibited. No flashing, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration. Portable or wheeled signs and advertising devices located outside any building are not allowed, pursuant to City regulations.
- I-35 frontage buildings, as designated on the REGULATING PLAN, are exempt from some of the standards above. (See page 21 for the I-35 Special Exceptions.)

AWNINGS/Overhangs:

When an AWNING or overhang is incorporated into a building, the following requirements must be met:

- Minimum 10 feet clear height above sidewalk, minimum 6 feet depth extending out from the building façade (maximum to curb or tree-planting strip, whichever is closer).
- Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
- No internal illumination through the awning/overhang.
- Lettering on awnings limited to 6 inches tall on vertically hanging fabric at curb side of awning.
- No one-quarter cylinder configurations.

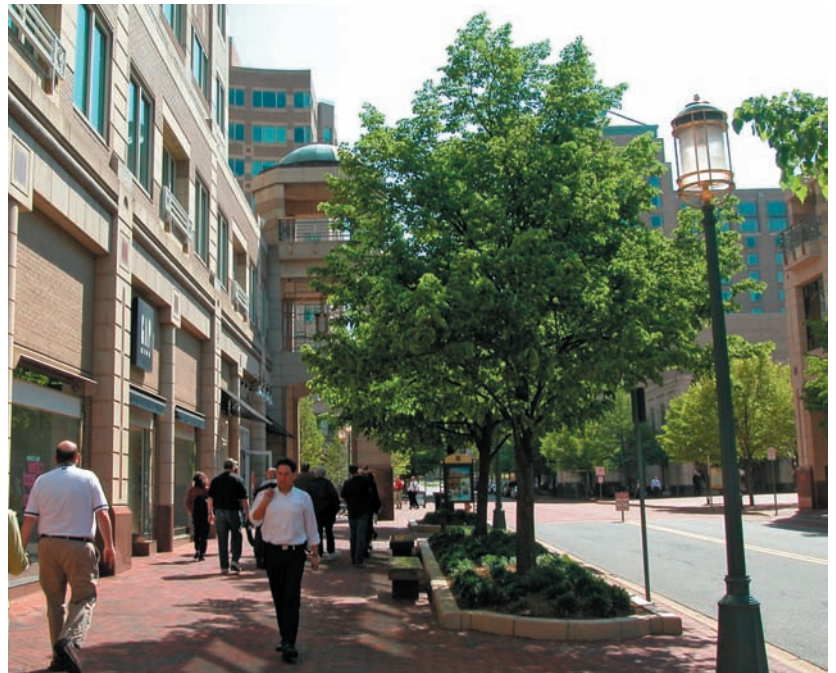




G. Lighting and Mechanical Equipment

Intent and Guiding Illustrations for Lighting and Mechanical Equipment

Materials and equipment chosen for lighting fixtures should be durable and weather resistant. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. The illustrations and statements on this page are advisory only. Refer to the *Code* standards on next page for the specific prescriptions of this section.



Lighting and Mechanical Equipment Standards

(WHERE CLEARLY VISIBLE FROM THE STREET-SPACE)

Lighting:

- **STREET LIGHTS:** The American Style Pole and Texas Style luminaire (or other STREET LIGHT as the City may specify) shall be used in the Station Area.
- **STREET LIGHTS** shall be located between nine (9) feet and sixteen (16) feet above grade with a maximum average spacing (per BLOCK face) of 60 feet on center on SHOPFRONT COLONNADE frontages (75' on GENERAL and LOCAL frontages) placed on the STREET TREE ALIGNMENT LINE on each side of the STREET-SPACE and travel lanes (unless otherwise indicated in this code).
- At the front of the building, exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.
- All lots with ALLEYS shall have lighting fixtures within 5 feet of the ALLEY right of way. This fixture shall illuminate the ALLEY, shall be between 13 and 16 feet in height, and shall not cause glare in adjacent lots.
- Lighting elements shall be specified to prohibit those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Incandescent, metal halide, or halogen are preferred. No heavy intensity discharge (HID) or fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings. These standards shall be adjusted by the City as technologies advance and produce additional acceptable elements.
- Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate ALLEYS, parking garages and maintenance areas, but must be shielded or aimed in such a way that they do not shine into other LOTS, the STREET-SPACE, or direct light up and/or out of the Station Area.
- Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting).
- Site lighting shall be of a design and height so as to illuminate only the lot. An exterior lighting plan must be approved as consistent with these standards by the City Manager.
- No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.
- Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) standards.
- I-35 frontage buildings, as designated on the REGULATING PLAN, are exempt from some of the standards above (see Chapter 3, Building Envelope Standards for the I-35 Special Exceptions).

Mechanical Equipment:

- The following shall be placed behind and away from any RBL, not be stored or located within any STREET-SPACE, and be screened from view from the STREET-SPACE:
 - Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar equipment shall not be stored or located within any area considered STREET-SPACE under this *Code*.
- Roof mounted equipment shall be placed behind and away from any RBL and be screened from view from the STREET-SPACE.

CHAPTER VI

ADMINISTRATION

Intent: The *Station Area Form-based Code* is intended to provide an incentive to property owners and developers who are willing to develop in a particular form. This section of the *Code* sets forth the provisions for reviewing and approving development applications within the Station Area. The intent is to ensure that all development occurring under the *Form-based Code* is consistent with the provisions of the *Code* as they pertain to height, siting, architectural standards, and building form. All five elements of the *Form-based Code*: Definitions, the Regulating Plans, the Building Envelope Standards, the Streetscape Standards and the Architectural Standards — shall be applied during review.

A. Development Review Committee

The Development Review Committee (DRC) is established to provide a coordinated and centralized technical review process to ensure compliance with the requirements of the *Code*. The Development Review Committee shall be comprised of personnel from the City departments that have an interest in the development review and approval process. The City Manager shall appoint the members of the Committee and in no case shall the Committee be composed of less than 5 members. The City Manager or his/her designee shall create appropriate rules and regulations for the conduct of the Development Review Committee.

Powers and Duties

1. The Development Review Committee shall be responsible for the review of Concept Plans, Site Plans and any other development related applications that may be required by the *Code*.
2. The Development Review Committee shall be responsible for making determinations on the application and interpretation of guidelines, standards, and requirements of the *Code*.
3. The Development Review Committee may require the applicant to submit additional information not otherwise specifically required by the *Code*, which is reasonably necessary to review and determine whether the proposed development complies with the requirements of the *Code*.
4. The Development Review Committee shall not be authorized to waive or vary requirements of the *Code*, the *Comprehensive Zoning Ordinance* or any other applicable ordinance of the City of Farmers Branch.

Operational Procedures

1. The Development Review Committee shall meet as necessary to review development applications.

2. Such meeting shall be open to the public, but participation shall be limited to committee members, unless a member of the committee requests information of someone in attendance.
3. It shall be the responsibility of the Planning Director, or the Director's designee, to collect the comments of the DRC, prepare a written staff analysis of the outstanding issues related to each application, and provide it to the applicant in a timely manner.

B. Site Plans

All development within the Station Area must receive Site Plan approval prior to the issuance of a building permit. A Certificate of Occupancy shall not be issued unless all aspects of the development fully conform to the approved Site Plan. The purpose of the Site Plan review process is to:

1. Ensure compliance with applicable development regulations;
2. Promote better site design;
3. Integrate projects more effectively into their surrounding environment;
4. Prevent the impairment or depreciation of property values;
5. Improve internal vehicular and pedestrian circulation;
6. Encourage quality and innovative site planning techniques;
7. Coordinate and document the design of public and private improvements to be constructed;
8. Coordinate the subdivision of land, including the establishment of easements, development agreements and provision of surety; and
9. Protect and enhance the overall general public welfare.

Expiration of Site Plans

A Site Plan shall become null and void twenty-four (24) months after its approval if a building permit has not been issued within the twenty-four (24) month period subsequent to the Site Plan's approval. The Planning Director, or appointed designee may, at any time, render a Site Plan null and void if construction on the site does not fully conform to the approved Site Plan.

Extension of Expiration Date

The Planning Director or appointed designee may, upon written request by the applicant, grant an extension of the approved period not to exceed twelve (12) months, provided that:

1. No changes are made on the original approved Site Plan;
2. The applicant can show intent of initiating construction on the site within the twelve (12) month extension period;

3. The applicant demonstrates that failure to obtain building permits and substantially begin construction within twenty-four (24) months of Site Plan approval was beyond the applicant's control; and
4. There have been no changes to the applicable development code provisions on which the approval was based. If there have been changes to the applicable Code provisions and the expired site plan does not comply with those changes, then the extension shall not be granted; in this case, a new Site Plan application shall be required.

Denial of Site Plan

If a Site Plan is not approved by the DRC, reasons for such action shall be provided to the applicant in writing. Site Plans not approved by the DRC may be appealed to the Planning and Zoning Commission and City Council. Such appeals must be submitted in written form by the applicant within fifteen calendar days following notice of the site plan's denial by the DRC. The Planning and Zoning Commission shall review the proposed Site Plan and provide a recommendation to the City Council. Subsequent to receiving a recommendation from the Planning and Zoning Commission, the appeal shall then be considered by the City Council for final determination.

Site Plan Amendments and Waivers

The Planning Director or appointed designee may authorize minor modifications to approved Site Plans and waive the requirement of a Site Plan for minor construction or site improvements (e.g.: signs, limited parking lot modifications, small building additions, accessory structures, fences, etc.) provided that:

1. The basic relationship of the proposed development, improvements, or construction to adjacent property is not adversely affected.
2. There is no conflict or non-conformance with the requirements or intent of the Code or the Comprehensive Plan.
3. The fundamental character of the development as a whole is not detrimentally changed or altered.

However, notwithstanding any other provisions of the *Code*, the Planning Director may require a Site Plan for any development or improvement to be submitted for approval to the DRC, or the Planning and Zoning Commission and City Council, if it is deemed to be in the best interest of the City to do so.

C. Concept Plans

A Concept Plan shall be required when only part of a larger tract of land under common ownership is to be developed; when development is to take place in phases; or when property not previously subdivided in accordance with City requirements is to be developed.

The purpose of the Concept Plan is to demonstrate to the DRC how compliance with the *Farmers Branch Station Area Conceptual Master Plan* and the *Station Area Form-based Code* is to be achieved, the compatibility of anticipated land uses, and how improvements within and among individual parcels of land or phases of development are to be coordinated.

Expiration of Concept Plans

A Concept Plan shall become null and void twenty-four (24) months after its approval, unless a site plan or preliminary plat is approved for all or part of the property included in the Concept Plan. Such approval of a site plan or preliminary plat shall automatically extend the expiration date for the remaining portion of the original Concept Plan for a period of twenty-four (24) additional months.

Extension of Expiration Date

The owner (or the owner's authorized representative) of property for which a Concept Plan has been approved may submit a written request to the Planning Director to extend the Concept Plan's expiration date, with no single extension exceeding twelve (12) months. The Planning Director may grant an extension of the approved period not to exceed twelve (12) months, provided that:

1. No changes are made on the original approved Concept Plan; and
2. There have been no changes to the applicable development code provisions on which the approval was based. If there have been changes to the applicable *Code* provisions and the expired Concept Plan does not comply with those changes, the extension shall not be granted; in this case, a new Concept Plan application shall be required.

Denial of Concept Plan

If a Concept Plan is not approved by the DRC, reasons for such action shall be provided to the applicant in writing. Concept Plans not approved by the DRC may be appealed to the Planning and Zoning Commission and City Council. The applicant must submit such appeals in written form within fifteen calendar days following notice of the Concept Plan's denial by the DRC. The Planning and Zoning Commission shall review the Concept Plan and provide a recommendation to the City Council. Subsequent to receiving a recommendation from the Planning and Zoning Commission, the appeal shall then be considered by the City Council for final determination.

D. Special Exceptions

In those circumstances where the applicant believes that, due to unique characteristics of the site or other special circumstances, strict

compliance with the Code is not feasible or desirable and that deviation from the Code will allow for equal or better results, the Planning and Zoning Commission may be petitioned to grant a Special Exception to the Code relative to the specific provision(s) in question.

The Planning and Zoning Commission shall consider all requests for Special Exceptions to the Code within the context of consistency with the spirit and intent of the Code and whether such Special Exception(s) represent the minimum modification(s) necessary.

Process

The Planning and Zoning Commission shall hold a public hearing to consider all requests for Special Exceptions to the Code.

At least fifteen (15) days prior to the hearing date, notice of the time and place of such hearing shall be published in the official newspaper of the City of Farmers Branch.

Written notice of the public hearing shall be sent to all owners of real property located within the area to be considered for the Special Exception and to all owners of real property located within two hundred (200) feet of the area for which the Special Exception is requested. Such notice shall be given not less than ten (10) days prior to the date set for the public hearing by posting such notice, properly addressed and postage-paid to each owner of record as it appears on the most recently approved tax roll.

Appeals

All decisions of the Planning and Zoning Commission concerning Special Exceptions shall be final unless appealed to the City Council. An applicant may appeal the decision of the Planning and Zoning Commission only by filing a letter requesting an appeal with the Planning Director within fifteen (15) days of the date of the Planning and Zoning Commission's denial.

City staff may appeal any decision of the Planning and Zoning Commission by notifying the applicant and the Chairperson of the Planning and Zoning Commission, in writing, of such intent, within fifteen (15) days of the date of the Planning and Zoning Commission's final decision.

E. Nonconforming Uses and Structures

It is the intent of the Code to regulate nonconforming uses and structures because they have been found to be in incompatible with the permitted uses and dimensional requirements set forth in the Code. It is further the purpose of the Code to encourage the discontinuance of nonconforming uses and structures. However, nothing herein contained shall be construed as prohibiting the change in tenancy,

ownership, or management of a nonconforming lot, use, or structure, provided such change is otherwise lawful.

Expansion

No nonconforming use shall be expanded or increased.

Conversion

The change of occupancy from one nonconforming use to a different nonconforming use shall be prohibited. Once a nonconforming use is changed to a conforming use, it may not revert to a nonconforming use.

Abandonment

Once a nonconforming use or structure has been abandoned, all nonconforming rights shall cease and use of the premises shall be in conformance to the provisions of the Code. Any nonconforming use which is discontinued or which remains vacant for a period of six (6) months shall be considered to have been abandoned

F. Existing Residences

All single-family residences legally existing at the time of adoption of this ordinance are hereby declared legal and valid structures relative to zoning and may continue to exist as legal and valid structures subsequent to passage of this ordinance.

All single-family residences legally existing at the time of adoption of this ordinance shall be exempt from the requirements of Article VI, Section E of this Ordinance, and Article 20, Section 102 of the Comprehensive Zoning Ordinance pertaining to nonconforming uses and structures.

CHAPTER

VII

DEFINITIONS

The following terms are defined for the purpose of the *Station Area Form-Based Code*. Terms not defined herein may be defined elsewhere in the *Comprehensive Zoning Ordinance*. In such case, the definition contained in the *Comprehensive Zoning Ordinance* will be used. Certain terms in the *Form-Based Code* are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

ACCESSORY UNIT

A building (maximum floor area of 650 square feet) that is not the primary structure, located on a LOT that can be used as additional residential or home occupation space by the owner of the primary structure.

ALLEY/ALLEY ACCESS EASEMENT

The public right of way for vehicles and pedestrians within a BLOCK that provides access to the rear of buildings, vehicle parking (e.g., garages), utility meters, and recycling and garbage bins. The easement for public access as described above.

AWNING

A cantilevered, projected or suspended cover over the sidewalk portion of the STREET-SPACE. Also, roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. Awnings shall have a minimum clear height of ten (10) feet.

BALCONY

An exterior platform attached to the building FACADE (forward of its REQUIRED BUILDING LINE). BALCONIES (where required in the BUILDING ENVELOPE STANDARD) must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof. BALCONIES aligned vertically on adjacent floors may post up to one another and share a single roof element. BALCONIES shall project no less than five (5) feet from the FACADE and shall have no less than seven (7) feet in width. BALCONIES may not project within five (5) feet of a COMMON LOT LINE.

BAY OR BAY WINDOW

Generally, a U-shaped enclosure, extending the interior space of the building outward of the exterior building wall/ RBL (along its STREET-SPACE side). Minimum interior clear width at main wall shall be four (4) feet; projection not greater than thirty-six (36) inches beyond the RBL; walls and windows shall be between ninety (90) degrees (perpendicular) and zero (0) degrees (parallel) relative to the primary wall from which they project.

BLOCK

An increment of land comprised of LOTS, ALLEYS, and tracts circumscribed and not traversed by STREETS (PEDESTRIAN PATHWAYS excepted). BLOCKS shall be measured at the frontage lot lines.

BLOCK CORNER

The outside corner of a BLOCK at the intersection of any two STREETS. Some of the requirements of the BUILDING ENVELOPE STANDARDS are specific to BLOCK CORNERS. Inside corners, where the resulting angle formed by the BLOCK face is less than 180 degrees (concave), are not considered BLOCK CORNERS for the purposes of this *Code*.

BUILDABLE AREA

The area of the LOT that building(s) may occupy, which includes the entire area of the LOT behind the RBL, exclusive of any setbacks. The BUILDABLE AREA sets the limits of the building footprint now and in the future—additions to structures must be within the designated area.

BUILDING CORNER

The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Some of the proscriptions of the BUILDING ENVELOPE STANDARDS are specific to BUILDING CORNERS. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees, are not considered BUILDING CORNERS for the purposes of this *Code*.

BUILDING ENVELOPE STANDARDS (BES)

The part of the *Code* that establishes basic parameters regulating building form, including the envelope, placement (in three dimensions) and certain permitted/required building elements, such as storefronts, BALCONIES, and STREET WALLS. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done. The applicable BES for a site is determined by its STREET FRONTAGE as per the REGULATING PLAN.

CIVIC BUILDINGS

Buildings that house CIVIC USES located on the sites designated on the REGULATING PLAN. CIVIC BUILDINGS and PUBLIC ART are not subject to the BUILDING ENVELOPE STANDARD prescriptions of this *Code*.

CIVIC GREEN OR SQUARE

Public spaces located within the Station Area as designated on the REGULATING PLAN. The term SQUARE is generally used to describe spaces that have more paved surface area. The term CIVIC GREEN is generally used to describe a formally configured, small public lawn or park that is primarily unpaved. Both shall have at least sixty percent (60 %) of their perimeter fronting rights-of-way and both spaces should be surrounded by STREET TREES. Their dimensions shall be no narrower than a 1:5 ratio and no SQUARE or CIVIC GREEN width or breadth dimension shall be less than twenty-five (25) feet. Situated at prominent locations within the Station Area and often dedicated to important events or citizens, CIVIC GREENS and SQUARES shall not include active recreation structures such as ball fields and courts. See

the Streetscape Standards for the specific controls on SQUARES and CIVIC GREENS.

COLONNADE (also known as Arcade)

A roofed or built structure, extending beyond the GFRBL and over the sidewalk or SQUARE, open to the STREET-SPACE except for supporting columns, piers, or arches. Residential or office units may occupy the space over the COLONNADE. COLONNADES shall have a minimum clear height of fifteen (15) feet (signage or lighting may encroach) and a minimum clear width (from façade frontage or GROUND FLOOR REQUIRED BUILDING LINE) to inside column face of thirteen (13) feet. Supporting columns/piers shall be located no more than five (5) feet from the back of the curb (minimum six (6) foot continuous public access easement within the COLONNADES' clear width in conformance with federal and state accessibility requirements). Where a COLONNADE is built the requirement for STREET TREES is waived for that STREET FRONTAGE (see BES for complete specifications).

COMMERCE (see USE)

Any use that is defined herein as a BUSINESS SERVICE, PERSONAL SERVICE, PROFESSIONAL OFFICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE or STUDIO use and specifically excluding any type of sexually oriented business.

COVERED SIDEWALK

A roofed or built structure attached to the FAÇADE and extending beyond the RBL and over the sidewalk or SQUARE, open to the STREET-SPACE except for supporting columns, piers, or arches. COVERED SIDEWALKS shall have a minimum clear height of thirteen (13) feet (signage or lighting may encroach) and a minimum clear width (from FAÇADE frontage or REQUIRED BUILDING LINE) to inside column face of ten (10) feet. The area within a COVERED SIDEWALK shall be open to all public access. Supporting columns/piers shall be located no more than five (5) feet from the back of the curb (minimum six (6) foot continuous public access easement within the COVERED SIDEWALKS' clear width in conformance with federal and state accessibility requirements; see BES for complete specifications).

COMMON LOT LINES

Lot lines shared by adjacent private lots.

DOORYARD

The area, within the STREET-SPACE, between the FAÇADE of the building (generally the RBL) and the property line. STOOPS, balconies, and for appropriate COMMERCE uses, temporary displays, café seating and other encroachments as specified by the City may be placed within the DOORYARD area.

DORMERS

Small, roofed ancillary structures with windows providing light and air to habitable space within the roof. DORMERS are permitted and do

not constitute a STORY so long as they do not break the primary EAVE line, are individually less than fifteen (15) feet wide, and are collectively not more than sixty percent (60%) of the REQUIRED BUILDING LINE FAÇADE length.

EAVE HEIGHT

Where used to limit building height in the Code, EAVE HEIGHT shall be measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

FAÇADE

Building face; the building elevation facing the STREET-SPACE. Building walls facing interior courts, COMMON LOT LINES, and ALLEYS are not FACADES.

FENESTRATION

Openings in the building wall allowing light and views between interior and exterior. FENESTRATION is measured as glass area (excluding muntins and similar window frame elements with a dimension greater than one (1) inch) for conditioned space and as open area for parking structures or other un-conditioned, enclosed space.

FIRST FLOOR

See GROUND STORY.

FRONT PORCH

The ground floor platform attached to the front or RBL side of the main building. Required FRONT PORCHES, where specified in the BUILDING ENVELOPE STANDARDS, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and shall not be otherwise enclosed, above a height of 42 inches, except with insect screening.

GARAGE ENTRY

An opening (with curb cut) in the building FAÇADE and/or STREET WALL where vehicles may enter into the BLOCK interior for general parking and business servicing. GARAGE ENTRIES shall not exceed sixteen (16) feet clear height and twenty-four (24) feet clear width and shall not be sited within seventy-five (75) feet of the BLOCK CORNER or another GARAGE ENTRY on the same BLOCK. GARAGE ENTRY portals may be set back up to twenty-four (24) inches behind the surrounding FAÇADE.

GARDEN WALL

A masonry wall defining a property line or delineating a private area. Shall be set back (or forward) not more than eight (8) inches from the alignment specified in the REGULATING PLAN or BES. A vehicle entry gate (opaque and maximum twelve (12) feet wide) and a pedestrian entry gate (maximum six (6) feet wide) are both allowed within any required GARDEN WALL length.

GENERAL FRONTAGE BUILDING

Building types as defined in the BUILDING ENVELOPE STANDARDS for Station Area General Frontage Sites.

GROUND FLOOR REQUIRED BUILDING LINE (GFRBL)

See REQUIRED BUILDING LINE, GROUND FLOOR.

GROUND STORY

The first level of a building at or above grade. For COMMERCE buildings, at least eighty percent (80%) of the finished floor elevation shall be within eighteen (18) inches of the adjacent fronting sidewalk level. When a residential use occupies the GROUND STORY, the finished floor elevation shall be thirty (30) to sixty (60) inches above the fronting sidewalk elevation, unless otherwise specified in the BUILDING ENVELOPE STANDARDS or REGULATING PLAN. The next STORY above the GROUND STORY is the second floor.

LOCAL FRONTAGE BUILDING

Buildings as defined in the BUILDING ENVELOPE STANDARD for Station Area local frontage sites.

OPEN AREA

The area within the BUILDABLE AREA and behind the PARKING SETBACK LINE, accessible to all occupants of the particular building or site, and open to the sky. OPEN AREA shall not be: built-upon, parked or driven upon (except for emergency access).

PARAPET HEIGHT

Where used to limit building height in the *Code*, PARAPET HEIGHT shall be measured at the top of the parapet, including any coping. An additional three (3) feet in height by twelve (12) feet in width (or fifteen percent (15%) of the façade, whichever is greater) is permitted for a section of the parapet emphasizing the building's primary STREET-SPACE entry or a BLOCK CORNER.

PARKING

RESERVED: Parking not available to the public, but only to specifically identified users (either a single user per space or a set of users for a group of spaces), whether for free or at a fee.

SHARED: Parking available to the public on an unreserved basis for free or at the same fee for all users. Time limits may be imposed to ensure turn-over. Hours of public availability may also be restricted.

PARKING SETBACK LINE

A line/plane indicated on the REGULATING PLAN which extends vertically and generally parallel to the RBL. All parking shall be set-back behind this line, excepting where it is below grade or is otherwise indicated on the REGULATING PLAN. The PARKING SETBACK LINE is a permissive minimum distance from the RBL and parking may be placed anywhere

within the lot behind this line, except where otherwise specified in this *Code*.

PEDESTRIAN PATHWAY

Interconnecting paved ways that provide pedestrian and bicycle passage through BLOCKS running from a STREET-SPACE to another STREET-SPACE, an ALLEY or an interior BLOCK parking area. The area within a PEDESTRIAN PATHWAY shall be a public access easement or public right of way. The easement width for these pathways shall not be less than twenty (20) feet with a paved walkway not less than ten (10) feet wide, except where otherwise specified on the REGULATING PLAN, and shall provide an unobstructed view straight through their entire length.

PRIVACY FENCE

An opaque fence made of wood or masonry (not chain link or any other type of rolled fence) along ALLEYS and COMMON LOT LINES (where more than ten (10) feet away from the REQUIRED BUILDING LINE). It may be as high as nine (9) feet above the adjacent ground.

PUBLIC ART

Art that is visually or physically accessible to the public (within the public realm e.g. a STREET) and that is acquired by City funds, donated to the City, or provided by a private entity as a community benefit, including monuments and statues, building ornament, and visible public infrastructure such as bridges, etc.

REGULATING PLAN

Part of the *Code* that is the coding key for the BUILDING ENVELOPE STANDARDS that provide specific information for the development of each building site. The REGULATING PLAN also shows how each site relates to adjacent STREET-SPACES, the overall Station Area, and the surrounding neighborhoods.

REQUIRED BUILDING LINE (RBL)

A line/plane indicated on the REGULATING PLAN, defining the STREET FRONTAGE which extends vertically and generally parallel to the street, at which the building FAÇADE shall be placed. The building shall be built-to the REQUIRED BUILDING LINE (RBL) as shown on the REGULATING PLAN. The RBL is a requirement, not a permissive minimum as is a set-back. The RBL for each site is shown on the Station Area REGULATING PLAN. The minimum length of building that is required to be built-to the RBL is shown on the appropriate BUILDING ENVELOPE STANDARD.

REQUIRED BUILDING LINE, GROUND FLOOR (GFRBL)

A line/plane indicated on the REGULATING PLAN, specific to the SHOPFRONT COLONNADE BES, defining the shopfront frontage line. The GFRBL extends vertically for the full clear height of the colonnade and generally parallel to the street, at which the shopfront FAÇADE shall be placed. The upper stories and the colonnade columns/piers shall be built-to the REQUIRED BUILDING LINE (RBL) as shown on the

REGULATING PLAN. The GFRBL is a requirement, not a permissive minimum as is a set-back. The GFRBL for each site is shown on the Station Area REGULATING PLAN. The minimum length of building that is required to be built-to the GFRBL is shown on the SHOPFRONT COLONNADE BUILDING ENVELOPE STANDARD.

RETAIL

See USE.

SHOPFRONT COLONNADE BUILDING

Buildings as defined in the BUILDING ENVELOPE STANDARD for SHOPFRONT COLONNADE frontage sites.

SIDEWING

The portion of a building extending along a side lot line toward the ALLEY or rear of the lot.

STOOP

An entry platform on the RBL side of a building. STOOPS may be roofed, but they shall not be enclosed.

STORY/STORY HEIGHT

That space within a building, and above grade, that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. STORY HEIGHT parameters are as specified by the appropriate BUILDING ENVELOPE STANDARD.

STREET FRONTAGE

That portion of the lot or building that is coincident with the RBL as required by the *Code*.

STREET LIGHT

A luminaire installed on both sides of streets, along the STREET TREE ALIGNMENT LINE, unless otherwise designated on the REGULATING PLAN, at intervals of no more than sixty (60) feet measured parallel to the street. STREET LIGHTS shall be between nine (9) and sixteen (16) feet above ground in height. Lighting standards for STREET-SPACES and ALLEYS should be developed to meet the minimum standards of the Illumination Engineering Society (with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobile areas).

STREET-SPACE

Includes all space between fronting RBLs (streets, SQUARES, PEDESTRIAN PATHWAYS, CIVIC GREENS, sidewalks, parks)—including any transit service operator passenger platform—but not GARAGE ENTRYS or ALLEYS.

STREET TREE

A tree required per the REGULATING PLAN and listed in the Station Area STREET TREE List located in the *Code*'s Streetscape Standards. STREET

TREES shall be of a proven hardy and drought tolerant species, large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded. STREET TREES shall be planted at an average no greater than thirty (30) feet on center (measured per BLOCK face). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements, however, at no location shall spacing exceed forty-five (45) feet on center.

STREET TREE ALIGNMENT LINE

A line along which STREET TREES are to be planted and STREET LIGHTS and other such infrastructure are to be placed. The STREET TREE ALIGNMENT LINE is parallel with the street or SQUARE right of way and, unless otherwise specified in the REGULATING PLAN, is three (3) feet behind the back-of-curb. Existing trees are not required to be relocated by this requirement.

STREET WALL

A masonry wall set back not more than eight (8) inches from the RBL and built to the height specified in the BUILDING ENVELOPE STANDARDS. A vehicle entry gate (opaque, maximum eighteen (18) feet wide) and a pedestrian entry gate (maximum six (6) feet wide) are both allowed within any required STREET WALL length.

USE, BUSINESS SERVICE

Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (other than heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

USE, CIVIC

Community uses including: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and other similar uses.

USE, COMMERCIAL AMUSEMENT

Establishments that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

USE, PERSONAL SERVICE

Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, etc.

USE, PROFESSIONAL OFFICE

Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, economic consultants, doctors, dentists, chiropractors, veterinarians or other similar professions.

USE, RETAIL

Includes the following:

RETAIL SERVICE: Establishments providing services, as opposed to products, to the general public, including restaurants, hotels and motels, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY: Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by *Resolution Number 77-028* are specifically excluded.

RETAIL TRADE: Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

USE, STUDIO

Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

WHERE CLEARLY VISIBLE FROM THE STREET-SPACE

Many requirements of the *Code* apply only where the subject is “CLEARLY VISIBLE FROM THE STREET-SPACE.” Note that the definition of STREET-SPACE includes SQUARES, CIVIC GREENS, parks, and all public space except ALLEYS. A building element more than thirty (30) feet from the RBL /STREET-SPACE (such as elements facing a COMMON LOT LINE more than thirty (30) feet away from a RBL and/or street) is by definition not CLEARLY VISIBLE FROM THE STREET-SPACE. Also common and/or party walls are by definition not CLEARLY VISIBLE FROM THE STREET-SPACE. This does not exempt vehicle parking spaces/lots from any BES requirements.