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## ARTICLE 5. DESIGN AND DEVELOPMENT STANDARDS

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### 5.1. APPLICABILITY OF THIS ARTICLE

#### 5.1.1. GENERAL APPLICABILITY

Unless excepted under Subsection 5.1.3 below, or unless otherwise provided in this article, this article shall apply to the following.

#### 5.1.2. NEW CONSTRUCTION

- A. This article shall apply to all new construction.
- B. The construction of any new structure on a lot with existing structures shall be considered as new construction and shall comply fully with this article.

#### 5.1.3. EXISTING STRUCTURES

A change in use or external addition to a structure existing as of the effective date of this Code shall require compliance with all or portions of the design and development standards in this article to the maximum extent practicable, based on the following scaled implementation approach:

##### A. External Additions

Any external additions to an existing structure as calculated based on the total area of that structure (and not total area of all structures per lot), shall comply with the following:

##### 1. Addition Less than 10 Percent

If the addition to a structure is less than 10 percent of the size of the entire structure, then the site shall comply with the following standards:

- a. The following subsections of Section 5.3, *Screening, Buffering and Fences*, for the entire site:
  - (i) Subsection 5.3.1(A), *Residential Screening and Buffering* (if applicable);
  - (ii) Subsection 5.3.2, *Mechanical Equipment Screening*; and
  - (iii) Subsection 5.3.3, *Screening of Service, Loading, and Storage Areas*.
- b. If the structure is either nonresidential or mixed-use, compliance with the street tree requirements of Section 5.6, *Nonresidential Design Standards*, or Section 5.7, *Mixed-Use Design Standards*, as applicable, for the entire frontage along public or private streets.
- c. Section 5.6, *Off-Street Parking and Loading Requirements*, if the expansion triggers a recalculation of parking requirements (Section 5.4.2.B).
- d. Article 7, *Sign Standards*, if applicable to that addition.

**2. Addition Between 10 and 30 Percent**

If the addition to a structure is more than 10 percent and less than 30 percent of the size of the entire structure, then the site shall comply with the following standards:

- a. Section 5.2.3(D), *Parking Lot Landscaping and Screening*, for the entire site.
- b. The following subsections of Section 5.3, *Screening, Buffering, and Fences*, for the entire site:
  - (i) Subsection 5.3.1(A), *Residential Screening and Buffering* (if applicable);
  - (ii) Subsection 5.3.2, *Mechanical Equipment Screening*; and
  - (iii) Subsection 5.3.3, *Screening of Service, Loading, and Storage Areas*.
- c. Section 5.6, *Off-Street Parking and Loading Requirements* if the expansion triggers a recalculation of parking requirements (See Section 5.4.2.B.).
- d. If the structure is detached or attached single family residential, the addition to the structure shall match the character of the existing structure and comply with the exterior finish materials provisions of Section 5.5, *Residential Design Standards*.
- e. If the structure is either nonresidential or mixed-use, compliance with Section 5.6, *Nonresidential Design Standards*, or Section 5.7, *Mixed-Use Design Standards*, as applicable, but only for the following items:
  - (i) Facade colors for the building, and not just the tenant space;
  - (ii) Covered entryways for that tenant space; and
  - (iii) Street tree standards.
- f. Article 7, *Sign Standards*, as pertinent to that tenant space and any site signs.

**3. Addition More than 30 Percent**

- a. If the addition to a structure is 30 percent or more of the size of the entire structure, then the addition and site shall comply with all of the standards in this article.
- b. If the structure is detached or attached single family residential, the entire structure, including the addition, shall comply with all standards of Section 5.5, *Residential Design Standards*. Compliance with roof pitch standards is not required when the existing structure has a pitch lower than 6:12.

**B. External Damage**

Structures damaged to the extent of 50 percent or more of their fair market value shall have all reconstruction or new construction fully comply with the design and development standards of this article.

**C. Timeframe for Expansions**

Any application to expand buildings or structures shall remain on record with the City. Any subsequent application to expand structures shall be cumulative to any previous request. The total square footage of expansions shall be used by the City to determine the necessary level of compliance with this article.

**D. Removal of Square Footage**

For purposes of determining the amount of building square footage added during a redevelopment project, square footage removed from a building shall not be counted toward the overall square footage of the site.<sup>1</sup>

**E. Exterior Renovation**

Any exterior renovation of a building shall comply with the design and development standards of this article for that renovation. If the renovation is proposed for only a portion of a building, the Zoning Administrator may waive compliance with the design and development standards if that renovation would be inconsistent with the overall design of the existing structure.

**5.1.4. EXCEPTIONS****A. General Exceptions**

The following are excepted from this article:

1. Development within a Major Sports Complex is excepted from this article but shall comply with applicable provisions related to a major sports complex in the Arlington Code of Ordinances;
2. Development within the Six Flags area (excluding the perimeter of the Amusement Park and offsite properties) and Hurricane Harbor (excluding the perimeter of the Water Park and offsite properties);
3. Development, as defined in Article 12 of this Code, under an approved planned development, provided the existing planned development has specific development and design standards in each of the categories described in this article, e.g., landscaping, screening, building design standards, as determined by the Zoning Administrator. Where the existing planned development is missing development or design standards as provided in this article, this article shall apply pursuant to the applicable standards in Section 5.1. If a new planned development is established for a particular property following the effective date of this Code, this article shall serve as the baseline for the approval of any development or design standards to be incorporated into the plan.

**B. Historic Structures**

Building design standards in Sections 5.5, *Residential Design Standards*, 5.6, *Nonresidential Design Standards*, and 5.7, *Mixed-Use Design Standards*, shall not apply to the restoration, repair, or expansion of structures that meet any of the following conditions:

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<sup>1</sup> Previously 14-200.A, Landscaping Applicability.

1. the structure is located in an LPO overlay; or,
2. the structure is located in a designated historic district; or,
3. the structure has a “high priority” designation in the City’s current historic resources survey; or,
4. the structure has any of the following designations or listings: National Register of Historic Places, Texas Historical Commission, Texas Historic Marker, Registered Texas Historic Landmark, or Arlington Landmark.

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## 5.2. LANDSCAPING

### 5.2.1. GENERAL PROVISIONS

#### A. Purpose<sup>2</sup>

The standards of this section are intended to enhance the quality of development through the provision of appropriate landscaping. The landscape regulations serve to safeguard and enhance property values while protecting public and private investment. The regulations encourage the preservation of the existing natural environment to aid in the stabilization of the environment's ecological balance whenever possible, and require property owners to provide landscape amenities, setbacks, and screening that promote a positive City image reflecting order, harmony, and pride for new development in the City. A critical component of these regulations is the preservation of trees in Arlington that serve to clean the air, provide shade, reduce the amount of soil runoff due to erosion, and beautify the environment. The results of this effort will be a strengthening of the economic stability of Arlington's business, cultural, and residential areas.

#### B. General Descriptions of Landscaping Requirements

1. One or more of the three types of landscaping in Section 5.2.2, *Landscaping Required*, may be required for a development depending on the use and zoning district of the property and adjacent properties and the portion of the property involved. These types of landscaping are: (1) residential landscaping; (2) perimeter landscape setbacks; and (3) parking lot landscaping and screening.
2. Each type of required landscaping shall meet the minimum standards of Section 5.2.3, *Tree Preservation and Replacement*, and Section 5.2.4, *General Landscaping Design and Maintenance Requirements*, and shall be shown on a landscaping plan that meets the requirements of Section 5.2.1.E, unless exempted by the terms of that section.
3. The standards in this section are minimum requirements. Nothing in this section shall prevent the Planning Commission from recommending or the City Council from requiring additional landscaping as part of any case where the nature and character of surrounding property dictate a need in order to protect such property and to provide protection for the general health, safety, and welfare of the community in general.

#### C. Applicability<sup>3</sup>

This section is subject to the applicability standards of Section 5.1. In addition, the following subsections may include specific applicability provisions:

1. 5.2.2.A. Residential Landscaping
2. 5.2.2.B. Perimeter Landscape Setback, Multi-Family and Non-Residential
3. 5.2.2.C. Perimeter Streetscape in the DB and DNO districts

<sup>2</sup> Based on the current 14-100.

<sup>3</sup> Previously 14-200.A. The administrative, submission, and enforcement requirements have been removed from this section to be relocated in either Article 10, *Review Procedures*, or Article 8, *Enforcement*.

4. 5.2.2.D. Perimeter Streetscape in the LCMUO district
5. 5.2.2.E. Parking Lot Landscaping and Screening

**D. Landscaping and Screening Requirements in Other Sections or Development Approvals**

1. Any use required to provide landscaping or screening pursuant to the supplemental use standards of Section 3.2 shall comply with such requirements. In the event of a conflict between the supplemental use standards and the requirements of this section, the supplemental use standards shall control.
2. Any use required to provide landscaping or screening pursuant to a parcel-specific ordinance, including PD zoning, shall comply with such requirements. In the event of a conflict between the parcel-specific zoning ordinance and the requirements of this section, the parcel-specific standards shall control.

**E. Landscaping Plan**

1. Prior to the issuance of a building or construction permit for any use other than single-family or duplex dwellings, a landscape plan reflecting all landscaping and screening required under this section shall be submitted to and approved by the Zoning Administrator. The plan may be combined with any land clearance, vegetation protection, erosion control, or other plan required for compliance with other sections of this Code.
2. Landscaping plans for sites larger than one-half acre or uses that are not single-family residential shall be prepared by a registered landscape architect and shall contain, at a minimum, the information specified in the User's Guide.<sup>4</sup>

**F. Texas Local Government Code**

The provisions of the Texas Local Government Code Section 211.016, regulating the timing of the placement of landscaping for single-family residential lots, are applicable to the requirements of this section.

**5.2.2. LANDSCAPING REQUIRED**

**A. Residential Landscaping<sup>5</sup>**

**1. Applicability**

This section shall apply to all single-family detached and single-family attached residential development.

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<sup>4</sup> We recommend that the City keep the plant list in a separate user's guide or administrative manual (referred to as "User's Guide" in this Code) where it can be updated without going through a formal code amendment.

<sup>5</sup> Previously Ord. 09-055, Residential Design Standards. The Residential Landscaping requirements were drawn from the City's draft residential design standards. They are applicable to residential development and focused on required front-yard plantings. The Streetscape Design section is also applicable to residential development and establishes standards for sidewalks and landscape buffers along internal residential streets in subdivisions.

**2. Front Yard Landscaping Requirements**

**a. Purpose**

Landscaping should be selected and placed in the front yards of residences to soften the effect of the built environment. An arrangement of vegetation such as trees, bushes, and grass, together with other suitable materials such as flowering plants, ground cover, mulch, etc., arranged in a complementary fashion, is desired.

**b. Landscaping Options**

The front yard shall meet one of the following two landscaping options:

**(i) Option 1: Percent Vegetative Cover**

The following percentages of the front yard shall be landscaped with vegetative cover<sup>6</sup> other than turf grass. For the purposes of this requirement, front yard means the area between the house and the front property line.

**(1)** Single-family detached: at least 15 percent vegetative cover.

**(2)** Duplex or townhouse: at least 30 percent vegetative cover.

**(ii) Option 2: Required Materials**

The front yard shall be landscaped with the following materials.

**(1)** Single-family detached: at least ten shrubs of at least two different species, and one tree.

**(2)** Duplex or townhouse: at least six shrubs and one tree.

**c. Design and Planting Standards**

**(i)** Each tree shall count for 25 square feet of the required vegetative cover in the landscaped area.

**(ii)** The use of native vegetation,<sup>7</sup> xeriscape plants, or rain gardens is encouraged.

**(iii)** In addition to Options 1 and 2, front yard landscaping in corner lots shall wrap around the side for a minimum of 10 feet from the street-facing building corner in single-family detached developments, and seven feet in single-family attached developments. At least three shrubs shall be included in this area.

<sup>6</sup> This will need to be defined in the User's Guide plant list.

<sup>7</sup> Proposed new language. Native vegetation will be identified on the plant list in the User's Guide as referenced in Texas Smartscape.



Figure 5.1 Acceptable front yard landscaping

### 3. Residential Streetscape Design<sup>8</sup>

#### a. Purpose

The intent of this requirement is to provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity that, in turn, promotes public health through increased physical activity. An attractive streetscape is a significant community asset, and is often cited by homebuyers as an important neighborhood amenity. Homes designed in relation to the streetscape become part of the neighborhood rather than a solitary residence.

#### b. Applicability

This section is applicable to internal residential streets within a new development of 20 or more single-family detached or attached dwelling units.

#### c. Requirements

The following zones are required, starting from the back of the curb on each side of the street being developed:

##### (i) Landscaped Buffer Zone

A landscaped buffer area at least six feet wide shall be provided between the sidewalk and the back of the curb. The landscaped buffer area shall be designed as follows:

(1) Street trees shall be located within the buffer area and provided at the following quantity and spacing:

##### (a) Single-family detached:

- (i) Lots with 60 linear feet or less of street frontage: one tree per lot, evenly spaced.
- (ii) Lots with greater than 60 linear feet of street frontage: two trees per lot, evenly spaced.<sup>9</sup>

<sup>8</sup> Existing Section 11-1500(E)(3)(a)(3) states that the streetscape standards in the single-family attached section are applicable only to single-family detached structures. We are not sure if this is intentional or a typographic error. The standards are different from the single-family detached standards, so we have incorporated the standards here as if they were applicable to single-family attached development.

<sup>9</sup> Subsections (i) and (ii) previously read “for development with lots less than 60 linear feet....” We have edited this to refer to the lots, not the development.

(iii) For the length of frontage on the side street of corner lots: one street tree per every 35 linear feet, evenly spaced<sup>10</sup>

**(b) Single-family attached:**

(i) One tree per lot, evenly spaced.

(ii) For communities with front-loaded, front-facing garages, street trees may be placed in alternate landscape islands between driveways or clustered in single or multiple locations along the street.

(iii) For communities with a tree preserve in front of the entrances, this requirement may be waived by the Zoning Administrator if there are a sufficient number of trees in the preservation area to compensate for the street trees.



Figure 5.x Acceptable front yard landscaping design for single-family attached.

- (2)** A maximum spacing of 30 feet on center shall be maintained between the trees in single-family detached development.
- (3)** Trees shall be centered at a minimum distance of four feet from the back of the curb.
- (4)** Trees shall be selected from the list of species approved by the Zoning Administrator.<sup>11</sup> No single species of tree shall represent more than 30 percent of the trees required to satisfy the street tree requirement.
- (5)** A root barrier or tree box at least 24 inches in depth and six feet in length on both the curb and the sidewalk side shall be provided for all street trees.<sup>12</sup>
- (6)** Street lampposts and mailboxes shall be located in this buffer area, subject to post office regulations for mailboxes.

<sup>10</sup> We have revised this provision from the new Residential Design Standards. It previously read: "Two or more street trees, evenly spaced, depending on the length of frontage on the side street for corner lots." This is an open-ended standard, so we have edited to provide more guidance about the number of trees required.

<sup>11</sup> The tree list should be recommended by policy rather than included in the code.

<sup>12</sup> The image will be updated to show the appropriate streetscape design.

(7) Street trees shall not be located closer than 15 feet to a lamppost.

**(ii) Sidewalk Zone**

A continuous sidewalk at least five feet in width shall be provided on both sides of the street at least five feet distant from and generally parallel to the back of the curb.<sup>13</sup> Meandering sidewalks are encouraged and may be approved by the Zoning Administrator.

**(iii) Walkways**

Separate walkways that connect the front doorway or porch to the sidewalk and to the driveway are recommended. These walkways shall be at least three feet wide.

**d. Permitted Intrusions in the Landscape Buffer for Single-Family Attached**

(i) Awnings or overhanging eaves may be permitted to project into the additional landscape setback.

(ii) Balconies above the first floor level may be permitted to project up to four feet into the additional landscape setback. Balconies may have roofs and are required to be open.

(iii) Bay windows above the first floor level may be permitted to project up to four feet into the additional landscape setback.

(iv) Suspended planter or flower boxes may project up to 30 inches into the additional landscape setback.

(v) Stoops and stairs may project into the additional landscape setback up to five feet if they connect with the sidewalk.



Figure 5.x Stairs projecting into landscape setback

**e. Streetscape Adjacent to Major Thoroughfares<sup>14</sup>**

Landscape buffer zones adjacent to major arterials, minor arterials, and major collectors shall be identified as open space lots on the plat. The landscaping and sidewalks on such lots shall be the same as required in Section 5.2.2.A.3.c, above, but it shall be maintained by the community's homeowners' association or public improvement district.

<sup>13</sup> We have added the phrase "on both sides of the street at least five feet..." to the end of this provision to make it consistent with the landscape buffer requirement and with the single-family attached requirement that sidewalks be placed on both sides of the street. Staff notes that the Design Criteria Manual should be modified accordingly.

<sup>14</sup> We have revised this section for clarity. It previously read: "Streetscape adjacent to major thoroughfares such as a major arterial, minor arterial, or a major collector (i.e. perimeter streetscape) establishes an image of the City. In order to create interesting perimeter streetscapes with landscaping and meandering sidewalks, developers shall designate land adjacent to the street, of at least six feet width, as open space lot in the plat. The landscaping in that lot shall be maintained by the community's HOA or PID."

**B. Perimeter Landscape Setback, Multi-Family and Non-Residential<sup>15</sup>**

**1. Applicability**

All multi-family and non-residential development shall provide a perimeter landscape setback area along the entire right-of-way adjacent to any public street right-of-way.

- a. This section shall not be applicable in the DB district or DNO and LCMUO overlay districts.
- b. This section shall apply to non-residential development that occurs in a residential zoning district.

**2. Uses and Structures Prohibited in Landscape Setback**

Buildings and paving, except for sidewalks and driveways, are prohibited in the perimeter landscape setback.

**3. Minimum Width of Landscape Setback<sup>16</sup>**

- a. The perimeter landscape setback shall be located on private property and shall be measured from the right-of-way line as shown on the Thoroughfare Development Plan for major streets and from the existing right-of-way for all non-Thoroughfare Development Plan Streets and shall be provided as follows:

<b>Table 5.3-1: Minimum Width of Landscape Setback</b>			
	<b>Interstate Highway</b>	<b>Major/ Minor Arterial Major Collector</b>	<b>Minor Collector Local</b>
<b>Buffer Width (min.)</b>	20 feet	15 feet	10 feet
<b>Grass Coverage (max.)</b>	40%	40%	50%
<b>Tree Requirement (min.)</b>	1 per 35 feet	1 per 35 feet	1 per 40 feet
<b>Evergreen Tree Requirement (min.)</b>	40%	40%	30%
<b>Shrub Requirement (min.)</b>	10 per 50 feet	9 per 50 feet	7 per 50 feet
<b>Evergreen Shrub Requirement (min.)</b>	50%	50%	50%
<b>Drought Tolerant Plants (min.)</b>	50%	50%	50%

- b. Where a deceleration/acceleration lane and transition area has been dedicated, a parking facility may encroach into the required setback area abutting such lane and transition area, provided that:

- (1) No parking facility shall be located within 10 feet of a right-of-way line of a controlled access freeway or within five feet of a right-of-way line of any other public street; and
- (2) Required landscaping (shrubs, trees, ground cover) and wheel stops shall be provided. Required trees may be clustered in remaining setbacks not adjacent to the acceleration/deceleration lane.

<sup>15</sup> Previously 14-300.A. We have changed the title of this section to more clearly indicate that this is perimeter landscaping.

<sup>16</sup> Previously 14-300.A.1 and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.A (pg. 15).

- c. The Zoning Administrator may authorize encroachments into the perimeter landscape setback where unique property characteristics exist.

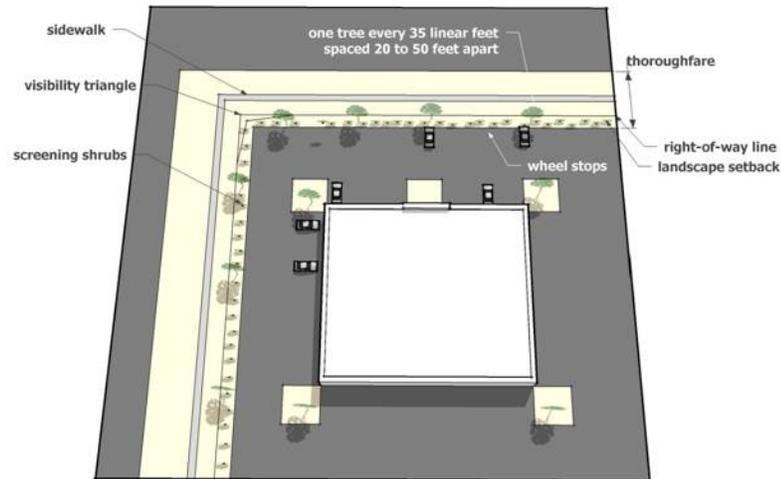


Figure 5.x Perimeter landscape setback

**4. Coverage<sup>17</sup>**

- a. The perimeter landscape setback shall be planted with a mixture of ground cover and grass and shall not be covered with any impervious surface except low impact improvements that do not violate any section of this Code, as determined by the Zoning Administrator. Low impact improvements include, but are not limited to: trails constructed of pervious materials, fountains, putting greens, handicap accessibility ramps, ponds, and decorative lampposts.
- b. The placement of all sidewalks and drive approaches shall be approved by the Zoning Administrator and shall not defeat the intent of the landscape standards.
- c. Loading areas, outside storage, and outside display areas shall not encroach into the perimeter landscape setback.

**5. Required Trees<sup>18</sup>**

- a. One tree is required for every 35 linear feet of public street frontage, excluding drive approaches.
- b. Trees should be spaced as appropriate for the species provided. Clustering of trees may be approved by the Zoning Administrator.

**6. Landscape Planting Areas for Larger Structures<sup>19</sup>**

- a. All buildings larger than 20,000 square feet or any building with more than 40 linear feet of front façade uninterrupted by entries or display windows shall have at least two planting areas, a minimum of three feet

<sup>17</sup> Previously 14-300.A.2 and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.A (pg. 15).

<sup>18</sup> Previously 14-300.A.2 and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.A (pg. 16).

<sup>19</sup> Previously 9-1600 Entertainment District Overlay, Section V.A.2.1 (pg. 57).

wide, between the front façade and the sidewalk for a total length of at least 20 percent of the length of the façade.

- b. Planting areas shall enhance architectural features of the building such as entries, arcades, tower elements, and display windows.

**7. Landscape at Site Entries for Multi-Family Developments**

- a. The main site entry for multi-family developments shall be treated with special landscape elements that will provide an individual identity to the project.
- b. Site entry and access drives for multi-family development shall include at least three of the following:
  - (i) a minimum 5-foot wide landscaped median;
  - (ii) textured paving, interlocking pavers, or other decorative pavement;
  - (iii) gateway elements such as lighting, bollards, entry fences, or monuments;
  - (iv) a roundabout containing landscaping, water feature, or artwork;
  - (v) other improvements as approved by the Zoning Administrator.

**C. Perimeter Streetscape in the DB and DNO districts**

**1. Applicability**

All non-residential development in the DB and DNO districts shall provide a perimeter landscape setback area along the entire right-of-way adjacent to any public street right-of-way. This section shall also apply to non-residential development that occurs in a residential zoning district.

**2. Minimum Width of Streetscape Setback**

- a. A minimum 18-foot streetscape from the back of curb shall be required. If the existing right-of-way or required right-of-way dedication is less than 18 feet from the back of curb to the property line, the additional area shall be provided on private property through a landscape easement.
- b. The streetscape shall include a minimum 8-foot wide strip for street trees or planters and a 10-foot wide sidewalk, constructed in one of the configurations shown below. Trees planted adjacent to the street at the back of curb will require a vertical root barrier.
- c. Street trees shall be a minimum height of 10 feet and 3-inch caliper at the time of planting.
- d. Street trees shall be spaced between 25 and 30 feet apart on center, as appropriate for the species provided.
- e. The Zoning Administrator may authorize encroachments into the perimeter streetscape where unique property characteristics exist.

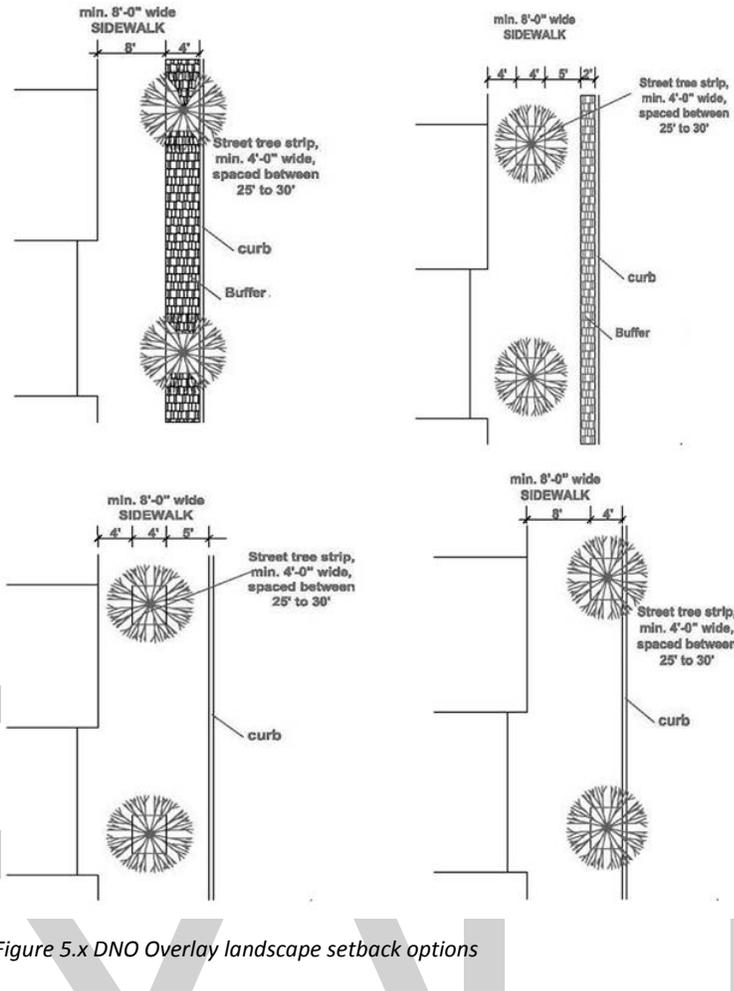


Figure 5.x DNO Overlay landscape setback options

**D. Perimeter Streetscape in the LCMUO district**

**1. Applicability**

All development in the LCMUO district shall provide a perimeter landscape setback area along the entire right-of-way adjacent to any public street right-of-way. This section does not apply to single family detached residential uses.

**2. Minimum Width of Streetscape Setback**

- a. A minimum 16-foot streetscape from the back of curb shall be required. If the existing right-of-way or required right-of-way dedication is less than 16 feet from the back of curb to the property line, the additional area shall be provided on private property through a landscape easement.
- b. The streetscape shall include a minimum 4-foot wide green space strip for street trees and landscaping. The green space shall be planted with trees and groundcover or grass. Trees planted adjacent to the street at the back of curb will require a vertical root barrier. The green space shall not be covered with any impervious surface except for permitted drive approaches.

- c. Street trees shall be spaced between 25 and 30 feet apart on center, as appropriate for the species provided. Street trees shall be a minimum height of 10 feet and 3-inch caliper at the time of planting.
- d. A minimum 10-foot wide sidewalk shall be constructed in the streetscape.
- e. The Zoning Administrator may authorize encroachments into the perimeter streetscape where unique property characteristics exist.

**E. Parking Lot Landscaping and Screening**

**1. Applicability**

**a. New Parking Lots**

All new surface parking lots containing ten or more off-street parking spaces shall provide both perimeter and interior landscaping that meets the standards of this section. Parking lots with fewer than 10 spaces shall provide perimeter landscaping.

**b. Parking Lot Expansion**

Existing surface parking lots that are expanded by 30 percent or more in area, whether as required by this article or voluntarily, shall be required to meet the standards of this section.

**c. Exemptions**

(i) These requirements shall not apply to parking structures. Perimeter landscape setback requirements may be applicable to parking structures, as well as screening and buffering requirements in Section 5.3.

(ii) Parking spaces directly abutting a public street right-of-way are not required to have internal landscaping where the abutting landscaping meets the requirements of the perimeter landscape setback

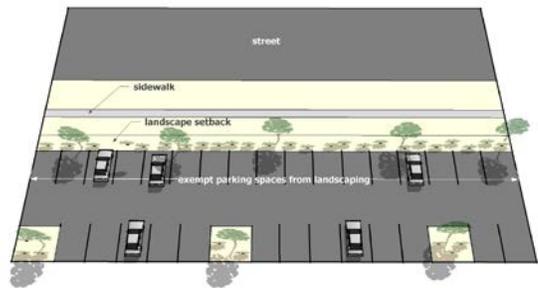


Figure 5.x Landscaping exemption

(Figure 5.2-F). The remainder of the parking rows in the lot shall be landscaped pursuant to this section.<sup>20</sup>

<sup>20</sup> Previously 14-300.D.2

**2. Internal Parking Area Landscaping<sup>21</sup>**

**a. Landscape Island Location<sup>22</sup>**

All surface parking lots shall incorporate the following internal landscaping:

- (i) Landscape islands shall be installed at the terminus of each row of parking.
- (ii) Landscape islands shall not be separated by more than 10 parking spaces. For purposes of determining tree spacing, parking spaces may be counted in any rational sequence..

**b. Landscape Island Design**

- (i) Landscape islands shall contain one tree and at least 50 percent vegetative cover other than turf grass. Other materials may be approved by the Zoning Administrator.
- (ii) Required landscape islands shall be no smaller than 162 square feet.
- (iii) All landscaped areas shall be protected by a raised concrete curb. The Zoning Administrator may approve a curbless design for stormwater BMP or Low Impact Design (LID) purposes.
- (iv) No paving shall be permitted within four feet of the center of a tree.
- (v) Any vertical construction in the median must be located at least two feet from the curb surrounding the median.
- (vi) No parking space shall be located farther than 90 feet from a tree, including trees that are in the landscape setback.<sup>23</sup>

**c. Landscape Island in Drive Approach**

- (i) If a landscape island is installed in a drive approach, the median shall be a minimum width of four feet.
- (ii) The island shall contain vegetative cover other than turf grass. Other materials may be approved by the Zoning Administrator.
- (iii) Any vertical construction in the median must be located at least two feet from the curb surrounding the median.

**d. Landscape Island Planting Requirements and Tree Preservation**

In order to preserve a protected tree on-site, the Zoning Administrator may authorize up to a five percent reduction in the required number of parking spaces, or a five percent reduction of certain parking space sizes, if the Zoning Administrator determines that reduction in the number or size of certain parking spaces will preserve a protected tree that would otherwise be removed to provide for required parking. Nothing in this section shall allow the Zoning Administrator the authority to reduce the entire required parking space size or number by

<sup>21</sup> Previously 14-300.D and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.D (pg. 22) Ord. 05-094, Downtown Business District, Section E.29 (pg. 211).

<sup>22</sup> Previously 14-300.D.1 and Ord. 06-004, Amendments to 9-1400, Section F.27 (pg. 86).

<sup>23</sup> Inserted from ED 5.8.b (pg. 59).

more than five percent. This provision shall be enacted only in instances where a protected tree is to be preserved.

**3. Parking Lot Screening<sup>24</sup>**

**a. Applicability**

All parking, maneuvering, customer loading areas, vehicular display and storage, and/or boat storage areas that are not screened by on-site buildings shall be screened from view of public streets pursuant to the standards of this section.

**b. Design**

**(i)** The screening shall be a minimum height of three feet.

**(ii)** Screening shall be opaque and consist of a combination of screening shrubs and a berm that is 24 inches high with a 3:1 slope. The Zoning Administrator may waive the requirement for the berm due to changes in grade or existing vegetation.

**(iii)** Masonry fences three feet in height may also be used. The fences shall be designed with a running base and fence cap of complementary material. If such fences are used, plantings of dense evergreen hedge material, designed to provide a minimum 30-inch high shrub at installation, shall be required between the fence and sidewalk. The fence shall be designed to allow articulated and pedestrian entrance features at the corners of the block, or no less than 500 feet apart. The fence shall be constructed along the rear line of the perimeter setback.

**(iv)** No single application of shrubs, berms, or masonry fences shall be used to screen an entire development. A single application of one screening device may be used for a maximum 200 feet before alternating to another screening device. Openings in the screen for tree islands, decorative plantings, or other features may be approved by the Zoning Administrator.

**c. Requirements Specific to the DB and DNO Districts**

**(i)** Parking lots in the DB and DNO districts that are not screened by on-site buildings shall be screened from view of public streets by a three-foot high masonry fence within a five-foot wide landscaping bed.<sup>25</sup>

**(ii)** All surface parking lots in the DB and DNO districts shall provide an additional five-foot setback from the front building line.<sup>26</sup>

**d. Plant Specifications**

Screening shrubs shall be spaced a maximum of three feet on center, shall be a minimum of 30 inches in height at installation, and shall be capable of reaching a minimum height of three feet within 18 months of

<sup>24</sup> Previously 14-300.B and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.B (pg. 16).

<sup>25</sup> Previously Ord. 05-094, Downtown Business District, Section C.13 (pg. 119). This provision also included a graphic showing a four-foot perimeter landscape buffer and eight-foot sidewalk.

<sup>26</sup> Previously Ord. 05-094, Downtown Business District, Section C.16 (pg. 125).

planting. At least 30 percent of the shrubs planted shall be flowering shrubs or perennial plants.<sup>27</sup>

**e. Maximum Grade**

The maximum acceptable grades for screening areas, such as sodded berms and planting beds, shall be 3:1 (i.e., for every three feet in width, the berm shall be one foot in height).

**f. Wheel Stops**

Wheel stops shall be provided for parking spaces adjacent to a landscape setback where no curb is provided to prohibit any car overhang over the planting area. Wheel stops shall be located two feet from the landscape setback.

**4. Additional Landscaping Required Due to Overparking<sup>28</sup>**

Parking lots that exceed the number of spaces required by Table 5.4-1 shall provide additional parking lot landscaping, except in the DB and DNO districts, as follows:

**a. Trees**

**(i)** Additional trees not otherwise required by this Code shall be required to be planted or preserved on-site when parking for any use or mix of uses is provided in an amount that is greater than 100 percent of that required by this Code.

**(ii)** The number of additional trees to be planted or preserved on-site is equal to one tree per three parking spaces provided that are in excess of the required amount of parking spaces.

**b. Infill and Redevelopment<sup>29</sup>**

**(i)** Where the provision of additional trees is restricted for infill and redevelopment projects due to site conditions, the applicant may provide sidewalk amenities or streetscape features as determined by the Zoning Administrator. Acceptable amenities may include:

- (1)** Sidewalk planters between the parking area and building and/or parking area and the street;
- (2)** Public art including but not limited to sculptures, fountains, clocks, or murals; or
- (3)** Decorative fencing (such as wrought iron) around the perimeter of the parking area provided with seasonal plantings.

<sup>27</sup> We have updated the existing standard to match the requirements of the Entertainment District Overlay, Section V.A.6.9 (pg. 63).

<sup>28</sup> Previously 14-300.E and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.E (pg. 24).

<sup>29</sup> Suggested new standards.

### 5.2.3. TREE PRESERVATION AND REPLACEMENT<sup>30</sup>

#### A. Mixed-Use and Nonresidential Development: Tree Preservation Requirements<sup>31</sup>

##### 1. Purpose

This section provides a methodology for tree removal and replacement. The intent is to protect certain size trees and/or require that their loss be mitigated through replacement.

##### 2. Applicability

This section is applicable to all mixed-use and nonresidential development, including non-structural improvements such as parking lots, site layouts, landscape setbacks, and buffer yards.

##### 3. Exceptions

The following are exempted from the tree point provisions of this section:<sup>32</sup>

- a. Trees removed in a dedicated right-of-way, utility, and/or drainage easement by a public utility or contractor of a public utility, as authorized by the Zoning Administrator;
- b. Property owned by the City of Arlington when performing maintenance and upkeep of the City's parks or when making improvements to the City's parks for nature trails, roads or paths;
- c. The removal of a tree that has disrupted a public utility service or otherwise presents itself as a danger to the public due to some catastrophe; however, only that portion of a tree may be removed that is necessary to restore normal utility service or public safety;
- d. Diseased, dying, or dead trees as determined by the Zoning Administrator; and
- e. Any species currently listed on the City's prohibited plant list is not subject to tree point requirements.<sup>33</sup>

##### 4. Compliance with Section

Compliance with this section shall be achieved when the number of tree points earned through replacement or retention equals or exceeds the number of tree points removed.

##### 5. Determining Tree Points Lost on a Lot

- a. Tree points shall only be determined when there are trees six inches or greater caliper that are being destroyed or removed.
- b. One tree point shall be equal to one caliper inch. Fractions shall be rounded to the nearest one-half inch.

<sup>30</sup> We have consolidated all of the tree-related provisions into this section, except for the tree removal permit requirements that we recommend moving to the procedural section.

<sup>31</sup> Previously 14-300.G and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.G (pg. 24).

<sup>32</sup> Previously 14-200.8

<sup>33</sup> We have removed the following provision: "Property to which this Code applies and that is across a public street right-of-way from, and adjacent to property zoned F Festival, shall conform to the Festival street tree planting program requirements" because we have updated the Code based in part on the Festival District requirements.

- c. To determine the number of tree points required by this section, the applicant shall inventory and combine the total caliper inches of all protected trees that are to be removed and that are:
  - (i) Located within the proposed building pad plus ten feet around the perimeter of the proposed structure, and are at least 30 inches or greater in size; and
  - (ii) Located elsewhere on-site and are at least six inches or greater in size.
- d. This list of tree points shall be separated into caliper inches removed of canopy or shade trees and those classified as understory or ornamental trees. If there is a question as to classification, determination will be made by the Zoning Administrator.
- e. The total of the required inventories represents the number of tree points that shall be earned through tree replacement or retention of existing trees.
- f. Canopy or shade trees shall be replaced with canopy or shade trees and understory or ornamental trees shall be replaced with understory or ornamental trees.

**6. Determining Tree Points Earned**

- a. To determine the number of tree points earned, the applicant shall inventory and combine the total caliper inches of all trees that are:
  - (i) Preserved trees identified on the landscape plan greater than three caliper inches in size; and
  - (ii) Newly planted trees identified on the landscape plan three caliper inches or greater in size.
- b. The total of the two inventories represents the number of tree points earned. Trees planted in accordance with perimeter landscape setback requirements may be counted toward tree points. All replacement trees installed shall be at least three inches of caliper at the time of planting in order to earn tree points.
  - (i) Additional tree points may be earned for the following:
    - (1) Bonus trees, native species as identified on the Bonus Tree List in the User's Guide, shall earn one-half additional tree points per caliper inch planted or preserved; and
    - (2) Trees meeting the definition of "significant stand" and identified on the landscape plan as "to remain" shall earn one-half additional tree points per caliper inch preserved.
- c. Points for preserved (existing undisturbed) trees shall be granted by the Zoning Administrator subject to the certification by the landscape architect that the preserved trees indicated on the approved landscape plan conform to the following condition: A minimum of 75 percent of the critical root zone (CRZ) shall be preserved at natural grade, with natural ground cover for trees between three and ten caliper inches in



**B. Residential Development: Tree Preservation Requirements<sup>34</sup>**

**1. Applicability**

- a. This section applies to all residential property that is vacant, undeveloped, or property to be redeveloped that is over one acre in size.
- b. This section shall not apply to tracts and/or platted lots under one acre in size with an occupied residential structure.

**2. General Requirements**

- a. All residential developments over one acre in size shall be required to submit a tree preservation plan at the time of preliminary plat, minor plat, combination plat, or replat submittal.
- b. All residential developments shall preserve a minimum of 35 percent of the existing total protected caliper inches.
- c. Unless otherwise provided, all numbers 0.5 or greater shall be rounded up to the next whole number. All numbers less than 0.5 shall be rounded down to the next whole number.

**3. Tree Preservation Plan**

- a. This section provides for a methodology for tree preservation. Tree preservation shall only be required when residential development is proposed on sites where there are six-inch or greater caliper trees, or Post Oak, Blackjack Oak, or Texas Oak trees three inches or greater.<sup>35</sup> The intent is to protect a percentage of certain size trees from being destroyed.
- b. Trees shall be preserved in contiguous stands to preserve clusters of old growth trees. Only when tree location prevents preservation in this manner, as determined by the Zoning Administrator, shall individual trees be accepted or, for all lots 10,000 square feet and greater, trees may be preserved on a lot-per-lot basis inside a landscape easement.
- c. Compliance with this section shall be obtained when 35 percent of the total caliper inches of protected trees on the site equal that of tree points earned through preservation.
  - (i) To determine the number of tree points within a development, the applicant shall inventory and combine the total caliper inches of all protected trees that are at least six inches or greater in size.
  - (ii) The applicant shall inventory and combine the total caliper inches of all Post Oak, Blackjack Oak, and Texas Oak trees that are at least three inches or greater in size.
  - (iii) The applicant shall determine tree points required for preservation by multiplying the total protected tree points by 35 percent.

<sup>34</sup> Previously 14-600 and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-600 (pg. 36). The submission, enforcement, and plan provisions have been removed from this section to be placed into Article 10, *Review Procedures*, or Article 8, *Enforcement*.

<sup>35</sup> We have edited this section to ensure that both categories of trees are preserved on residential sites.

- (iv) Determine the area to be preserved in perpetuity. The applicant shall inventory and combine the total caliper inches of all trees that are designated for preservation. For residential development, all Post Oak, Blackjack Oak, and Texas Oak trees from three to five inches in caliper shall be permitted to be counted twice for credit to achieve the 35 percent preservation requirement.
- (v) Points for preserved (existing undisturbed) trees shall be granted by the Zoning Administrator subject to the certification by the landscape architect that the preserved trees indicated on the approved landscape plan conform to the following conditions:
  - (1) A minimum of 75 percent of the critical root zone (CRZ) shall be preserved at natural grade, with natural ground cover.
  - (2) If the Zoning Administrator determines that an otherwise protected tree is in danger of dying due to construction practices, the Zoning Administrator may require additional tree points be earned to offset the potential loss of the affected tree.
- (vi) State on the tree preservation plan how the preserved area(s) will be maintained and the trees preserved.

4.

**Tree Protection**

- a. The following measures shall be undertaken prior to the commencement of construction activity on-site in order to preserve trees:
  - (i) All trees to be preserved shall be flagged by the developer with brightly colored vinyl tape wrapped around the main trunk at a height of approximately four feet or more such that the tape is visible to workers on foot or driving equipment.
  - (ii) All preserved trees remaining on-site shall have protective fencing, located approximately at the tree's drip line. The protective fencing may be comprised of brightly colored vinyl construction fencing, chain link fencing, or other similar fencing with a four-foot approximate height. Where preserved trees are in a stand, the entire stand shall have protective fencing.
- b. In instances where the Zoning Administrator determines protective fencing is not practical, the trunk of the preserved tree shall be protected by enclosing the entire circumference with lumber encircled with wire or other stabilizing means that does not damage the tree.

5.

**Redevelopment and Demolition**

If redevelopment and/or demolition are proposed on an existing residential lot, the preservation area shall exclude the existing footprint of the structure(s) plus ten feet around the perimeter of the structure.

**5.2.4. LANDSCAPING DESIGN AND MATERIALS REQUIREMENTS****A. Landscape Material Standards<sup>36</sup>**

The following standards shall be considered the minimum required standards for all trees, shrubs, and landscape material installed to satisfy the requirements of this section.

**1. Plant Selection and Design**

Tree and plant materials shall be selected for energy efficiency and water efficiency; adaptability and relationship to the native environment; color, form and pattern; ability to provide shade; soil retention; and resistance to fire. The overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots, and streets, and to achieve a desirable microclimate and minimize energy demand.

**2. Plant Quality<sup>37</sup>**

a. Trees and plants installed to satisfy the requirements of this section shall meet or exceed the plant quality and species standards of the North Central Texas SmartScape program. The plant list in the User's Guide identifies appropriate plant species for use in Arlington. This list also identifies plants that shall not be used in order to fulfill the planting requirements of this Code, and no tree points shall be attributed to the loss of trees on this list; however, they may be used to supplement the requirements, if desired.

b. Plants shall be nursery-grown and adapted to the local area. Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects. No artificial plants or vegetation shall be used to meet any standards of this section.

**3. Plant Varieties**

The landscaping for every development shall consist of a combination of three or more of the following types of planting materials including, but not limited to grass, trees, shrubs, ground cover, and/or other forms of plant material.

**4. Hardscape**

Landscape design may integrate hardscape (plazas, courtyards, trails, etc.) and landscaping. The hardscape materials may be counted towards the overall project's site enhancement landscaping requirements at the discretion of the Zoning Administrator.

<sup>36</sup> Proposed new section.

<sup>37</sup> Based on 14-300.K and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.K (pg. 32).

**B. Plant Sizes and Specifications<sup>38</sup>**

**1. Trees**

**a. Tree Size Generally**

Except for the EDO overlay district, trees planted to satisfy the standards of this section shall be a minimum of three inches in caliper when measured 12 inches from the base of the trunk or the top of the ball.

**b. Street Trees**

Street trees shall be spaced between 25 feet and 35 feet on-center. Species selection shall conform to the standards in the User's Guide.

**c. Utilization of Existing Trees<sup>39</sup>**

Existing trees may be used to satisfy the tree planting requirements with the approval of the Zoning Administrator. The Zoning Administrator shall consider the location, type and size of trees, their health, and the degree of protection received both during and after construction.

**2. Shrubs and Vines**

**a.** Shrubs planted to satisfy the standards of this section shall have a minimum container size as specified in the User's Guide.

**b.** Shrubs not of the dwarf variety shall be a minimum of two feet in height when measured immediately after planting. Screening shrubs, where installed, shall be planted and maintained to form a continuous, unbroken, solid visual screen that will be three feet high within 18 months after time of planting.

**c.** When planted adjacent to sidewalks, shrubs shall not exceed three feet at maturity in commercial, industrial, semipublic, multi-family, and mixed-use developments.

**d.** Vines not intended as ground cover shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences and screens to meet landscape screening requirements as set forth.

**3. Groundcover**

**a.** Groundcovers planted to satisfy the standards of this section shall have a minimum container size of one gallon.

**b.** Grass areas shall be sodded, plugged, sprigged, hydro-mulched or seeded except that solid sod shall be used in swales, earthen berms, or other areas subject to erosion.

<sup>38</sup> This section is a proposed mix of existing standards and new standards that we have included to provide more detailed information to applicants.

<sup>39</sup> Previously 14-300.F and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.F (pg. 24).

- c. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one year of planting.

**4. Berms**

Earthen berms shall have side slopes not to exceed 3:1 (three feet of horizontal distance for each one foot of height). All berms shall contain necessary drainage provisions as may be required by the City.

**C. Maintenance and Irrigation<sup>40</sup>**

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip system as approved by the Zoning Administrator. As an exception, hose bibs may be used in landscape areas not required by this Code or on commercial developments whose total lot area is one-half acre or less in size, and placed so that any portion of the landscaped area can be reached with a 50-foot hose.
2. All automatic underground sprinkler systems shall be equipped with rain and freeze sensors in accordance with the Water and Sewer chapter of the Code of the City of Arlington.
3. Sprinkler systems shall be configured to prevent over-spray of water onto streets and sidewalks.<sup>41</sup>
4. Irrigation systems shall be installed by an irrigator licensed by the State of Texas.
5. Areas of open space that contain preserved trees need not be irrigated if the Zoning Administrator determines irrigation would be harmful to the preserved trees.
6. Except for hand watering and the use of soaker hoses, it is unlawful for any person to irrigate, water, or cause the irrigation or watering of any lawn or landscape between the hours of 10 a.m. and 6 p.m. any day of the week.

**D. Parkway Planting Standards<sup>42</sup>**

Plantings within parkways may be allowed if all visibility triangles are maintained, all sight obstruction requirements outlined in the Streets and Sidewalks chapter of the City Code are met, and plantings do not interfere with existing or proposed utilities.

1. Plantings within the parkway may include the species identified in the User's Guide. Prohibited species are also identified in the User's Guide.
2. Irrigation is required pursuant to subsection 5.2.5.C, *General Maintenance and Irrigation*.
3. It shall be the responsibility of any person, firm, corporation or other entity who shall own or occupy any lot or lots that abuts parkway areas containing

<sup>40</sup> Previously 14-300.J and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.J (pg. 32).

<sup>41</sup> Previously 14-450.C

<sup>42</sup> Previously 14-450 and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-450 (pg. 34).

plantings pursuant to the terms of this section to maintain such plantings unless otherwise specified as the responsibility of a mandatory property owners' association.

### **5.3. SCREENING, BUFFERING, AND FENCES**

#### **5.3.1. RESIDENTIAL SCREENING AND BUFFERING<sup>43</sup>**

**A. Purpose**

The purpose of these standards is to ensure that less intensive development is protected from negative effects that may occur when uses that are more intensive or structures are developed on adjacent sites.

**B. Applicability**

The residential screening and buffering standards apply when:

1. Development is proposed on any property used or zoned commercial, mixed-use, or industrial that is located adjacent to a residential use and/or vacant property used or zoned residential or multi-family, including those in planned development zoning.
2. Multi-family uses shall comply with the requirements in Section 5.3.1.D and Section 5.3.1.E when adjacent to residential uses or vacant properties zoned for residential uses.
3. The construction or installation of required residential screening, buffering, or fencing is the responsibility of the non-residential or multi-family property developer.

**C. Exceptions**

1. Residential screening and buffering is not required for uses and structures in the DB district.
2. Screening is not required for playgrounds for institutional uses or for private parks that do not contain a structure within 30 feet of a common residential property line.

**D. Required Screening and Buffering<sup>44</sup>**

1. Properties subject to this section shall meet the requirements of Table 5.3-1, below.
2. To use this table, an applicant identifies the zoning or use of his/her property across the top of the table, and then reads down to identify the zoning or use of the adjacent property(ies). The box at the intersection identifies the screening and buffering requirement for the applicant on that property line. For example, an applicant for a single-story commercial

<sup>43</sup> This section was previously Article 13, Residential Adjacency Standards and General Fence Requirements. After some consideration and review of this section, we have consolidated a number of provisions and modified some existing standards to make the requirements in this section reflect modern development patterns that allow a closer relationship between different structures and uses. We have also incorporated the City's new fence standards from Ord. 95-055 into Section 5.3.4.

<sup>44</sup> Previously 13-100.A-G. We have changed the table from specific districts to use and structure categories and combined and updated the transitional buffer tables along with Table A: Screening for Institutional Uses and Table B: Screening for Multi-Family or Commercial Zoning Districts to create a single table.

development that is adjacent to single-family residential will need to meet the Level 2 screening and buffering requirements.

3. Different types of screening and buffering may be required on different property lines.
4. Screening and buffering requirements are described below the table.

**Table 5.3-1: Residential Screening and Buffering**

Zoning or Use of Subject Property												
Zoning or Use of Adjacent Properties	Adjacent property↓	Subject property→	Single-Family		Multi-Family		Mixed-Use		Commercial		Industrial	
	Zone District	Structure Type	Res.	Non-Res.	Res.	Non-Res.	Vert.	Horiz.	1-3 Stories	3+ Stories	--	
	Single-Family	Residential		0	1	1	1	2	2	2	3	3
		Non-Residential		1	0	1	1	1	1	1	1	
	Multi-Family	Residential		1	1	0	1	1	1	2	3	3
		Non-Residential		1	0	1	0	1	1	1	1	
	Mixed-Use	Vertical		2	1	1	1	0	0	1	1	3
		Horizontal		2	1	1	1	0	0	0	1	
	Commercial	1-3 Stories		2	1	2	1	1	0	0	0	3
		3+ Stories		3	1	3	1	1	1	0	0	3
Industrial	--		3	3	3	3	3	3	3	3	0	

**Table 5.3-2: Description of Buffer and Screening Requirements**

	Landscape Buffer Width	Screening Device
Level 0	None	Not required
Level 1	10 feet	Required. See Section 5.3.4.A.2.c
Level 2	15 feet	Required. See Section 5.3.4.A.2.b
Level 3	30 feet	Required. See Section 5.3.4.A.2.a

**5. Screening Standards<sup>45</sup>**

**a. Design of Fences**

When properties are required or permitted to have a screening device to meet residential screening standards, the standards of Section 5.3.4, *Fences*, shall apply.<sup>46</sup>

**b. Location of Fences<sup>47</sup>**

A screening fence shall be located, to the extent it is practical, along the length of the common line between properties. Required screening fences shall not extend into a required street frontage setback (required building setback). Access to any required transitional buffer shall be provided for maintenance.

<sup>45</sup> Previously 13-200

<sup>46</sup> We have combined all of the fence standards in Section 5.3 and provided a cross-reference here.

<sup>47</sup> Previously 13-200.A-B

**6. Landscape Buffer Design Standards**

**a. Planting Requirements<sup>48</sup>**

The landscape buffer shall be planted with an evergreen plant mix. This shall include the following:

- (i) One tree with a three-inch caliper that is 10 feet in height at the time of installation for each 450 square feet of buffer area.
- (ii) Existing vegetation shall be maintained and counted toward the overall landscape requirement where the Zoning Administrator determines that it is healthy and contributes to the overall landscape mix.

**b. Permitted Structures and Uses**

(i) No structures, at or above ground level, including buildings or parking areas (not including driveways) may encroach into the buffer area in non-residential districts. Typical accessory structures and swimming pools may encroach in the buffer area in residential districts. Sidewalks, bike lanes, and/or other street furniture may encroach in all districts.

(ii) Loading areas, outside storage and outside display areas shall not encroach into the transitional buffer area.

(iii) Low-impact improvements, as determined by the Zoning Administrator, that are not affiliated with the marketing of any item represented by the development and that do not violate any section of this Code may be permitted in the landscape buffer area. Examples of such low-impact improvements may include, but are not limited to: concrete sidewalks or trails, trails constructed of pervious materials, fountains, putting greens, handicap accessibility ramps, ponds, and decorative lampposts.

**c. Exceptions**

(i) The required landscape buffer for nonresidential uses and structures allowed in a residential zoning district and located in a more intensive district shall not be required to exceed Level 1 when abutting properties zoned for low-density residential uses but actually used for nonresidential uses. Use of this subsection is allowed regardless of the zoning district of the subject property.

(ii) Playgrounds or parks that do not contain a structure within 30 feet of a common residential property line, or contain only paving for sidewalks or trails, are not required to have any transitional buffer.

**E. Infill Development<sup>49</sup>**

Landscape buffer and screening may be reduced or waived for infill single-family, multifamily, mixed-use, or commercial development where the Zoning Administrator finds the design, height, location of uses, massing, and landscaping of

<sup>48</sup> ED consolidation question: ED has a similar standard in V.A.1.1.c. The standard as drafted here requires 1 tree per 200 sq. ft. while the ED standard requires 1 tree per 450 sq. ft.

<sup>49</sup> This is a new provision intended to encourage infill development by reducing transitional buffer and screening requirements where those requirements would be difficult to achieve due to limited lot size.

the infill project mitigates potential adverse impacts and promotes compatibility with surrounding structures and the character of the neighborhood.

**F. Residential Screening Across a Street<sup>50</sup>**

1. Properties subject to this section that have a side or rear building face that is 1) adjacent to a street, and 2) across the street from properties zoned or used for single-family or two-family dwellings, shall provide a permanent six-foot high minimum and eight-foot high maximum screen at the landscape setback, consisting of a:
  - a. Masonry fence (or equivalent material),
  - b. Wood fence as specified in Section 5.3.4(B), or
  - c. Combination of a berm and shrubs planted to create an opaque screen.
2. This subsection shall not apply to the following uses:<sup>51</sup>
  - a. Church,
  - b. Day care,
  - c. Public or private school,
  - d. Residential uses,
  - e. Public parks and recreational facilities, or
  - f. Municipal golf courses and driving ranges.

**G. Outdoor Speakers<sup>52</sup>**

Properties that are subject to this section shall direct outdoor speakers away from residential uses.

**5.3.2. MECHANICAL AND UTILITY EQUIPMENT SCREENING<sup>53</sup>**

**A. Applicability**

The standards of this section shall apply to all of the following:

1. Air conditioning and heating equipment;
2. Ductwork used to heat, cool, or ventilate;
3. Swimming pool and spa pumps and filters;
4. Power systems, transformers, and generators for the building or site upon which the equipment is located; and,
5. Similar installations as required by the Zoning Administrator.

Roof and/or wall-mounted antennas and vent openings shall not be considered mechanical equipment for purposes of these screening standards. The standards of this section are not intended to impede systems that use solar or wind energy to

<sup>50</sup> Previously 13-300. We have eliminated the materials requirements from this section because they are now required in the various design standards for all non-single-family residential development

<sup>51</sup> Previously 13-300.A-B

<sup>52</sup> Previously 13-1100

<sup>53</sup> This is a proposed new section that replaces and streamlines a number of existing provisions.

reduce the costs of energy, if such systems are otherwise in compliance with applicable building codes and zoning requirements.

**B. Screening Standards**

**1. Single-Family Residential Screening<sup>54</sup>**

- a. On residential lots, mechanical equipment shall be located behind the building line of the house and screened from public view by a screening device, or landscaping. This requirement does not apply to franchise utility boxes. Roof-mounted mechanical equipment, except solar energy systems, is prohibited on single-family residential dwellings.
- b. Utility equipment located in the public ROW or designated open spaces shall be screened with a screening device or landscaping, or a combination of the two. Such screening or landscaping shall be maintained by the adjacent property owner or the community's HOA or PID.

**2. Multi-Family, Mixed-Use, Commercial, and Industrial Screening**

For all developments other than single-family residential, the following mechanical equipment screening standard shall apply to the maximum extent practicable.

**a. Roof-Mounted Mechanical Equipment**

Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.

**b. Wall-Mounted Mechanical Equipment**

Wall-mounted mechanical equipment, except air conditioning equipment (e.g., window AC units), that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building.

**c. Ground-Mounted Mechanical Equipment**

Ground-mounted mechanical equipment shall be screened from view by landscaping or by a decorative fence that is compatible with the architecture and landscaping of the development site. The fence shall be of a height equal to or greater than the height of the mechanical equipment being screened.

**C. Alternate Screening**

Where site constraints or other design limitations are present, the Zoning Administrator may allow mechanical equipment that is not screened in full

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<sup>54</sup> We have incorporated this from the Arlington Residential Design Standards, Ord. 09-055.

compliance with the screening standards of this section to use alternative screening methods pursuant to Section 10.3.8.C, *Alternative Equivalent Compliance*. Alternate screening methods may include, but shall not be limited to, increased setbacks, increased landscaping, grouping the equipment on specific portions of a site, and painting or otherwise camouflaging the equipment.

**5.3.3. SCREENING OF SERVICE, LOADING, AND STORAGE AREAS<sup>55</sup>**

**A. Applicability**

These screening requirements are applicable to all service, loading, and storage areas.

**B. Placement<sup>56</sup>**

1. All service areas shall be placed at the rear, on the side of, or inside buildings.
2. No service area shall be visible from a public right-of-way or from adjacent residential areas.
3. Service areas and access drives shall be located so they do not interfere with the normal activities of building occupants or visitors on driveways, walkways, in parking areas or at entries.

**C. Outside Storage and Display Areas, Service Areas, and Loading Docks**

All outside and display storage areas, service areas, and loading docks not screened by an intervening building shall be screened from view from any public street right-of-way. In addition, storage and loading areas shall be screened from view from any adjoining property when that property requires a transitional buffer as identified in Table 5.3-1 of this article. Property zoned or used for industrial purposes shall also screen from view all outside storage areas that are adjacent to nonindustrial-zoned property.

1. The screening device shall consist of an opaque architectural screen or fence that substantially conforms to the color, detailing, and building materials of the principal structure. The height of the device shall not be less than the height of the materials stored.
2. Screening shall be a minimum height of eight feet to screen truck berths, loading docks, areas designated for permanent

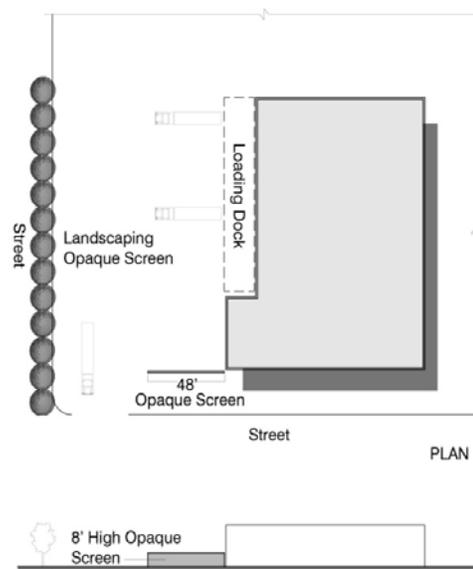


Figure 5.x Screening of loading docks and storage areas

<sup>55</sup> Previously 14-400 and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-400 (pg. 33).

<sup>56</sup> Previously Entertainment District Overlay DDS V.A.4 (pg. 59).

parking or storage of heavy vehicles and equipment or materials.

3. Screening shall be long enough to screen the maximum size trailer that can be accommodated on site. Sites that can accommodate a full size tractor-trailer shall provide a 48-foot wing wall, where wing walls are used.

**D. Shopping Cart Storage<sup>57</sup>**

1. Shopping cart corrals shall be made of a material suitable for withstanding weathering and rusting. Plastic corrals are prohibited.
2. All shopping carts shall be stored overnight inside the building they serve. Overnight storage is not permitted in the corrals.

**E. Refuse Facility Screened**

1. All refuse facilities, including new refuse facilities placed on an existing development, shall be large enough to accommodate a trash dumpster and shall be completely screened from view of public streets and adjoining non-industrial zoned properties by:
  - a. Screening on three sides by a minimum eight-foot masonry fence enclosed by an evergreen living screen. Screening shrubs shall be a minimum of four feet in height at installation and shall provide a minimum six-foot high screen when fully grown.
  - b. An opening shall be situated so that the container is not visible from adjacent properties or public streets and the opening shall be a metal clad opaque gate. Chain-link gates are not permitted. Gates shall have tiebacks to secure in the open position.
2. Screening is not required if the refuse facilities are otherwise screened from view by intervening buildings.
3. Screening is not required if the refuse facilities are located within a parking structure.

**F. Stacking Lane for Drive-Through Service Windows Screened**

Stacking lanes for drive-through service windows shall be screened according to the following:

1. Stacking lanes for drive-through service windows adjacent to a public street shall be screened to a height of three feet.
2. Screening shall be opaque and consist of one or a combination of screening shrubs, fences, and/or berms.
3. Plant Specifications - Screening shrubs shall be spaced a minimum of three feet on center. The shrubs shall be a minimum planting size of five gallons and shall be capable of reaching a minimum height of three feet within 18 months of planting.

**G. Design of Screening**

All screening shall be complementary to the building served in landscaping approach and through the use of similar colors and material palette.

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<sup>57</sup> Previously Entertainment District Overlay DDS V.A.4 (pg. 59).

**5.3.4. FENCES<sup>58</sup>****A. Single-Family Residential Fencing****1. Applicability**

- a. These standards are applicable in all zoning districts, except the following:
  - (i) Planned Development Districts that have specific fence design standards,
  - (ii) Entertainment District EDO Overlay District,
  - (iii) Village on the Green at Tierra Verde (VG) District,
  - (iv) Downtown (DNO and DB) Districts, and
  - (v) Conservation Districts that have specific fence design standards.
- b. Section 5.3.4.A.2 is applicable to replacement and new residential fences as further described in that section.
- c. Compliance with the requirements listed below shall be reviewed with each fence permit application.
- d. For the purposes of this section, the term “fence” is used to mean “a structure serving as an enclosure, a barrier, or a boundary.”

**2. Residential Fencing Types**

Residential fencing standards are divided into two main categories: perimeter fencing and privacy fencing. Perimeter fencing is required to be completely installed by the developer for the boundary of the approved final plat in the areas as set forth below, prior to the issuance of a building permit. Privacy fencing is an option left up to the builder or homeowner; but if built it shall follow the standards listed below.

**a. Adjacent to Major Thoroughfares and in Level 3 Screening and Buffering Areas**

In the interest of public safety and privacy, the following standards shall apply for all perimeter lots where the rear and/or side yards are adjacent to a freeway, major arterial, minor arterial, or major collector as identified on the City’s Thoroughfare Development Plan, or where Level 3 screening and buffering is required.

**(1) Height**

Six feet minimum and eight feet maximum, measured from the highest adjacent grade within ten feet of the fence. In order to create variation in the design of the fence, at certain locations, for no more than 10 percent of the total linear length of the fence, the height may be increased to 10 feet with approval from the Zoning Administrator.

<sup>58</sup> These standards were inserted from Ord. 95-055, Residential Design Standards.

**(2) Approved Materials**

100 percent masonry (brick, stone, architecturally finished reinforced concrete), or any other sustainable material with more than 30-year life expectancy to give a long lasting, aesthetically pleasing appearance. Materials should preferably have a low maintenance factor and be complemented with landscaping, where appropriate. Ornamental metal rail fencing may be used to provide at least 50 percent openness for the portions of the subdivision abutting an internal park/open space or to emphasize the landscaping at the entrance.

**(3) Prohibited Materials**

Chain link, vinyl, and wood fencing are prohibited.

**(4) Design**

Adjacent to major thoroughfares, the fence should be curved or angled at corner locations to accommodate appropriate visibility and add variety. Wall sections greater than 50 feet in length should incorporate at least one of the following design features that are proportionate to the fence length:

- (a) A minimum one foot change in fence plane and height for at least ten feet, after at least every 20 feet;
- (b) A minimum 18 inch raised planter at least eight feet long, after at least every 35 feet;
- (c) Use of columns at 35-foot intervals; or
- (d) Any other feature, approved by the Zoning Administrator that provides adequate relief from the monotony of a continuous fence.

**b. Adjacent to Minor Collector and Local Streets and in Level 2 Screening and Buffering Areas**

The following standards shall apply for all perimeter lots where the rear and/or side yards are adjacent to a minor collector or a local street or in areas where Level 2 screening and buffering is required.

**(1) Height**

Six feet minimum and eight feet maximum, measured from the highest adjacent grade within ten feet of the fence.

**(2) Approved Materials**

- (a) 100 percent masonry (brick, stone, architecturally finished reinforced concrete), or any sustainable material with more than a 30 year life expectancy;
- (b) Ornamental metal rail fencing may also be used in combination with any of the masonry materials listed above;

- (c) Composite fencing or vinyl fencing in a natural tone flat color (such as rust or tan); and,
- (d) Cedar or redwood is permitted, but only if used with metal posts, metal brackets, and metal caps. Wood posts are prohibited. The side of the fence with the exposed posts or rails shall be oriented away from view from the adjacent public street.

**(3) Prohibited Materials**

Chain link fencing is prohibited.

**c. Level 1 Screening and Buffering Areas**

The following standards shall apply in areas where Level 1 screening and buffering is required.

**(1) Height**

Six feet minimum and eight feet maximum, measured from the highest adjacent grade within ten feet of the fence.

**(2) Approved Materials**

- (a) 100 percent masonry (brick, stone, architecturally finished reinforced concrete), or any sustainable material with more than a 30 year life expectancy;
- (b) Composite fencing or vinyl fencing in a natural tone flat color (such as rust or tan); and,
- (c) Double-sided wood stockade fence with metal posts, metal brackets, and metal caps. A continuous six-inch tall by eight-inch wide concrete mowing edge shall be provided.

**(3) Prohibited Materials**

Chain link fencing is prohibited.

**d. Privacy Fences on Single-Family Residentially Zoned Lots**

**(i) Applicability**

This section applies to replacement of residential fences or construction of new fences. A fence permit is required when more than 50 percent of the length of the fence along a property line is being replaced.

**(ii) Height**

Height shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.

**(iii) Approved Materials**

- (1) Masonry (brick, stone, reinforced cement concrete) or any other sustainable material with more than a 30-year life expectancy;
- (2) Ornamental metal rail fencing;
- (3) Cedar and redwood;

- (4) Composite fencing;
- (5) Vinyl fencing in flat white or flat natural tone colors such as rust or tan; and,
- (6) Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps. Chemically pre-treated wooden horizontal members shall be at least 2" X 4".

**(iv) Prohibited Materials**

- (1) Chain link;
- (2) Sheet, roll, or corrugated metal; and,
- (3) Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

**(v) Chain Link Reconstruction Materials**

An existing chain link fence may be replaced with a new chain link fence or be replaced with an approved material. If the existing fence is not chain link, the fence may be repaired with the existing material or an approved material.

**(vi) Orientation of Fence**

When any stockade fence or other screening device, whether required or not, is located on a lot adjacent to a public street, said fence or screening device shall orient the side with exposed posts or rails away from view from the adjacent public street.

**(vii) Location of Fence**

Privacy fences may be located along the property line with the following exceptions.

- (1) In the interest of public safety and considering the visibility triangles, no fence may be taller than two feet when located on the side property lines of a corner lot or a reverse corner lot.
- (2) Any fence that is more than two feet high shall be set back at least five feet from the side property line of a corner lot. Similarly, in the case of a reverse corner lot, any fence that is more than two feet high shall be set back at least 7.5 feet from the side property line.

**e. Adjacent to Parkland or an Internal Designated Open Space**

The following standard shall apply for all privacy fences where the rear and/or side yards share a common property line with a dedicated private open space or parkland as identified on the Parks Master Plan.

**(1) Height**

Height shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.

**(2) Approved Material**

- (a) Ornamental metal rail fencing with columns (brick or stone) or ornamental metal posts shall be used to provide at least

50 percent transparency. Vinyl fencing in a natural tone flat color (such as rust or tan) may also be used and shall provide the same percentage of openness as ornamental metal rail fencing for lots adjacent to internal open spaces only.

(b) In the interest of privacy, homeowners may choose to plant vines or shrubs along the fence on their property.

**(3) Prohibited Materials**

(a) Chain link;

(b) Wood;

(c) Sheet, roll or corrugated metal; and

(d) Cast off, secondhand or other items not originally intended to be used for constructing or maintaining a fence.

**f. Fences in Front Yard Setback**

**(i) Height**

Height shall not exceed four feet above the average established grade at the front lot line and in the street front setback.

**(ii) Approved Materials**

Such fences shall be constructed using the following materials:

(1) Ornamental metal rail fencing with at least 75-percent transparency.

(2) Masonry columns may be used, provided they are constructed of brick, stone, reinforced concrete, or any sustainable materials with more than a 30-year life expectancy.

**(iii) Prohibited Materials**

(1) Cedar, redwood, or other wood products;

(2) Composite or vinyl fencing;

(3) Chain link;

(4) Sheet, roll or corrugated metal; and,

(5) Cast off, secondhand or other items not originally intended to be used for constructing or maintaining a fence.

**g. Special Provisions for Fences for Townhouses, Large Lots, and Agricultural Uses**

Special provisions to increase the height of a fence located in the minimum front yard are allowed for a townhouse development as well as lots one acre in size or larger if the following requirements are met.

**(i) Townhouse Block with Rear-Loaded Garages**

Ornamental metal rail fences up to four feet in height shall be allowed along the front lot line. The metal rail fence shall be used in combination with masonry columns, which shall not exceed the height of the fence by more than six inches. Such fences shall provide at least 75 percent transparency.

**(ii) Townhouse Block with Front-Loaded Garages**

Ornamental metal rail fences up to four feet in height shall be allowed beginning at a point of at least eight feet from the front lot line, in order to maintain visibility at drive approaches. The metal rail fence shall be used in combination with masonry columns, which shall not exceed the height of the fence by more than six inches. Such fences shall provide at least 75 percent transparency.

**(iii) Lots One Acre in Size or Larger**

The minimum front yard fence requirements may be modified in compliance with this subsection.

**(1) Height**

The height shall not exceed eight feet measured from the highest adjacent grade within ten feet of the fence.

**(2) Approved Materials**

Wrought iron, ornamental steel or any permanent, architecturally equivalent material. Masonry may be used in combination with these materials, provided that no more than 25 percent of the fence (measured in linear feet) is solid.

**(3) Location**

The fence shall not be located within setbacks that may be required as determined by the Zoning Administrator for traffic safety purposes.

**(iv) Agricultural Uses**

Fences constructed on lots with permitted agricultural uses may be constructed in compliance with this subsection, subject to approval by the Zoning Administrator.

**(1) Height**

The height shall not exceed six feet measured from the highest adjacent grade within ten feet of the fence.

**(2) Approved Materials**

- (a)** Post and rail construction;
- (b)** Pipe and cable construction
- (c)** Rail pipe;
- (d)** Woven wire.

**(3) Prohibited Materials**

- (a)** Barbed wire;
- (b)** Electric fencing.

**B. Fencing in Mixed-Use and Non-Residential Districts<sup>59</sup>**

1. Other than required screening fences, fencing in nonresidential and mixed-use zoning districts, or for commercial uses located in residential or industrial districts, shall conform to the following minimum standards:
  - a. The height shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.
  - b. Fences and gates that exceed four feet in height shall not extend beyond the front facade of the building.
  - c. Chain link; vinyl; and sheet, roll or corrugated metal are prohibited materials for fencing and gates. The Zoning Administrator may approve the use of chain link for playground areas associated with day care centers or public or institutional uses.
2. Other than required screening fences, fencing for industrial uses located in the LI and IM districts shall conform to the following minimum standards:
  - a. The height shall not exceed twelve feet as measured from the highest adjacent grade within ten feet of the fence.
  - b. Fences and gates that exceed four feet in height shall not extend beyond the front facade of the building, unless approved by the Zoning Administrator.
  - c. Chain link or vinyl fencing are permitted materials for security fencing.
  - d. Sheet, roll or corrugated metal; or cast off, secondhand or other items not originally intended to be used for constructing or maintaining a fence are prohibited materials for fencing and gates.
3. Fencing along public right-of-way may be used to delineate sidewalk seating areas for cafes and restaurants, animating the street environment and shall conform to the following minimum standards:
  - a. Maintain primacy of the public right-of-way for pedestrian and vehicular movement.
  - b. Ensure a compatible relationship with adjacent streetscape elements and building architecture.
  - c. Maintain barrier-free access for persons with disabilities.
  - d. Maintain a safe, secure, and comfortable environment for pedestrians.
  - e. The design, materials, and colors used should be compatible with the streetscape.
  - f. Perimeter fences should not obstruct the line of sight for pedestrians and drivers.

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<sup>59</sup> ED V.A.4. We have moved these standards into the fencing section for general applicability.

**C. Fence Design for Perimeter Fencing<sup>60</sup>**

It is intended that all fences erected pursuant to this section be constructed in such a manner to last 30 years with minimal maintenance required during said period. As such, all fences required by this section shall conform to the following minimum standards:

1. The Zoning Administrator shall approve structural plans and specifications for fences and foundations. Such plans and specifications are to be submitted at the same time as construction plans for other subdivision infrastructure improvements are required. Said plans and specifications shall be prepared and sealed by a registered landscape architect, architect or engineer and shall consider the site's soil characteristics, wind loadings, and other environmental considerations.
2. Fences shall be located on or within the property line. Fences may be in an offset configuration, as long as there is no encroachment into the right of way.
3. The materials, color, and design of fences shall be uniform within an approved preliminary plat, unless otherwise approved by the Zoning Administrator.
4. All fences shall be placed at least nine feet from any existing or proposed City water line. Where necessary to comply with the foregoing, the developer shall be required to provide up to an additional nine feet of right-of-way.
5. All fences required herein shall be placed on or within private property and outside of the public road right-of-way.
6. It shall be the responsibility of any person, firm, corporation or other entity who shall own or occupy any lot or lots on which a fence was constructed pursuant to the terms of this Section to adequately maintain the fence and to prevent it from becoming dilapidated or unsightly unless otherwise specified as the responsibility of a mandatory HOA or PID.

**D. General Fence Maintenance**

1. All screening fences constructed as required by this Code, previous ordinances, or other approvals must be perpetually maintained, repaired, or replaced by the owner of use of the more intensively zoned property.
2. All portions of fences in a dilapidated state must be repaired or replaced by the owner of the property upon which the fence is located. A dilapidated fence is defined as any 8-foot horizontal section of a fence that is more than 15 degrees out of vertical alignment or that has 10 percent of its pickets or structural components damaged, missing, rotted, or destroyed. For the purpose of this section, owner of the property for which the fence permit was issued is presumed to be the owner of the fence.

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<sup>60</sup> Ord. 95-055 Residential Design Standards, Sections 13-100, 13-400, and 13-450.

3. Fences must not be braced by guy wires, braces or any other material that may be visible from any public street, right-of-way, alleyway, or property or easement controlled by the City.

#### 5.3.5. VISIBILITY TRIANGLES MAINTAINED<sup>61</sup>

Visibility triangles shall be maintained as required in the Code of Arlington Streets and Sidewalks chapter of the City Code.

### 5.4. OFF-STREET PARKING AND LOADING

#### 5.4.1. PURPOSE<sup>62</sup>

The regulations of this section are intended to ensure provision of off-street parking and loading facilities in rough proportion to the generalized parking, loading, and transportation demands of different land uses. By requiring such facilities, it is the intent of this section to help avoid the negative impacts associated with spillover parking into adjacent neighborhoods, while at the same time avoiding the negative environmental and urban design impacts that can result from parking lots and other vehicular use areas. The provisions of this section are also intended to help protect the public health, safety, and general welfare by:

- A. Helping avoid and mitigate traffic congestion;
- B. Encouraging multi-modal transportation options and enhanced pedestrian safety;
- C. Providing methods to help reduce stormwater runoff and the heat island effect of large paved parking areas; and
- D. Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the City.

#### 5.4.2. APPLICABILITY

##### A. Generally

The off-street parking and loading standards of this section shall apply to all parking lots and parking structures accessory to any building constructed and to any use established in every district. Except when specifically exempted, the requirements of this section shall apply to all temporary parking lots and parking lots that are the principal use on a site.

##### B. Expansions and Enlargements

The off-street parking and loading standards of this section shall apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces shall be required to serve the enlarged or expanded area, provided that in all cases the number of off-street parking and loading spaces provided for the entire use (pre-existing plus expansion) shall equal 100 percent of the minimum ratio established in Table 5.4-1 and shall not exceed any maximum standards established in this section.

<sup>61</sup> Previously 14-300.I and Ord. 07-055 Amendments to Section 9-800, Festival District, Section 14-300.I (pg. 30).

<sup>62</sup> Proposed new purpose language.

**C. Change in Permitted Uses<sup>63</sup>**

A permitted use that does not meet the parking requirements of this section may be converted to another permitted use without full compliance with the required number of parking spaces through the substantial compliance process provided:

1. The maximum amount of parking spaces possible are provided without removing or partially removing a structure.
2. If a structure or a portion of a structure is voluntarily removed, the resulting area shall be used to provide the additional parking spaces necessary towards fulfilling the requirements of Table 5.4-1.
3. The amount of parking available at least 80 percent of the parking required for the new use in Table 5.4-1.

**D. Location<sup>64</sup>**

Required off-street parking, loading, and vehicle stacking spaces shall be located on the same lot as the principal use, except as otherwise provided in this section.

**E. Use Limited to Parking<sup>65</sup>**

No required off-street parking facility or loading space shall be used for sales, non-vehicular or rental vehicle storage, repair, or service activities unless specifically provided for in this Code.

**5.4.3. OFF-STREET PARKING STANDARDS<sup>66</sup>**

**A. Off-Street Parking Schedule A**

The off-street parking requirements for uses allowed by this Code are listed in Table 5.4-1. The vehicle stacking requirements of Section 5.4.7 may also be applicable to certain uses.

Table 5.4-1: Off-Street Parking Schedule A		
USE CATEGORY	USE TYPE	PARKING REQUIREMENT
<b>RESIDENTIAL USES</b>		
<b>Household Living</b>	Dwelling, duplex	2 per du
	Dwelling, live/work	1.5 dwelling unit (work area calculated as retail, office, or commercial use)
	Dwelling, multi-family	1 per studio; 1.5 per 1 br; 2.0 per 2 br; 2.5 per 3 br; 2.5 + .5 for each br more than 3
	Dwelling, single-family detached	2 per du
	Dwelling, townhouse	2 per du

<sup>63</sup> This is a suggested new standard. As an alternative, some communities require full compliance with the new parking ratio for all changes of use.

<sup>64</sup> This is a new provision. It replaces existing section 15.300-E that provided "Section 15-200(A)(1) notwithstanding, cross access is permitted within nonresidential zoning districts OC, NC, CC, LI and IM." The updated regulations provide a number of parking alternatives with different types of access that make this provision inapplicable.

<sup>65</sup> Previously 15-200.C

<sup>66</sup> Previously 15-400

**Table 5.4-1: Off-Street Parking Schedule A**

USE CATEGORY	USE TYPE	PARKING REQUIREMENT
	Garage apartment	1 per du
	HUD-Code manufactured home   Mobile home	2 per du
<b>Group Living</b>	Assisted living facility (≤6 residents)	1 per bed plus 1 per 100 sf of common area
	Assisted living facility (≥7 residents)	1 per bed plus 1 per 100 sf of common area
	Boarding house   fraternity or sorority house   private dorm	1 per bed
	Community home for disabled persons	2 per du, not to exceed 1 per bedroom
	Foster family home	As required for the principal use
	Foster group home	As required for the principal use plus 1 per 2 residential beds
	Halfway house	1 per bed plus 1 per 100 sf of common area
	Independent senior living facility	1 per dwelling unit plus 1 per 100 sf of common area
	Nursing home	1 per 2 beds plus 1 per 100 sf of common area
	<b>PUBLIC AND INSTITUTIONAL USES</b>	
<b>Community and Cultural Facilities</b>	Art gallery or museum	1 per 1,000 sf GFA
	Correctional facility	Schedule C
	Domestic violence shelter	3 per 1,000 sf GFA
	Emergency shelter	3 per 1,000 sf GFA
	Government administration and civic buildings	3 per 1,000 sf GFA
	Mortuary, crematory, or funeral chapel	3 per 1,000 sf GFA
	Philanthropic institution, other than listed	3 per 1,000 sf GFA
	Religious assembly	1 space per 4 seats. If no fixed seating, then based on 25% maximum capacity of the assembly areas, as determined by the International Building Code.
<b>Educational Facilities</b>	Business school	3 per 1,000 sf GFA
	Public or private school	Elementary Schools: 2 per classroom; Middle Schools: 2 per classroom; High Schools: 6 per classroom and 1 per 300 sf of administrative office space
	Trade school	3 per 1,000 sf GFA
	University, college, or seminary	Schedule C
<b>Health Care Facilities</b>	Hospital	1 per 4 beds based on maximum capacity, plus 3 per 1,000 sf GFA of office area, plus parking as required for accessory uses
	Hospital, psychiatric	1 per 4 beds based on maximum capacity, plus 3 per 1,000 sf GFA of office area, plus parking as required for accessory uses
	Medical or dental office or clinic	4 per 1,000 sf GFA
<b>Parks and Open Space</b>	Cemetery	Schedule C
	Community garden	1 per 5,000 sf of lot area

**Table 5.4-1: Off-Street Parking Schedule A**

USE CATEGORY	USE TYPE	PARKING REQUIREMENT
	Public park or playground	Schedule C. Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field.
<b>COMMERCIAL USES</b>		
<b>Agriculture</b>	Animal production	None
	Crop production	None
<b>Animal-related Services</b>	Kennel, commercial	1 per 1,000 sf GFA
	Stables, commercial	1 per 5 stalls
	Veterinary clinic	2 per 1,000 sf GFA
<b>Auto Sales, Equipment, and Repair</b>	Auto service center	2 per 1,000 sf GFA
	Auto repair garage, major	2 per 1,000 sf GFA
	Car wash	2 spaces plus any stacking spaces required. See Section 5.4.6
	Gasoline sales	2 spaces plus any stacking spaces required. See Section 5.4.6
	Motor vehicle rental	2.5 per 1,000 sf GFA
	Motor vehicle sales, new	2 per 1,000 sf GFA of sales floor area
	Motor vehicle sales, used	2 per 1,000 sf GFA of sales floor area
	Parking garage	None
<b>Financial Services</b>	All uses	2.5 per 1,000 sf GFA
<b>Food and Beverage Services</b>	Bar	14 per 1,000 sf GFA
	Catering service	3 per 1,000 sf GFA
	Restaurant	10 per 1,000 sf GFA, including outside dining/drinking areas.
	Restaurant, take-out and delivery only	3 per 1,000 sf GFA
	Restaurant with drive-through	10 per 1,000 sf GFA, plus any stacking spaces required. see Section 5.5.4
	Sidewalk cafe	Same as restaurant
<b>Lodging Facilities</b>	Bed & breakfast inn	1 per guest room in addition to those required for principal residence
	Hotel, full service	1 per guest room or residence unit up to 100 units, then .75 per unit over 100; 50% of spaces may be counted to satisfy parking requirements of accessory uses
	Hotel, limited service	1 per guest room or residence unit up to 100 units, then .75 per unit over 100; 50% of spaces may be counted to satisfy parking requirements of accessory uses
	Overnight parking facility	Schedule C
	Residence hotel	1 per guest room or residence unit up to 100 units, then .75 per unit over 100; 50% of spaces may be counted to satisfy parking requirements of accessory uses
	Trailer camp   RV park	Schedule C
<b>Office, Business or Professional</b>	All uses	2.5 per 1,000 sf GFA
	Telemarketing call center	8 per 1,000 sf of area devoted to telemarketing work stations
<b>Personal Services</b>	Bail bond service	3 per 1,000 sf GFA
	Day care center	2.5 per 1,000 sf GFA

**Table 5.4-1: Off-Street Parking Schedule A**

USE CATEGORY	USE TYPE	PARKING REQUIREMENT
	General personal services (other than listed)	3 per 1,000 sf GFA
	Massage therapy clinic	3 per 1,000 sf GFA
	Tattoo parlor or piercing studio	3 per 1,000 sf GFA
<b>Recreation and Entertainment, Indoor</b>	Banquet hall	10 per 1,000 sf GFA
	Bingo parlor	10 per 1,000 sf GFA
	Billiard parlor	10 per 1,000 sf GFA
	Bowling alley	4 per lane
	Gun range (indoor)	2 per target area
	Nightclub	14 per 1,000 sf GFA
	Private club, lodge or fraternal organization	3 per 1,000 sf GFA
	Recreation, indoor (other than listed)	Schedule C
	Skating rink	Schedule C
	Teen club	4 per 1,000 sf GFA
	Theatre, indoor	1 per four seats
Wedding chapel	1 per four seats	
<b>Recreation and Entertainment, Outdoor</b>	Country club	4 per 1,000 sf GFA
	Golf course	4 per green
	Gun club, skeet, or target range (outdoor)	2 per target area
	Major tourist attraction	Schedule C
	Recreation, general outdoor (other than listed)	Schedule C
<b>Retail (Sales)</b>	Marina	0.75 spaces per boat slip, plus parking as required for other uses
	Boat and accessory sales, rental and service	2 per 1,000 sf GFA of sales floor area
	Building and landscape materials and lumber sales	Schedule B
	Farmer's market	Schedule C
	General retail store, other than listed	3 per 1,000 sf GFA
	Firearm sales	3 per 1,000 sf GFA
	Nursery garden shop or plant sales	Schedule B
	Open air vending	Schedule C
	Package liquor store	3 per 1,000 sf GFA
	Pawn shop	3 per 1,000 sf GFA
	Secondhand goods store	3 per 1,000 sf GFA
Specialty paraphernalia sales	3 per 1,000 sf GFA	
Swimming pool, spa and accessory sales and service	3 per 1,000 sf GFA	

**Table 5.4-1: Off-Street Parking Schedule A**

USE CATEGORY	USE TYPE	PARKING REQUIREMENT
<b>Sexually Oriented Business</b>	All uses	14 per 1,000 sf GFA
<b>INDUSTRIAL USES</b>		
<b>Industrial Service</b>	Building maintenance sales and service	Schedule B
	Cleaners, commercial	Schedule B
	Food processing	Schedule B
	Medical or scientific research laboratory	Schedule B
	Heavy machinery rental, sales and service	Schedule B
	Wrecker service	Schedule B
<b>Manufacturing</b>	Asphalt or concrete batch plant	Schedule C
	Custom and craft work	2 per 1,000 sf GFA
	Gas well	Schedule C
	High-impact use	Schedule C
	Manufacturing, light	Schedule B
	Manufacturing, heavy	Schedule B
	Salvage yard (indoor)	Schedule C
	Salvage yard (outdoor)	Schedule C
<b>Transportation - Related Uses</b>	Airport or landing field	2.5 space per 1,000 sf GFA of passenger terminal area
	Heliport	Schedule C
	Railroad yard, shop, or roundhouse	Schedule C
	Transit passenger terminal	5 space per 1,000 sf GFA
<b>Utilities</b>	Electric generating plant	Schedule C
	Electric utility substation	None
	Radio or TV studio	3 per 1,000 sf GFA
	Utility lines, towers or metering station	None
	Utility installation other than listed	None
	Telecom. facilities: Bldg.-mounted antennae & towers	None
	Telecom. facilities: Towers ≤75 ft and Stealth towers ≤100 ft	1 space
	Telecom. facilities: Towers > 75 ft and Stealth towers >100 ft	1 space
<b>Wholesale Distribution and Storage</b>	Cold storage plant	Schedule B
	Contractors plant, shop and/or storage yards	Schedule B
	Distribution center or warehouse	Schedule B

**Table 5.4-1: Off-Street Parking Schedule A**

USE CATEGORY	USE TYPE	PARKING REQUIREMENT
	Self-storage facility	1 per 20 storage units, plus 2.5 per 1,000 sf GFA of office area
	Outside storage	Schedule C
	Wholesale supply business	Schedule B

**B. Off-Street Parking Schedule B<sup>67</sup>**

Uses that reference Schedule B in Table 5.4-1, *Off-Street Parking Standards*, shall provide the minimum number of spaces identified in the table below.

**Table 5.4-2: Off-Street Parking Schedule B**

Use or Activity	Required Number of Spaces	
Office or administrative area	2 space per 1,000 square feet GFA	
Indoor sales area	3 space per 1,000 square feet GFA	
Indoor storage, warehousing, assembly, vehicular service, or manufacturing area:	1-3,000 square feet of floor area	3 space per 1,000 square feet GFA
	3,001-5,000 square feet of floor area	2 space per 1,000 square feet GFA
	5,001-10,000 square feet of floor area	1.25 space per 1,000 square feet GFA
	10,001 or more square feet of floor area	0.8 space per 1,000 square feet GFA
Outdoor sales, display, or storage area (3,000 square feet or less)	1.25 space per 1,000 square feet GFA	
Outdoor sales, display, or storage area (more than 3,000 square feet)	1 space per 1,000 square feet GFA	
NOTE: The total number of required spaces is cumulative based on the variety of different functions present in a single use.		

**C. Off-Street Parking Schedule C<sup>68</sup>**

Uses that reference Schedule C in Table 5.4-1, *Off-Street Parking Schedule A*, have widely varying parking characteristics that make it difficult to establish a single standard. Upon receiving an application for a use subject to Schedule C standards, the Zoning Administrator shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use. The Zoning Administrator may also establish off-street parking requirements based on a parking analysis prepared by the applicant. Such analysis shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates, and shall include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The analysis shall document the source of data used to develop the recommendations.

<sup>67</sup> This is a suggested new standard that applies to industrial, manufacturing, and flex spaces that are better calculated for parking based on square footage rather than use.

<sup>68</sup> This is a suggested new standard that allows the City to require a parking study for spaces that are unique or unusual.

**5.4.4. COMPUTATION OF PARKING AND LOADING REQUIREMENTS<sup>69</sup>****A. Fractions**

When measurements of the number of required spaces result in a fractional number, any fraction exceeding 0.5 shall be rounded up to the next higher whole number.

**B. Multiple Uses**

Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses. No off-street parking space provided for one type use or building shall be included in calculation of the off-street parking requirements for any other use or building except as prescribed in Section 5.4.7, *Parking Alternatives*, of this Code.<sup>70</sup>

**C. Area Measurements**

Unless otherwise specified, all square footage-based parking and loading standards shall be computed based on gross floor area of the use in question. Structured parking within a building shall not be counted in such measurement.

**D. Off-Street Loading and Service Areas**

Required off-street loading spaces shall not be counted as off-street parking spaces in computation of required off-street parking space. Parking spaces located in buildings used for repair garages or car washes, and spaces in drive-through lanes shall not be counted as meeting the required parking.

**E. Parking Based on Occupants**

Except as provided for in this section, when the standards use the number of occupants as a unit of measurement, all calculations shall be based on the occupant load as determined by the International Building Code.

**F. Parking Based on Seating**

When the standards use seating as a unit of measurement, all calculations shall be based on the occupant load of the areas used for seating as determined by the International Building Code.

**G. Parking for Unlisted Uses**

Parking requirements for uses not specifically listed in Table 5.4-1, *Off-Street Parking Schedule A*, shall be determined by the Zoning Administrator based on the requirements for the closest comparable use, as well as on the particular parking demand and trip generation characteristics of the proposed use. The Zoning Administrator may alternately require the submittal of a parking demand analysis that justifies estimates of parking demand based on the recommendations of the Institute of Transportation Engineers, and includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

<sup>69</sup> These are suggested new standards to standardize parking calculations.

<sup>70</sup> Previously 15-400.A.1-4

**H. Special Parking Requirements in Certain Zoning Districts<sup>71</sup>****1. RMU District**

- a. In the mixed-use districts, the total requirement for off-street parking facilities shall be the sum of the requirements for the various uses computed separately.
- b. The total number of required parking spaces in a mixed-use district may be reduced by the Zoning Administrator if the applicant prepares a parking evaluation that demonstrates a reduction is appropriate based on the expected parking needs of the development, availability of mass transit, and similar factors. The parking evaluation shall be prepared in a form and manner prescribed by the Zoning Administrator.

**2. DB District**

- a. For commercial development within the DB district boundaries, the off-street parking requirements of Table 5.4-1, *Off-Street Parking Schedule A*, shall be reduced to one-third the amount required in other zone districts.
- b. Where there is on-street parking immediately in front of any lot or parcel in the DB district, the off-street parking requirement under subsection a. above may be reduced by one space for each on street space located adjacent to the lot and between the side lot lines of the lot.
- c. All surface parking lots shall be located behind and/or on the sides of buildings. Side parking shall be limited to 25 percent of the width of the street frontage. Surface parking lots shall not be permitted between the building and street.<sup>72</sup>

**3. DNO Overlay District**

- a. For commercial development within the DNO district boundaries, the off-street parking requirements of Table 5.4-1, *Off-Street Parking Schedule A*, shall be reduced to one-half the amount required in other zone districts.
- b. Where there is on-street parking immediately in front of any lot or parcel in the DNO district, the off-street parking requirement under subsection a. above may be reduced by one space for each on street space located adjacent to the lot and between the side lot lines of the lot.
- c. All surface parking lots shall be located behind and/or on the sides of buildings. Side parking shall be limited to 25 percent of the width of the street frontage. Surface parking lots shall not be permitted between the building and street.<sup>73</sup>

<sup>71</sup> These parking standards are specific to individual zoning districts. They are consolidated into a single section.

<sup>72</sup> Previously 9-1200.C.16 DB district design standards.

<sup>73</sup> Previously 9-1200.D.16 DN overlay district design standards.

**4. LCMUO Overlay District**

- a. For commercial development within the LCMUO district boundaries, the off-street parking requirements of Table 5.4-1, *Off-Street Parking Schedule A*, shall be reduced to one-half the amount required in other zone districts.
- b. All surface parking lots shall be located behind and/or on the sides of buildings. Side parking shall be limited to 25 percent of the width of the street frontage. Surface parking lots shall not be permitted between the maximum setback line and the front property line.<sup>74</sup>

**5. EDO Overlay District**

- a. Uses in the EDO overlay district are not permitted to exceed the parking requirement established in Table 5.4-1, *Off-Street Parking Schedule A*, unless approved by the Zoning Administrator.
- b. Parking lots or parking structures shall not be located or constructed within the front building setback area. However, properties fronting on Interstate 30 along Ryan Plaza Drive, East Copeland Road, or Wet 'n Wild Way; or fronting on SH 360 along Watson Road, may have one row of parking within the setback.

**5.4.5. ACCESSIBLE PARKING<sup>75</sup>**

In addition to the required off-street parking identified in Table 5.4-1, accessible parking shall be provided for multi-family and all nonresidential uses in accordance with the Americans with Disabilities Act and the Texas Accessibility Standards.

**5.4.6. DRIVE-THROUGH VEHICLE STACKING AND NOISE REDUCTION REGULATIONS<sup>76</sup>**

The following standards shall apply to businesses that contain a drive-through establishment, regardless if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).

**A. Location of Stacking Lanes and Use of Audible Electronic Devices**

1. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.
2. No service shall be rendered, deliveries made, or sales conducted within the required front yard or corner side yard; customers served in vehicles shall be parked to the sides and/or rear of the principal building.
3. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area shall be located in the side or rear

<sup>74</sup> Previously 9-1400.E.29 LCMU Parking Location and Treatment.

<sup>75</sup> Previously 15-200.D. We have updated the name of this section from "Required Parking for the Disabled" to "Accessible Parking."

<sup>76</sup> This is a suggested new section that addresses stacking requirements.

yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.

**B. Stacking Space and Lane Requirements**

The number of required stacking spaces shall be as provided for in Table 5.4-3. See Figure 5.4-A for illustration of stacking spaces:

Table 5.4-3: Stacking Space Requirements		
Activity	Minimum Stacking Spaces (per lane)	Measured From:
Bank, Financial Institution, or Automated Teller Machine (ATM)	3	Teller or Window
Restaurant	6	Pick-Up Window
Full Service or Automated Vehicle Washing Establishment	6	Outside of Washing Bay
Fuel or Gasoline Pump Island	2	Pump Island
Other	As determined by the Zoning Administrator	

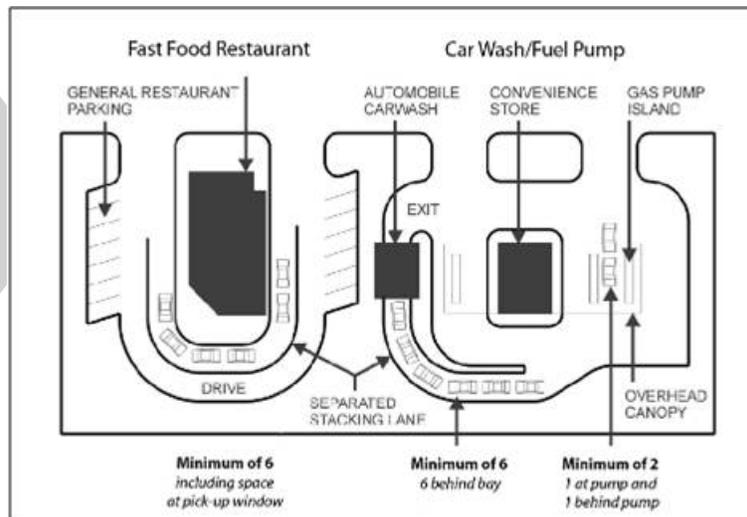


Figure 5.x Location of stacking spaces and lanes. Note that the stacking lanes are oriented toward the side and rear yards.

**C. Design and Dimensions**

Stacking lanes shall be provided for any use having a drive-through establishment and shall apply comply with the following standards:

1. Drive-through stacking lanes shall have a minimum width of ten feet.
2. When stacking lanes are separated from other stacking lanes, bypass lanes, or from other site areas, the separation shall be by means of a five-foot wide landscaped median or island.
3. Stacking lanes shall be set back 25 feet from rights-of-way.

**5.4.7. PARKING ALTERNATIVES<sup>77</sup>**

The Zoning Administrator may approve alternatives to providing the number of off-street parking spaces required by Table 5.4-1, in accordance with the following standards.

**A. Off-Premise Parking<sup>78</sup>**

The Zoning Administrator<sup>79</sup> may permit an off-premise parking facility to accommodate either required or additional parking subject to the following conditions:

1. The off-premise parking facility shall be located within 600 feet from an entrance, as measured along the shortest practical walking route, to the structure for which it will be used.
2. Off-premise parking should be connected to the use by a sidewalk or surfaced path.
3. Residential parking or accessible parking may not be provided in off-premise facilities.
4. Off-premise parking shall have the same or more intensive zoning classification as the primary use served.

**B. Credit for On-Street Parking**

The Zoning Administrator may give credit for on-street parking spaces located on the street adjacent to the entry of the building in which the use is located. Credit may not be given for parking spaces located in a residential zoning district.

**C. Shared Parking<sup>80</sup>**

The Zoning Administrator may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards.

**1. Location**

Shared parking spaces shall be located within 600<sup>81</sup> feet of a public entrance to the uses served unless remote parking shuttle bus service is provided.

<sup>77</sup> Based generally on 15-300, with edits as noted.

<sup>78</sup> Previously 15-300.A. We have eliminated the second provision of this section which required: "In the case of churches, parking requirements may be satisfied by any offsite parking lot in any zoning district when located within 1,000 feet of the church building. The offsite parking area must be used exclusively for church parking and church functions. No shared or joint use parking shall be allowed to satisfy minimum parking requirements. The offsite parking must be shown on a platted lot as available for church parking only. If these requirements are satisfied, the special exception provisions in Section 18-200(I) shall not apply." This section contradicts the suggestion in the Diagnosis to expand shared parking; we have included it in this note in case there is a particular reason why this was included in the Code.

<sup>79</sup> This provision previously required a specific use permit. We have changed this to allow the Zoning Administrator to make this determination to shorten the approval time and encourage this type of request where appropriate. Provisions 1-4 are new and are intended to provide some guidance for the Zoning Administrator.

<sup>80</sup> Previously 15-300.B with substantial revisions. The existing shared parking calculations were extremely complex. We have simplified this process to require a shared parking study and agreement. This provision previously required a specific use permit. We have changed this to allow the Zoning Administrator to make this determination to shorten the approval time and encourage this type of request where appropriate.

<sup>81</sup> We have changed this standard to provide consistency with other parking distance measurements.

**2. Zoning Classification**

Shared parking areas require the same or a more intensive zoning classification than required for the use served.

**3. Shared Parking Analysis**

Where shared parking is contemplated, the applicant may be required to include parking accumulation analyses as a part of the request for approval. The analysis shall include the parking demand for each hour over a 12 to 24 hour period for a typical high volume day. This shall determine the minimum number of spaces that shall be provided. Based on the analysis submitted, if the maximum number of vehicles accumulated during a peak hour or hours for all overlapping uses exceeds the number of spaces that are required to be provided, shared parking shall be limited. A prorated number of shared parking spaces may be permitted based on the justification information of the analysis.

**4. Agreement for Shared Parking**

A shared parking plan will be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Zoning Administrator for review and approval. The applicant shall record the agreement prior to the issuance of a building permit or certificate of occupancy for any use to be served by the shared parking. A shared parking agreement may be terminated only if all required off-street parking spaces will be provided in accordance with the requirements of Table 5.4-1.

- a. Shared parking agreements that existed prior to the adoption of this Code shall continue in force.
- b. Amendments to pre-existing agreements shall be made pursuant to the terms of the Code and shall be done by written agreement.

**D. Structured Parking**

**1. Credit for Nearby Public Structured Parking**

Spaces available in public parking structures located within 1,000 feet of the subject use may be counted toward the total amount of required off-street parking if the Zoning Administrator determines that the spaces are reasonably available for the use.

**E. Additional Reductions in Parking<sup>82</sup>**

The Zoning Administrator may allow an additional reduction in the required number of parking spaces (less than what is determined using the adjusted off-street parking calculation). A parking demand analysis, prepared in accordance with the City's guidelines by a qualified parking or traffic consultant, substantiating the basis for granting a reduced number of spaces is required.

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<sup>82</sup> Previously 15-300.D. This provision previously required a specific use permit. We have changed this to allow the Zoning Administrator to make this determination to shorten the approval time and encourage this type of request where appropriate. We have also eliminated the requirement that the Department of Public Works accept the parking study.

#### 5.4.8. DEFERRED PARKING<sup>83</sup>

The Zoning Administrator may approve a request to defer the construction of up to 20 percent of the required number of parking spaces specified in Table 5.4-1, *Off-Street Parking Standards*, if the request complies with the following standards:

**A. Reserve Parking Plan**

The request is accompanied by a reserve parking plan identifying:

1. The amount of off-street parking being deferred; and
2. The location of the area to be reserved for future parking, if needed.

**B. Parking Demand Analysis**

No later than 12 months after the initial certificate of occupancy is issued for the proposed development, the applicant shall submit a parking demand analysis to the Zoning Administrator that demonstrates the parking demand for the development and the adequacy of existing parking spaces. If the analysis indicates that the existing parking is adequate, then the construction of the remaining number of parking spaces shall not be required. If the analysis indicates additional parking is required, it shall be provided consistent with the reserve parking plan and the standards of this section. An applicant may request one six-month extension on the submission of a parking demand analysis. Failure to submit a parking demand analysis shall result in the revocation of the deferred parking request.

**C. Limitations on Reserve Areas**

Areas reserved for future parking shall be brought to the finished grade and shall not be used for buildings, storage, loading, or other purposes.

**D. Landscape Required**

If the Zoning Administrator determines that a reserved parking area will not be needed for parking purposes, the area shall be landscaped with an appropriate ground cover and shall comply with all relevant landscape standards of this Code.

#### 5.4.9. PARKING FACILITY LOCATION AND DESIGN<sup>84</sup>

**A. Parking Space Dimensions**

1. No parking space shall be less than 18 feet in length and nine feet in width, except as provided in subsection 5.4.10.A.2 below.
2. Parking spaces may be reduced in length when a tire-stop curb is installed 16 feet from the maneuvering lane and a clear space of two feet is provided for a vehicle to overhang. The overhang is not permitted over public property, any sidewalks, or a setback in which parking is not permitted. Such reduction is permitted only when the width of the maneuvering lane is maintained at 26 feet.
3. A maximum of 20 percent of the required parking spaces may be designed and reserved for compact cars. Compact car parking spaces will be a minimum of eight feet by 16 feet and shall be clearly identified with either a

<sup>83</sup> Suggested new standards.

<sup>84</sup> This is a mix of existing and proposed new standards.

sign or pavement marking limiting the spaces to compact cars. The minimum parking aisle width is 24 feet.

**B. Location and Design of Parking Spaces<sup>85</sup>**

The following shall apply in all zoning districts.

**1. Parking Prohibited in Rights-of-Way and Drive Lanes**

- a. No off-street parking facility shall be located, in whole or in part, in a public street or sidewalk, parkway, alley or other public right-of-way.
- b. No off-street parking or loading space shall be located, either in whole or in part, within any fire lane required by ordinance of the City or within aisles, driveways, or maneuvering areas necessary to provide reasonable access to any parking space.

**2. Tandem Parking**

- a. Tandem parking is permitted only for residential townhouses with a single car garage, provided that the driveway accessing the garage has a minimum length of 20 feet measured from the front property line.

**3. Head-In Parking**

Head-in parking is permitted only in the DB and DNO district, as provided below.

- a. In the DB and DNO districts, all head-in parking spaces and sidewalks shall be entirely within the right-of-way unless otherwise approved by the Zoning Administrator. Head-in parking shall be angled pursuant to the Design

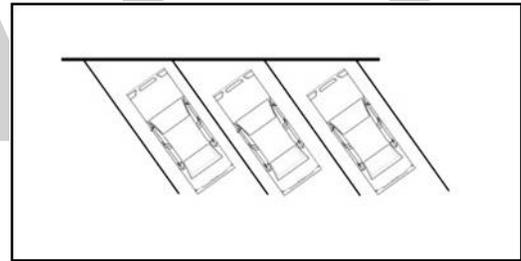


Figure 5.x. Head-in parking must be angled.

Criteria Manual and shall not be designed at a 90-degree angle. If insufficient right-of-way exists, additional dedication or easements shall be required. The building setback may be increased by the amount of land dedicated for head-in and/or parallel parking.<sup>86</sup>

- b. The Zoning Administrator may approve head-in parking in place of parallel or vice versa.

**4. Maintenance**

Parking facilities and loading berths shall be maintained and kept in a state of good repair at all times by the owner or the person in control of the premises.<sup>87</sup>

<sup>85</sup> Previously 15-200.A

<sup>86</sup> Previously Ord. 05-094, Downtown Business District, Section 16 (pg. 127).

<sup>87</sup> Previously 15-200.B.1-3

**C. Parking Area Location and Layout in Nonresidential Districts**

The following shall apply in the nonresidential zoning districts.

**1. Parking Location<sup>88</sup>**

Developments shall situate buildings at the street frontage, locating parking to the side and rear of buildings to avoid views of large, paved parking areas from public rights-of-way. However, the Zoning Administrator may waive this requirement based on the prevailing development patterns in order to be consistent with the established pattern of the street and keeping with the context of surrounding structures.

**2. Parking Area Layout**

Surface parking areas shall be divided into sub-areas, each accommodating no more than 250 vehicles. Each parking sub-area shall be separated by a minimum 15-foot wide landscaped feature, which shall include pedestrian walkways and shade features such as trees or arbors. This technique shall be used to minimize the “sea of parking” between the building and the principle street and to require that the majority of off-street parking be located to the side or rear of the buildings served. Surface parking lots shall comply with the requirements in Section 5.2.2.C, *Parking Lot Landscaping and Screening*.

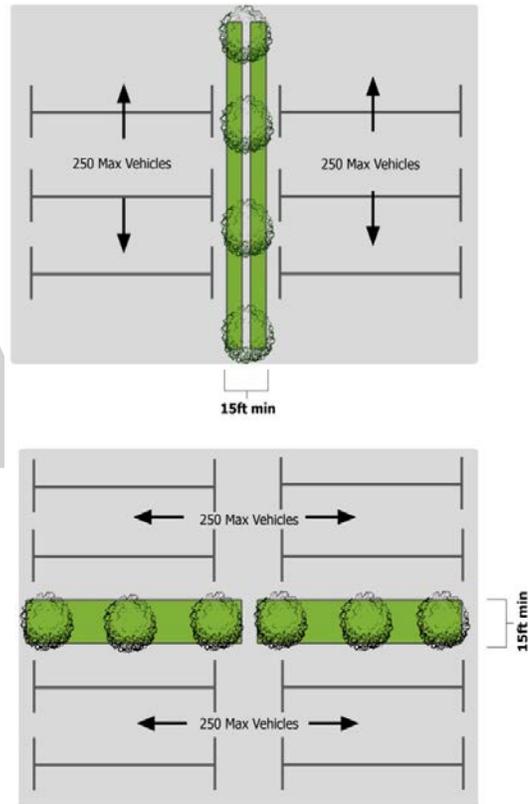


Figure 5.x Parking area layout divided into sub-areas.

**3. Circulation Area Design**

Circulation areas shall be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area. Parking lots shall maintain safe circulation patterns and access to public streets.

**D. Parking Location and Treatment for Mixed-Use Development<sup>89</sup>**

The following shall apply to mixed-use developments constructed in district where this type of development is permitted.

<sup>88</sup> As drafted, this is encouraged in the nonresidential standards, but required in the mixed-use districts.

<sup>89</sup> Previously Ord. 06-004, Amendments to 9-1400, Section F.28 (pg. 87) and Ord. 05-094, Downtown Business District, Section E.31 (pg. 213), except that the DB district does not include subsections N, O, or P.

1. All off-street parking shall be accessed through alleys or private access easements along the rear or side property lines.
2. All garages shall be located at the rear the structure and as part of the primary structure. Garages may not be visible from a public street.
3. All covered parking and garages shall be of the same building and roofing materials as the primary structure.

4. No surface parking lots shall be located between the building and any public street. (Figure 5.7-B).

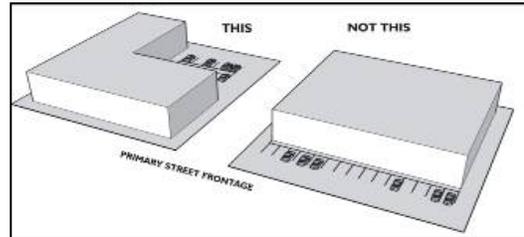


Figure 5.x Appropriate location for surface parking.

5. Surface parking may be located behind or to the side(s) of the building, not adjacent to a public street.
6. Surface parking areas on the side may not exceed 25 percent of the total street frontage for that side. Parking areas shall not be located in front of a maximum setback line.

7. If permitted, head-in and/or parallel parking spaces may be counted toward the required parking (not to be construed as designated or reserved for the benefit of a specific person, entity or use) if immediately adjacent to lease, rental or owned property.

8. Any enclosed parking structure shall be designed so that the only openings at street level are for auto or pedestrian circulation. The remaining street wall of the ground floor shall include façade treatments such as projections, recesses, niches, fenestration, or changes of materials or color. Structured parking shall also be designed in compliance with Section 5.4.i.<sup>90</sup>

**E. Access in the DB and DNO Districts<sup>91</sup>**

Where there is a useable alley, public or private, other access drives shall not be permitted. The Zoning Administrator shall determine the accessibility of an alley.

**F. Lighting**

1. Parking lots shall have exterior lighting in all publicly accessible areas. All parking lot lighting shall be cut off lighting fixtures and be placed on a house meter.<sup>92</sup>

2. Light sources must be indirect, diffused, or covered by shielded type fixtures; and be installed to reduce glare and interference with adjacent properties or streets.

3. Parking lot lighting fixtures must be attached to buildings or mounted on metal poles. Any fixture located within 100 feet of a property zoned or used for residential purposes shall not exceed 20 feet in height.

<sup>90</sup> Previously Ord. 05-094, Downtown Business District, Section C.4 (pg. 112)

<sup>91</sup> Previously Ord. 05-094, Downtown Business District, Section C.15 (pg. 123).

<sup>92</sup> Carried over from ED 5.7 (pg. 59).

**G. Striping**

For all multi-family and nonresidential uses, parking spaces shall be striped or otherwise clearly designated on the parking facility surface.

**H. Materials**

1. All permanent parking areas and loading berths, whether required or provided in addition to the requirements of this section, shall have an all-weather surface, and shall be connected by an all-weather surfaced driveway to a street or alley.
2. An all-weather surface parking facility shall be constructed of asphalt or concrete. The Zoning Administrator may approve the use of a porous paving system or other pervious surface.

**I. Parking Structures<sup>93</sup>**

The off-street parking required by this section may be located in a parking structure, whether on the same or on a different lot than the uses which it serves. Such structure shall be subject to the following:

**1. Wrapping of Parking Structure**

Where feasible, the ground floor of parking structures in mixed-use or non-residential districts shall be wrapped with uses from the commercial, office, institutional, public, or civic categories of the Table of Allowed Uses. Parking structures with ground floors that are not wrapped with active public uses on the sides facing a public street or open to public view shall not:

- a. Abut street intersections or public/civic use areas,
- b. Be adjacent to public squares, or
- c. Occupy sites that are the terminus of a street vista.



*Figure 5.x Parking structure wrapped by space for other uses.*

**2. Design**

- a. Parking structures shall be constructed of materials of similar quality, shall be compatible in appearance with adjacent buildings, and shall contain lighting sufficient for security purposes.

<sup>93</sup> This is a new provision that we have added to provide basic standards for the design of structured parking.

- b. Ground floor facades of parking structures not occupied by active uses shall be articulated using three or more of the following architectural features.
  - (i) Windows or window-shaped openings with decorative mesh or similar features as approved by the Zoning Administrator;
  - (ii) Masonry columns;
  - (iii) Decorative wall insets or projections;
  - (iv) Awnings;
  - (v) Changes in color or texture of materials;
  - (vi) Approved public art;
  - (vii) Integrated landscape planters; or
  - (viii) Other similar features approved by the Zoning Administrator.

### 3. **Entry Design**

Vehicle entries to off-street parking structures shall be integrated into the placement and design of adjacent buildings or oriented away from the primary street frontage. At a minimum, parking structures shall have user vehicles access from a location that minimizes conflicts with pedestrian circulation.

### 4. **Height of Parking Structure**

The height of a parking structure may not exceed the height of the principal building it is intended to serve. Where no principal building exists, the maximum height of the parking structure shall be limited to the maximum building height allowed in the zoning district in which the structure is located.

## 5.4.10. **MINIMUM OFF-STREET LOADING STANDARDS<sup>94</sup>**

- A. Off-street facilities shall be provided and maintained for receiving and loading of merchandise, supplies, and materials within a building or on the premises.
- B. Required off-street loading facilities may be adjacent to an existing public alley or private service drive, or may consist of a berth within a structure.
- C. No portion of a loading facility may extend into a public right-of-way or into an off-street parking facility elsewhere herein required.
- D. The off-street loading spaces or truck berths shall provide maneuvering areas on site to prevent any blockage of public right-of-way.
- E. Off-street loading spaces shall be screened in compliance with the provisions of Section 5.3.3, *Screening of Service, Loading, and Storage Areas*.<sup>95</sup>

## 5.4.11. **BICYCLE PARKING**

Bicycle parking shall be designed and located in accordance with the Arlington Hike and Bike System Master Plan, and provided as follows.<sup>96</sup>

<sup>94</sup> Previously 15-500

<sup>95</sup> Previously 15-500.A-E

- A. In the DB district, and DNO and EDO overlay districts:
  - 1. For all non-residential and mixed-use developments, the number of bicycle parking spaces required shall be five percent of the number of required automobile parking spaces.
  - 2. For multi-family developments, one bicycle parking space shall be provided for every 10 required automobile parking spaces.
- B. In all other zoning districts:

Table 5.4-5: Required Bicycle Parking	
Land Use	Number of Spaces
Multifamily dwelling	10% of all automobile spaces
Hotel, full service   Hotel, limited service   Residence hotel	1 per 3 rooms
Public or private school	1 per 10 students
University, college, or seminary	10% of all automobile spaces
Government administration and civic buildings	1 per 10,000 sf of building area, with a minimum of 2 spaces
Commercial and retail w/off-street parking	5% of all automobile spaces with a minimum of 2 spaces
Commercial and retail w/on-street parking	1 per 5,000 sf of building area with a minimum of 2 spaces
Industrial	5% of all automobile spaces with a minimum of 2 spaces
Parks and open space	10% of all automobile spaces

- C. In all zoning districts, bicycle racks shall be located according the following.

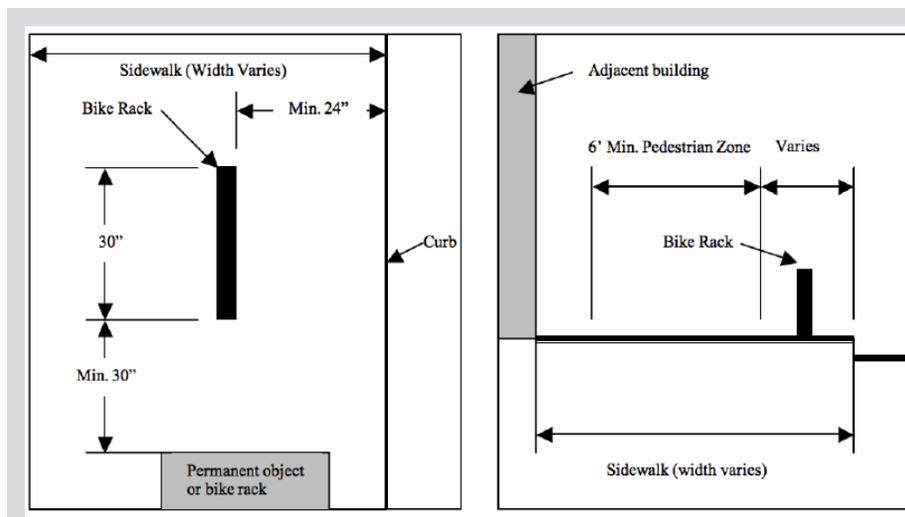


Figure 5.x Location of bicycle racks.

<sup>96</sup> This table is subject to additional revisions.

## 5.5. RESIDENTIAL DESIGN STANDARDS

### 5.5.1. PURPOSE<sup>97</sup>

The standards of this section are intended to:

- A. Promote high-quality residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
- B. Provide variety and visual interest in the exterior design of residential buildings;
- C. Create new sustainable neighborhoods that age gracefully and add long term value to the City;
- D. Enhance the residential streetscape and diminish the prominence of garages and parking areas;
- E. Protect property values; and
- F. Ensure the compatibility of infill residential development with the existing character of surrounding neighborhoods.

### 5.5.2. GENERAL STANDARDS FOR ALL RESIDENTIAL DEVELOPMENT

#### A. Residential Infill Compatibility Standards<sup>98</sup>

##### 1. Applicability

These residential infill compatibility standards shall apply to any development of a new residential use or substantial renovation of an existing residential use that meets the following requirements:

- a. Located in the RMU, DNO, or LPO districts;
- b. Not a part of a planned development;
- c. Meets the applicability standards of this article;
- d. Is proposed on a lot that abuts existing structures on at least three sides; and
- e. Is served by existing water, sanitary sewer, and streets.

##### 2. Contextual Front Building Setbacks

Notwithstanding the minimum front setback requirements required in Article 4, *Dimensional Standards*, for the zoning district in which the property is located, the applicant may use a contextual front setback when existing front setbacks on the same block are greater or less than that required by the underlying zoning. In such circumstance, the front setback for the proposed development shall be set back no further from the primary street than the furthest front façade of the principal building on either of the two abutting lots in the same base zone district, and shall be located no closer to the primary street than the closest front façade of the principal structure on either of the two abutting lots in the same base zone district.

<sup>97</sup> Proposed new purpose statement.

<sup>98</sup> Proposed new standards except where noted.

**3. Appearance**

Infill development shall be constructed to be generally compatible in appearance with other existing structures on the block that comply with this Code. This provision shall be satisfied by constructing the proposed building(s) so that at least three of the following features are substantially similar to the majority of other buildings on the same and facing block:

- a. Roof material;
- b. Roof overhang;
- c. Exterior building material;
- d. Shape, size, and alignment of windows and doors;
- e. Front porches or porticos;
- f. Exterior building color; or
- g. Location and style of garage/carport.

**4. Multi-Family Infill Adjacent to Single-Family Residential<sup>99</sup>**

New multi-family infill development that will be located on a block face where more than 75 percent of the existing homes are single-family shall employ one or more of the following techniques to help reduce the overall bulk and mass of individual buildings and help maintain a lower-intensity residential character along the street frontage:

- a. Articulate the front façade so that the building appears from the street to be separate homes by “stepping back” the front façade a minimum of 10 feet at the traditional side yard setback would typically be found between two single-family homes (Figure 5.5-A);



*Figure 5.x Multi-family unit with front facade step-back*

- b. Organize units around a central courtyard that maintains the impression of the traditional side yard setback between units along the street frontage; or
- c. Design the multi-family building so that the massing, arrangement of architectural elements, and use of exterior materials gives the appearance of a large single-family home.

<sup>99</sup> From the existing Entertainment District Overlay.

**B. Mix of Housing Types<sup>100</sup>****1. Intent**

These standards are intended to promote a more diverse community through the provision of a variety of housing types, and to encourage developments that are not dominated by a single type of home or dwelling unit.

**2. Required Mix**

A development of 20 units or more shall include a minimum housing mix of at least three models, with a minimum of three distinct street-facing elevations per model.

**5.5.3. STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DWELLINGS****A. Purpose and Intent<sup>101</sup>**

The purpose of these standards is to establish requirements for sustainable residential development throughout the City, increase the value of Arlington's housing stock, and ensure that homes are attractive and of high quality. Specifically, the goals for single-family detached development are:

1. Construct new neighborhoods that age gracefully and become established over time. Utilize sustainable design principles so that residences do not deteriorate.
2. Construct residential infill or redevelopment such that it enhances the value and quality of existing neighborhoods.
3. Promote the development of attractive streetscapes, which increase curb appeal, create a 'sense of place', and enhance Arlington's image.
4. Provide flexibility for variety. The intent of these standards is to prohibit certain design elements that have a negative impact on communities, while simultaneously allowing developers a great deal of latitude to create interesting, attractive developments.

**B. Applicability<sup>102</sup>**

1. These standards are applicable to new construction or redevelopment of single-family dwelling units in all zoning districts, except the following:
  - a. Planned Development districts that have specific residential design standards,
  - b. Landmark Preservation (LPO) Overlay District, and
  - c. Conservation District overlays that have specific residential design standards.

<sup>100</sup> This is a proposed new type of regulation that would help ensure a minimum level of variety in new residential developments.

<sup>101</sup> Inserted from Arlington's Residential Design Standards. We will incorporate the design standards for accessory structures into Section 3.4, *Accessory Uses and Structures*. We will also incorporate the images from the City's residential design standards in the final draft. We have substituted use of the word "shall" for the word "must" for consistency with the rest of the draft Code.

<sup>102</sup> As identified in Section 5.1, we need to discuss the applicability of these regulations to single-family development.

2. Communities for which a plat application has been made prior to the adoption of the residential design standards will be subject to only the building design and front yard landscaping requirements. In those communities, these standards will be applicable only for building permit applications submitted to the City after two years from the later to occur of the date the City signs the final plat, or the date the City accepts the subdivision improvements offered for public dedication, if any.

**C. Building Design Standards Applicable to All Single-Family Residential**

**1. Intent**

The building design standards are intended to create unique neighborhoods by utilizing a wide array of architectural elements and design techniques. The purpose of these requirements is not to dictate how residences are designed; rather, it is to ensure that communities possess a distinct character and are desirable places to live for many years to come. Compliance with the requirements listed below shall be reviewed with each building permit application.

**2. Orientation of Main Entrance**

- a. The main entrance or a courtyard leading to the main entrance of each primary structure shall be located on the front façade.
- b. On corner lots, the main entrance shall face one of the streets or be oriented to the corner.

**3. 360-Degree Architecture**

- a. The primary material on the front façade of the house shall be continued on all sides of the house, on at least 50 percent of each side.
- b. Windows are required on all elevations. On public facing facades (streets, parks), windows, and doors shall cover a minimum of 20 percent of the elevation.
- c. Window and door openings shall be articulated on all elevations of the building through the use of:
  - (i) Shutters,
  - (ii) Enhanced flat or arched lintels and sills (projecting or recessed, or constructed of materials other than the primary building material),
  - (iii) Overhangs, or
  - (iv) Surrounds (trims).

**4. Building Foundations**

Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material such as brick, stone, or stucco, or stained to complement the primary exterior finish material.

**5. Exterior Finish Materials**

- a. Exterior finish materials shall be durable and consistent with the architectural style of the community.

(i) One hundred percent of the primary residential structure shall consist of the following masonry materials. This coverage calculation does not include doors, windows, recessed entries, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any other exterior wall that does not bear on the foundation.

(1) Stone or brick laid up unit by unit and set in mortar,

(2) Cultured stone,

(3) Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath, or

(4) An equivalent, permanent architecturally finished material with a minimum 30-year warranty period is also acceptable.

(ii) The following materials are prohibited as exterior finish materials:

(1) Plain concrete block, plain concrete;

(2) Corrugated metal;

(3) Vinyl siding, aluminum siding, wood siding;

(4) Plywood, engineered or manufactured wood; or

(5) Exterior Insulation and Finish Systems (EIFS).

b. Exterior walls of chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, any other exterior wall that does not bear on the foundation, shall be constructed of masonry materials or any other sustainable material with a minimum 30-year warranty period, such as: cementitious fiberboard, seamless steel siding, vinyl siding with a flat or low gloss embossed finish and at least 0.04- inch thick, three-coat stucco, or EIFS. Fascia may be constructed of sustainable materials with a minimum 20-year warranty period covering the product and its coating, such as: cementitious fiberboard, aluminum coil with vinyl coating, cedar wood, redwood, treated engineered wood, or treated dimensional lumber. Prohibited materials include wood (except as noted above), plywood, hardwood, and untreated engineered/manufactured wood.

c. An expression line such as a trim band or capping shall be utilized when transitioning from one material to another or to a different color in the same material, vertically.

**D. Building Design Standards Applicable to All Detached Single-Family Residential**

**1. Entry Feature**

Entry features shall meet the following design standards:

a. A dwelling shall include a covered front porch, stoop, recessed entry, or front courtyard at the main entrance. An entry feature designed in accordance with the style of the dwelling unit is also acceptable. For zero-lot-line developments, side courtyards with wrought iron fencing may also serve as an entry feature.

- b. The minimum area of a porch, stoop landing, recessed entry, or courtyard shall be 20 square feet.
- c. The height of the main entry feature shall be scaled appropriately for the individual dwelling. On two-story homes, the roof eave of the entry feature shall not extend up to or above the highest roof eave of the structure. The roof ridge of the entry feature shall not extend up to or above the highest roof ridge of the structure.
- d. In order to increase the entry's prominence, the entry shall have at least one of the following: sidelights; a glass transom; decorative detailing on the front door such as raised/recessed panels, arches, glazing, or wrought iron details; or similar features.



Figure 5.x Front porch scaled appropriately.

## 2. Garage Location

Garages shall be situated so that they are not the predominant design feature of the dwelling based on the following standards.

- a. Front loading, front facing garages shall not project out from the front façade of the building.
- b. Front loading, front facing garages shall not constitute more than 55 percent of the total width of the dwelling.
- c. All front-loading, front facing garages shall incorporate at least two different architectural elements. However, garages recessed less than seven feet from the front façade shall incorporate four different architectural elements.



Figure 5.x Example of J-swing garage.

Architectural elements may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, detailed door designs with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on a gable above the garage, sconce lighting, etc.

- d. No more than two car bays may share a common garage door.

## 3. Additional Architectural Design Feature for Front Elevation

Variation in front elevations shall be used to add character and interest to communities. While some common elements may be shared, aspects such as color, material, detailing, landscaping, different floor plans, and different façade treatments shall be used to differentiate homes.

**4. Roof Design**

Roof design shall be varied to break up the mass and perceived bulk based on the following standards:

- a. A minimum roof pitch of 6:12 shall apply to gable, hip, or shed roofs. This does not apply to portions of a roof that are separate from the structure's primary roof.
- b. Flat roofs shall be screened by a parapet wall, capped by a three-dimensional cornice treatment.
- c. Architectural styles that incorporate eaves shall have the eaves extend from the building wall at least 12 inches measured horizontally on all facades. The Zoning Administrator may approve a shorter distance for roofs with a pitch of 12:12 or greater.
- d. The use of proportionally designed dormers on the roof is encouraged where they are appropriate to the architectural style of the home.
- e. The following materials are prohibited:
  - (i) Sheet metal (except standing seam metal),
  - (ii) Corrugated metal, and
  - (iii) Cement asbestos shingles.

**5. Driveway**

- a. The driveway length of front loading, front facing garages shall be no less than 20 feet from the front property line. In case of communities with private streets, the 20 feet distance shall be measured from the edge of the sidewalk (away from the street), parallel to the street.
- b. Parking pavement for the owners and their guests shall not exceed one-half of the area of the required front yard setback, or 600 square feet, whichever is less.

**E. Building Design Standards Applicable to All Attached Single-Family Residential****1. Entry Features**

Entry features shall meet the following design standards.

- a. A dwelling shall include a covered front porch, stoop, recessed entry, or front courtyard at main entrances. An entry feature designed in accordance with the style of the dwelling unit is also acceptable.
- b. The minimum area of a porch, stoop landing, recessed entry, or courtyard shall be 20 square feet.
- c. No primary entrance of a dwelling unit shall be located on the second story of a structure.
- d. The height of the main entry feature shall be scaled appropriately for the individual dwelling. On two-story homes, the roof eave of the entry feature shall not extend up to or above the highest roof eave of the structure. The roof ridge of the entry feature shall not extend up to or above the highest roof ridge of the structure.

- e. In order to increase its prominence, the entry shall have at least one of the following: sidelights; a glass transom; decorative detailing on the front door such as raised/recessed panels, arches, glazing, or wrought iron details; or similar features.

## 2. Garage Location

Garages shall be situated so that they are not the predominant design feature of the dwelling based on the following standards:

- a. Front loading, front facing garages shall not project out from the front façade of the building.
- b. Front loading, front facing garages shall not constitute more than 60 percent of the total width of the dwelling.
- c. All front-loading, front facing garages shall incorporate at least two different architectural elements. However, if the garage is recessed less than seven feet from the front façade or flush with the front façade, it is required to incorporate enhanced driveway paving and three different architectural elements. Architectural elements may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on a gable above the garage, sconce lighting, etc.
- d. Two-car garages shall have a separate door for each bay, separated by a masonry column.

## 3. Driveways

Driveways should be deep enough to provide sufficient room for vehicles to park without encroaching into the sidewalk to allow pedestrians and others to use the sidewalk.

- a. The driveway length of front loading, front facing garages shall be no less than 20 feet from the front property line. In case of communities with private streets, the 20 feet distance shall be measured from the edge of the sidewalk (away from the street), parallel to the street.
- b. Parking facilities shall not exceed 60 percent of the area between the property line and required setback on all street frontages.

## 4. Roof Design

Roofs and rooflines can add character and interest to a home. Details on a roof are important as they break up the mass and perceived bulk.

- a. A minimum roof pitch of 4:12 applies to gable and hip roofs. This does not apply to portions of a roof that are separate from the structure's primary roof.
- b. Flat roofs shall be screened by a parapet wall that is capped by a three-dimensional cornice treatment.

- c. Architectural styles that incorporate eaves shall have the eaves extend from the building wall at least 12 inches, measured horizontally, on all facades. The Zoning Administrator may approve a shorter distance for roofs with a pitch of 12:12 or greater.
- d. The use of proportionally designed dormers on the roof is encouraged where they are appropriate to the architectural style of the home.
- e. The following materials are prohibited.
  - (i) Sheet metal (except standing seam metal),
  - (ii) Corrugated metal, and
  - (iii) Cement asbestos shingles.

**5. Anti-Monotony Standards for Townhouses**

Variation in front elevations adds character and interest to communities. In order to avoid monotony, different floor plans and façade treatments should be utilized to give residences their own identity. While some common elements may be shared, aspects such as color, material, detailing, and landscaping can be used to differentiate homes. Compliance with the requirements listed below shall be reviewed as part of a required site plan before any building permit application is submitted. Townhouses shall incorporate variation to any façade of a building that faces a public road or private road by utilizing the following elements.

**a. Variation in Building/Garage Placement**

The façade shall satisfy at least one of the following:

- (i) All façades shall incorporate wall offsets at least after every 30 feet of frontage that has a differential in horizontal plane of at least two feet. The wall offsets may be in the form of projections or recesses. An offset is also required whenever there is a change in building material.



*Figure 5.x Variation in townhouse facades.*

- (ii) For at least 25 percent of the dwelling units, garages shall be oriented either to the side or to rear of the building.

**b. Roof Variation**

The façade shall satisfy at least one of the following:

- (i) Changes in the roofline at intervals not exceeding 40 continuous feet in length, such as variations in roof pitch, overhangs, projections, exaggerated cornices, dormers, vegetated terraces, trellises and extended eaves.

(ii) The gross floor area of upper story is smaller than the gross floor area of the lower story.

**c. Architectural Design Features**

The façade shall satisfy at least one of the following:

(i) Distinctive window patterns that are not repeated within groupings of up to four dwelling units.

(ii) Balconies, bays, box-outs, faux balconettes, window overhangs, or secondary roof eaves with exaggerated projections and decorative supporting rafter beams.

(iii) Other architectural elements that the Zoning Administrator determines accomplish the objective of visually dividing the structure into smaller identifiable sections.

**5.5.4. STANDARDS FOR MULTI-FAMILY RESIDENTIAL DWELLINGS<sup>103</sup>**

**A. Purpose<sup>104</sup>**

The purpose of these standards is to improve the appearance and functionality of multi-family development, recognizing the importance of design in the economic success of urban areas, the need to be more efficient in the use of land, and the need to ensure the adequate protection of the surrounding area. These standards also are intended to:

1. Provide a distinctive architectural character in new multi-family residential developments that avoids featureless design, large building masses, and repetition of facades within a single development;
2. Promote sensitive design and planning of multi-family housing units that preserves or improves the characteristics of surrounding development;
3. Promote building design, placement, and orientation that contributes to a sense of neighborhood and community; and
4. Improve the quality of life of residents of multi-family residential dwellings.

**B. Applicability**

1. These standards are applicable to new construction or redevelopment of multi-family dwelling units and independent senior living facilities in all zoning districts, except the following:
  - a. Planned Development districts that have specific design standards,
  - b. Landmark Preservation (LPO) Overlay District, and
  - c. Conservation District overlays that have specific design standards.
2. This section is subject to the applicability standards of Section 5.1.

<sup>103</sup> Following the recommendation of the Diagnosis, we have drafted multi-family residential design standards. Most of these standards are new to Arlington; those that were carried-forward from the existing code or amendments have been noted.

<sup>104</sup> Proposed new purpose statement.

**C. Site Design and Building Organization<sup>105</sup>****1. Access**

- a. New multi-family developments with 100 or more units shall take primary access from an arterial street and shall comply with the following standards:
  - (i) A minimum of one secondary point of ingress/egress into a multi-family development may be required for public safety access.
  - (ii) No vehicular access from a multi-family development shall be provided on a local street serving existing single-family detached development; however, secondary vehicle access for public safety vehicles may be provided onto local streets.
- b. New multi-family development with fewer than 100 units may take primary access from a major collector street if approved by the Zoning Administrator.
- c. See Section x.x.x for site entry landscaping standards.

**2. Building Orientation and Common Open Space**

Common open space shall be provided in accordance with Section 5.10, *Common Open Space*, and this section.

- a. Large open space should be the fundamental organizing element of the site. Common open space should be well defined by buildings and streets. Buildings should be oriented in such a way as to create courtyards and open space areas.
- b. Large existing trees and other natural features should be integrated into the open space.
- c. Common open space should be centralized and directly accessible to a majority of the surrounding units. Where possible, it should be linked to adjacent parks, paths, and open space areas.
- d. The open space shall be useable areas and not riparian areas or slopes exceeding 3:1.

**3. Site Amenities**

In conjunction with the common open space requirements, all multifamily projects shall provide two or more site amenities listed below for the residents. Amenities shall be centrally located for a majority of the residents, and may be located within the common open space areas.

- a. Swimming pool.
- b. Sports courts, such as tennis, basketball, or volleyball.
- c. Natural open space area with benches.
- d. Jogging trails.

<sup>105</sup> These are generally new proposed standards. In some cases, like parking location, this draft builds on existing modest standards already in place.

- e. Fountains, art, or sculpture.
  - f. Other amenity as approved by the Zoning Administrator.
- D. **Building Separation For Multi-Family Development<sup>106</sup>**

1. **Separation Required**

- a. In any district in which multi-family dwellings are permitted by this Code, the minimum spacing between buildings with walls that have openings for doors and windows on facades facing each other shall be as indicated in Table 5.5-1, below.

Table 5.5-1: Required Separation for Multi-family Development	
Building Orientation	Minimum Separation (feet)
Face to Face	50
Face to End	30
Corner to Face or End	30
End to End	30

- b. From building to building with walls that do not have openings, the minimum distance between buildings is 20 feet for one- and two-story buildings and 30 feet for three-story or taller buildings.
- c. The minimum distance between buildings and freestanding garage buildings is 30 feet.
- d. For purposes of measurement in this subsection, projections such as decks and bay windows shall not be counted.

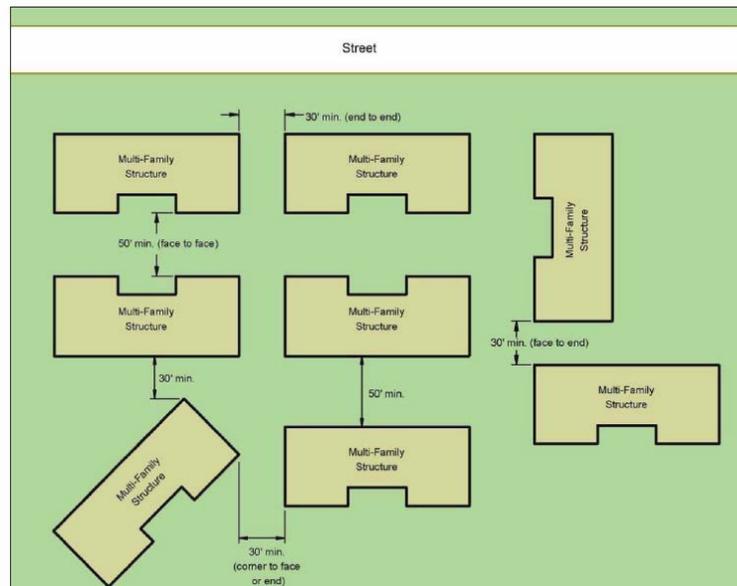
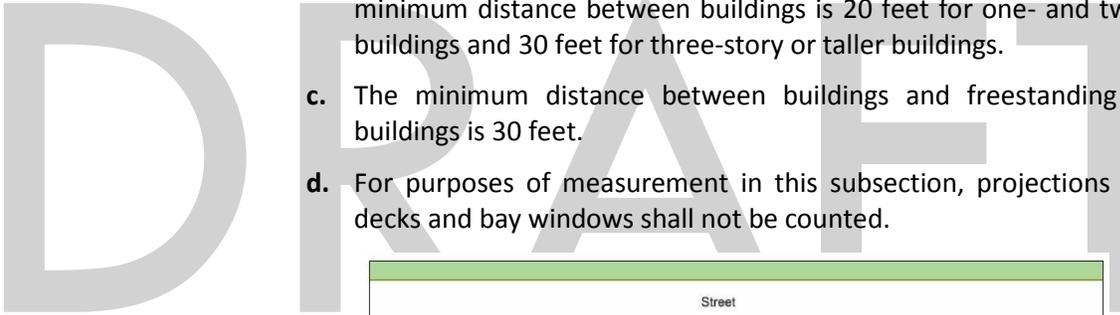


Figure 5.x Description of separation requirements for multi-family buildings. Graphic is not intended to show a proposed layout of a multi-family development.

<sup>106</sup> From existing section 11-400, including existing Table 5.

**E. Off-Street Parking Location**

- a. At least half of the required number of parking spaces shall be provided in a parking structure, enclosed garage, or carport. At least 20 percent of the required number of parking spaces shall be located in an enclosed garage.
- b. Parking areas or surface parking shall not be located between any building and the adjacent street, except for parking for the leasing office.
- c. Garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the street frontages.
- d. Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 25 percent of each perimeter public street frontage. Driveways and associated driving areas shall be included in calculating this percentage.
- e. Surface parking areas shall be configured into subgroupings of 80 or fewer spaces to the maximum extent practical as a means of dispersing parking across the site.
- f. To the maximum extent practicable, freestanding parking structures that are visible from perimeter public streets shall be sited so that the narrow end of the parking structure is perpendicular to the perimeter street. Parking structures shall comply with applicable requirements of Section 5.4.10.J, *Parking Structures*.
- g. In addition to the general parking lot landscaping requirements in Section 5.2.C, the following requirements shall apply:
  - (i) All surface parking shall be separated from any building by a landscaped strip of at least ten feet in width that includes a five-foot wide sidewalk where required by the pedestrian circulation standards in Section 5.5.8.
  - (ii) Double rows of parking shall be separated by a landscaped median of at least eight feet in width. The median may be curbless if wheelstops are provided in the parking spaces.



Figure 5.x Curbless median with wheelstops

**F. Building Design<sup>107</sup>**

**1. 360-Degree Architecture<sup>108</sup>**

All sides of a multi-family building shall display a similar level of quality and architectural detailing as on the front elevation.

**2. Building Mass and Articulation<sup>109</sup>**

a. Each elevation greater than 30 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 10 percent of the length of the façade, and extending at least 20 percent of the length of the façade.

b. The elevations of all multi-family buildings shall be articulated through the incorporation of at least six or more of the following:

- (i) Balconies, a minimum of 25 square feet in area;
- (ii) Bay or box windows;
- (iii) Porches or covered entries that are proportional to the size of the building;
- (iv) Dormers;
- (v) Awnings or canopies;
- (vi) Structural offsets of a minimum of four feet from the principal plane of the façade;
- (vii) Accent materials such as brick, stone, or stucco with banding highlights;
- (viii) Ornamental or decorative window grills and shutters;
- (ix) Variation in window sizes and shapes;
- (x) Vertical elements such as towers or building end-caps that demarcate building modules; or
- (xi) Other features as approved by the Zoning Administrator.



Figure 5.x Multi-family structure with multiple design elements



Figure 5.x Vertical building elements and modules

<sup>107</sup> Generally, these building design standards are a mix of new material and standards carried forward from the current Entertainment District Overlay.

<sup>108</sup> Proposed new language. There are some similar provisions in the current Entertainment District Overlay – e.g., Ord. 06-004, Amendments to 9-1400, Section E.12 (pg. 64).

<sup>109</sup> This is a mix of proposed new standards and standards carried forward from the current Ord. 06-004, Amendments to 9-1400, Section E.14 (pg. 66).

- c. The height of any part of a multi-family building shall not exceed 40 feet if the building is located within 50 feet of a property zoned or used for single-family residential. Buildings and parts buildings located more than 50 feet away are not subject to height restrictions.
- d. Multi-family buildings shall provide concentrated unit access points. Monotonous access balconies and corridors running the length of the exterior of a building are prohibited.

**3. Roof Form**

- a. Multi-family residential buildings shall be designed to avoid any continuous roofline longer than 50 feet.<sup>110</sup> Rooflines longer than 50 feet shall include at least one vertical elevation change of at least two feet.
- b. The incorporation of a variety of roof forms is strongly encouraged. Upper-level residential floors may be incorporated into the roof form to reduce the apparent height and mass of buildings.

**4. Vertical Articulation**

- a. The top floor of any building shall contain a distinctive finish, consisting of a cornice, banding, or other architectural termination.

- b. For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the design elements listed above in subsection 5.5.E.2.b. See Figure 5.5-C.



Figure 5.x Base identified by design elements

- c. Multi-family buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.

**5. Building Length<sup>111</sup>**

The maximum length of any multi-family building shall be 180 feet.

**6. Entry Design<sup>112</sup>**

- a. To the maximum extent practicable, the primary entrance and façade of individual buildings within a residential development shall not be oriented towards parking, but shall be oriented towards:

<sup>110</sup> We received an early comment about the applicability of this requirement to a flat roof on a taller structure. It is possible to change the design of the parapet within 50-foot intervals, so we have left this standard in the draft for public comment.

<sup>111</sup> Current Ord. 06-004, Amendments to 9-1400, Section E.14 (pg. 66).

<sup>112</sup> Previously Ord. 06-004, Amendments to 9-1400, Section E.13 (pg. 65).

- (i) An abutting public street, or
  - (ii) Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.
- b. Ground-floor units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages shall provide entrances to units along each street frontage.
- (i) Dwelling units above the ground floor shall have interior unit entrances, except that exterior stairs are permitted for access to upper-floor units only if they are oriented towards a central plaza not visible from any street.



Figure 5.x Exterior stairs not visible

- c. Stairwells and stairways shall be integrated into the design of the building.

7.

**Transparency<sup>113</sup>**

At least 25 percent of all walls facing a public street shall contain windows or doorways.

8.

**Design of Multiple Buildings<sup>114</sup>**

- a. Developments with more than one multi-family building shall incorporate a variety of distinct building designs according to the scale of the development, as follows:
- (i) 2-6 buildings: two models minimum;
  - (ii) 7-12 buildings: three models minimum; and
  - (iii) 13 or more buildings: one model per four buildings or portion thereof minimum.
- b. Distinct building designs, as required above, shall be easily distinguished through a minimum of two of the following:
- (i) A variation in length of 30 percent or more;
  - (ii) A variation in the footprint of the building of 30 percent or more;
  - (iii) A distinct variation in color and use of materials;
  - (iv) A variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass, i.e., apartments vs. townhomes or duplexes; or

<sup>113</sup> Current Ord. 06-004, Amendments to 9-1400, Section E.16 (pg. 64).

<sup>114</sup> Proposed new standard.

(v) A distinct variation in building height and roof form.

9. **Garages and Carports**<sup>115</sup>

a. All garages and carports shall be located at the rear or side of the primary structure. Garages may be integrated into the building with the units.



Figure 5.x Garages integrated into building.

b. All carports and garages shall be designed as an integral part of the architecture of the project. Garages and carports shall be constructed with compatible architectural treatments that match the main buildings (e.g., roof pitch, gable type and orientation, roof materials). Support columns for carports shall include a compatible masonry base.



Figure 5.x Compatible carport design

c. Any enclosed parking structure shall be designed so that the only openings at street level are for auto or pedestrian circulation. The remaining street wall of the ground floor shall be wrapped by units or include façade treatments such as projections, recesses, niches, fenestration, or changes of materials or color.

10. **Defensible Space**<sup>116</sup>

a. Crime Prevention Through Environmental Design (CPTED) best practices including, providing defensible space, opportunities for natural surveillance, territorial reinforcement, and access control should be incorporated into site, building, and unit design.

b. The concept of private space and control of access points should be reinforced using low fences and landscaping, as appropriate.

c. Window placement between units should balance privacy and natural surveillance.

11. **Trash and Storage Areas**

a. In addition to the requirements of Section 5.3.3.E *Refuse Facility Screened*, the standards in this section shall apply.

b. Trash enclosures shall be internalized and oriented away



Figure 5.x Trash enclosure with compatible architectural design

<sup>115</sup> Previously Ord. 06-004, Amendments to 9-1400, Section E.21 (pg. 71).

<sup>116</sup> Existing 7-700 through 7-900 reference CPTED principles for lighting only. This range of CPTED best practices, providing greater flexibility for the site design.

from streets and residential areas. Enclosures should be located inside parking areas or at the end of parking bays. Enclosures should not be located adjacent to primary buildings.

- c. Trash enclosures should be placed in locations for tenant convenience and pickup service.
- d. Enclosures shall be architecturally compatible in design to the primary buildings on site using common colors, building materials, and roof materials.

**12. Mailrooms and Other Accessory Structures**

- a. Mailrooms or mail kiosks may be incorporated into another building or separated from all other buildings by a minimum of 20 feet.
- b. All mailrooms or accessory structures shall be architecturally compatible in design to the primary buildings on site using common colors, building materials and roof materials.

**G. Building Materials<sup>117</sup>**

**1. Exterior Wall Materials**

- a. All exterior walls, including those of parking structures and garages, shall be finished with 100 percent of an approved material listed below. For purposes of this subsection, the calculation of material coverage shall not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.
- b. A minimum of two distinct building materials from the approved material list shall be utilized on all facades to provide architectural detail and interest.
- c. For purposes of this section, approved materials shall be defined as:

(i) Stone or brick laid up unit by unit and set in mortar;

(ii) Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath;

(iii) Cultured stone, cast stone, or natural stone panels;

(iv) Architecturally finished block (i.e. burnished block or split faced concrete masonry units), only up to 4 feet above the foundation or surrounding grade;

(v) Exterior Insulation and Finish System (EIFS), but only for trim and eaves;



Figure 5.x Multiple materials used on facade

<sup>117</sup> Based on the current Ord. 06-004, Amendments to 9-1400, Section E.11 (pg. 63).

(vi) Cementitious fiberboard, provided that:

- (1) It may only be used on multi-family structures that are three stories or less in height, and
- (2) Each side of a structure may contain a maximum coverage of 50 percent cementitious siding;

(vii) Metal cladding; or

(viii) Other material deemed appropriate for the architectural style as approved by the Zoning Administrator.

**2. Roofing Design and Materials**

- a. Asphalt shingles, composite or synthetic shingles, standing-seam metal, or tile roofs are allowed.
- b. Pitch roofs, if provided, shall have a minimum pitch of 6/12 on single-story or two-story buildings, and a minimum pitch of 4/12 on buildings three-stories or taller.
- c. Other roof types shall be appropriate to the architectural style of the building.
- d. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys are encouraged.
- e. Flat roofs shall require parapet screening. Parapets shall be constructed of the same material as the primary façade.

**3. Prohibited Materials**

- a. The following materials are prohibited as primary cladding or roofing materials:
  - (i) Aluminum siding or cladding,
  - (ii) Wood or plastic siding,
  - (iii) Unfinished concrete block,
  - (iv) Wood roof shingles, or
  - (v) Corrugated metal.
- b. The use of wood is prohibited for trim, accents, or soffits, unless approved by the Zoning Administrator.

**4. Awnings and Overhanging Eaves**

Awnings and overhanging eaves may be constructed of industry-accepted metal, canvas, and woven vinyl.

**5.5.5. RESIDENTIAL DESIGN STANDARDS FOR VILLAGE ON THE GREEN AT TIERRA VERDE<sup>118</sup>**

**A. Compliance with Residential Design Standards**

Residential development in the VG district shall comply with Section 5.5.3, *Residential Design Standards*, except as otherwise specified in this section.

<sup>118</sup> These existing standards were moved from Section 9-1500. Where the current standards were similar to the general residential design standards, we did not carry the VG standard forward. The standards that were carried forward in this section are more detailed or more specific than the general residential design standards. This section is subject to additional revisions.

**1. Garage Location**

Front loading, front facing garages are prohibited in the VG district.

**B. Dimensional Standards**

Development in the VG district shall meet the dimensional requirements of Table 2.3-1, *VG Minimum Dwelling Unit Size*, and Table 2.3-1, *VG Dimensional Standards*. The measurement of minimum contiguous acreage shall be based on the approved preliminary plat of the development.

No. Units/Acre	4.5	3.5	2.5	1.5	1.0	0.5
Minimum Contiguous Acreage	20	10	N/A	N/A	N/A	N/A
Minimum Dwelling Unit Size (sq. ft.)	2,250	2,250	2,750	2,750	N/A	N/A

	Residential	Non-Residential
<b>Lot Dimensions</b>		
Minimum lot area (sq. ft.)	See Table 2.3-1	15,000
Minimum lot width	50	--
Minimum lot depth	100	--
Maximum lot coverage	40	40
<b>Building Height</b>		
Maximum building height (ft.)	40	40
<b>Minimum Setbacks</b>		
Front Setback (Street)	20	20
Side Setback (Street) (ft.)	5	5
Rear Setback (Street) (ft.)	5	5
Private Access Easement or Alley (Fronting) (ft.)	--	20
Private Access Easement or Alley (Siding) (ft.)	5	--
Private Access Easement or Alley (Rear) (ft.)	5	--
Garage Front Setback (ft.)	20	--
Interior Side Setback (ft.)	5	30 <sup>1</sup>
Interior Rear Setback (ft.)	5	30 <sup>1</sup>
Notes: 1. Only when abutting residential uses, otherwise minimum setback is zero.		

<sup>119</sup> The existing standards have been consolidated from four sub-districts into a single district. In order to prevent the creation of nonconforming uses, we selected dimensional standards for the new district that represent the smallest measurement on the existing table. For example, if the current regulations permit 4,000 sq. ft. lots and 5,000 sq. ft. lots, we set the minimum lot size at 4,000 sq. ft. so that all current lots will be in compliance with the Code.

**C. Open Space**

1. Common open space for public congregation and recreational opportunities are required for all residential subdivisions of 10 or more lots. All residential subdivisions must provide open space and trails according to the table below:

Table 5.5-2: VG Open Space Requirements							
No. Units/Acre		4.5	3.5	2.5	1.5	1.0	.5
Common Open Space % Required		20	20	10	10	10	10
Contiguous Common Open Space % Required (private property)		15	15	5	5	5	5
Contiguous Common Open Space % Required (Tierra Verde Golf Club)		15	15	5	5	5	5
Trail Construction or Connection to Master Trail	Required						
If Trail Connection to Master Trail, then	5% decrease in open space						
Park Fee Waiver Eligibility		NA	25%	50%	50%	100%	100%

2. Any development on land adjacent to the Tierra Verde Golf Club must provide required open space adjacent to the golf club.
  - a. Fencing of adjacent and/or contiguous properties shall consist of brick or wrought iron fence materials.
  - b. All developments adjacent and/or contiguous with public park property shall construct their portion of the trail system per Parks and Recreation Department trail standards.
  - c. A reduction in open space requirements shall be given for open space contiguous to adjacent open space as designated by platting or adjacent to public property.
  - d. No common open space less than one-half (0.5) acre shall be counted towards open space credit.
  - e. Common open space shall be located behind any maximum setbacks and on private property.
  - f. Common open space shall be maintained by a private Home Owners Association or may be considered for dedication to the City of Arlington.

**D. Perimeter Streetscape Buffer Requirements**

1. In order to maintain a rural character in the VG District, a perimeter streetscape buffer shall be required in accordance with the following table:

Table 5.5-3: VG Streetscape Requirements							
No. Units/Acre		4.5	3.5	2.5	1.5	1.0	0.5
Perimeter Streetscape Buffer (ft) (all frontage along minor and major collectors and all arterials) (includes ROW)		30*	30*	20	20	20	20
Perimeter Street Trees	Required 1 per 30' linear frontage						
Entry Features (landscaping and signage)	Required						

Notes: \*This setback may be reduced to no less than 20 feet due to design considerations with approval from the Zoning Administrator.

2. The perimeter streetscape buffer shall be identified as open space lots on the plat. The open space lot shall be owned and maintained by a homeowners association.
3. All required screening fences shall be constructed out of a combination of decorative wrought iron and masonry columns with landscaping; or split rail fencing and landscaping.
4. The species of perimeter street trees is subject to approval by the Zoning Administrator.

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**E. Street Design**

Table 5.5-4: VG Street Design							
No. Units/ Acre		4.5	3.5	2.5	1.5	1.0	0.5
Street Design		Standard		Rural Standards May Apply			
Sidewalk Widths		Standard		Rural Standards May Apply			
Curvilinear Street Design		Required					

**5.6. NONRESIDENTIAL DESIGN STANDARDS**

**5.6.1. PURPOSE<sup>120</sup>**

The intent of this section is to establish design and development standards that foster high quality, attractive, and sustainable nonresidential development. The standards are intended to:

- A. Protect and enhance the character and quality of commercial and industrial areas in Arlington;
- B. Protect and enhance the long-term market value of property within Arlington;
- C. Enhance the human and pedestrian scale of commercial and industrial developments and ensure compatibility between residential neighborhoods and adjacent commercial and industrial uses;
- D. Mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers;
- E. Promote building designs and construction practices that are sustainable and adaptable to multiple uses for extended building lifecycles; and
- F. Balance the community’s economic and aesthetic concerns.

**5.6.2. APPLICABILITY<sup>121</sup>**

- A. The general applicability standards in Section 5.1, *Design and Development Standards Applicability*, shall apply to this section.
- B. These nonresidential design standards shall apply to the following:
  - 1. All new nonresidential structures or existing nonresidential structures expanded by 30% or more in gross square footage in all residential zoning districts and the LO, OC, NC, CC, GC, HC, DB, and BP zoning districts.

<sup>120</sup> Proposed new purpose statement.

<sup>121</sup> The Diagnosis calls for replacing the current area-specific nonresidential design standards with generally applicable standards that will apply Citywide. As the Tierra Verde district was converted to a base district, we compared the existing non-residential development standards to these standards and found that these standards reflect an updated version of the concepts that the City sought to implement with the VG standards. We eliminated the separate VG non-residential standards in favor of applicability of this section.

2. All new nonresidential structures or existing structures expanded by 30% or more in gross square footage in the LI and IM zoning districts for land uses in the public and institutional and commercial uses categories, as described in Article 3.
  3. In the event of an express conflict between a building design standard in Section 5.6 and an overlay district, the standard for the overlay district shall control, as provided in Section 2.1.6.
- C. Mixed-use projects shall comply with Section 5.6 and Section 5.7, *Mixed Use Design Standards*.
- D. Alternate building and site designs may be approved by the Zoning Administrator through the alternative equivalent compliance procedure described in Section 10.4.22.

### 5.6.3. SITE DESIGN AND BUILDING ORGANIZATION<sup>122</sup>

#### A. Purpose

Site design standards address a development's relationship to its surrounding natural features and development patterns. They also address the relationship between key elements within the site. Careful site design is critical to the success of nonresidential projects, and the standards of this Section should be considered at the outset, and throughout, the design process. The standards of this Section are intended to:

1. Ensure development relates to the physical characteristics of the site;
2. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;
3. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;
4. Promote design environments built to human scale;
5. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and
6. Ensure safe and efficient access between buildings and parking areas.

#### B. Nonresidential Contextual Front Setbacks<sup>123</sup>

1. The front setback for infill development may be established as a range based on the locations of the primary structures on abutting lots in the same zone district located on the same street frontage as, and on each side of, the subject lot (i.e., two abutting lots set the range), as approved by the Zoning Administrator.
2. Development of a principal structure on the subject lot shall be set back no further from the primary street than the furthest front façade of the

<sup>122</sup> This is a new provision.

<sup>123</sup> We moved these standards from the dimensional requirements.

principle building on either of the two abutting lots, and shall be located no closer to the primary street than the closest front façade

**C. Building Organization and Orientation**

**1. Individual Buildings**

- a. Development composed of one or two buildings shall be oriented so that the front façade faces the street from which the building derives its street address.
- b. In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one or more windows that are transparent.

**2. Multi-Building Organization**

Development composed of three or more buildings shall be configured to:

- a. Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle access ways, pedestrian walkways, or other circulation routes; or
- b. Frame the corner of an adjacent street intersection or entry point to the development; or
- c. Frame and enclose on at least two sides parking areas, public spaces, or other site amenities; or
- d. Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings; or
- e. On sites of 15 acres or more, frame and enclose a "main street" pedestrian or vehicle access corridor within the development site.

**3. Entrance Orientation**

The principal building entrance shall face the street providing the main access to the site. In cases where the principal entrance does not face the principal street, the entrance shall be connected to the street and adjacent parking areas with sidewalks that meet the shading requirements of Section 5.6.4.J.

**4. Building Entry Design**

- a. All buildings shall have their primary entrance directly off the street or through a recessed area, courtyard, or plaza located adjacent to the street.
- b. The primary entryway shall be readily apparent as a prominent architectural component from the street, thus creating a focal point.



Figure 5.x Building entry directly from a street



Figure 5.x Building entry through a courtyard

However, nonresidential buildings with multiple tenants on the ground floor or multiple primary entrances shall have all entrances treated architecturally.

- c. Primary building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.
- d. All ground-floor entrances shall be covered or inset. This requirement shall not apply to loading areas.<sup>124</sup>

**D. Transitions in Height and Mass<sup>125</sup>**

Transitions between nonresidential structures and residential neighborhoods shall be provided by using a combination of the following techniques:

- 1. Concentrating the tallest buildings at the center of the site or along primary street frontages;
- 2. Stepping down the height of buildings along the shared lot line or street frontage to the average height of the adjacent residential structures; or
- 3. Providing gradual decreases in building height and mass (other than step-down, as described above) so that new structures have a comparable scale as adjacent homes along the shared lot line or street frontage.

**5.6.4. BUILDING DESIGN**

**A. Purpose**

Building design directly influences the character and function of nonresidential development. The standards of this Section are intended to:

- 1. Ensure that multi-building or phased commercial developments use compatible schemes of materials, colors, and architectural styles to ensure consistency;
- 2. Ensure that buildings are designed to a human scale; and
- 3. Encourage sustainable development by limiting the amount of resources necessary to construct and operate buildings and by designing buildings to be adaptable for multiple uses.

**B. 360-Degree Architecture**

All building elevations shall be architecturally finished with similar levels of materials and detailing (e.g., tiles, moldings, cornices, wainscoting, etc.). Blank walls void of architectural details or other variation are prohibited.



<sup>124</sup> Provisions (c) and (d) were previously Ord. 07-012, Amendments to 8-200

<sup>125</sup> This is a new provision.

**C. Building Mass<sup>126</sup>**

**1. Horizontal Articulation**

Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. (See Figure 5.6-D.) No individual component shall have a length of more than 60 feet. Components shall be distinguished from one another through four or more of the following:

- a. Variations in roof form or variations in roof height of two feet or more;
- b. Changes in wall plane of 24 inches or more in width and depth;
- c. Variations in the arrangement and recessing of doors and windows;
- d. Recognizable changes in texture, material, or surface colors;
- e. Decorative columns; or
- f. Minimum ten-foot parapet return.

**2. Vertical Articulation**

a. Buildings greater than two stories or taller than 20 feet shall be designed to reduce apparent mass by including a clearly identifiable base, middle, and top, with horizontal elements separating these components.

b. A well-defined cornice or fascia shall be located at the top of the storefront and at the roofline.



Figure 5.x Example of vertical articulation

c. The component described as the middle shall constitute a minimum of 50 percent of the total building height.

**3. Other Techniques**

Buildings should incorporate other techniques to divide further large building facades, including the following:

- a. In large stores with internal functions (e.g., coffee shop, deli, florist), buildings should include a minor storefront with a separate entrance. Large uses (e.g., groceries, department stores, warehouse stores) should include multiple entrances.
- b. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

<sup>126</sup> Generally, this replaces and builds upon 9-1600 Entertainment District Overlay, Section C.2.5 (pg. 75).

- c. Building design should avoid oversimplified, one-dimensional facades that lack human scale.
- d. Design articulation should not apply evenly across the building facade, but should be grouped for greater visual impact, employing changes in volume and plane.
- e. Enhancement of long unadorned walls with:
  - (i) Light and shade design elements,
  - (ii) Recesses and projections,
  - (iii) Vertical accents or focal points,
  - (iv) Murals or sculptures,
  - (v) Masonry texture features, or
  - (vi) Landscaping.

**D. Design Elements**

1. Structures 20,000 square feet or less shall include a minimum of four of the architectural design features listed below. Structures over 20,000 square feet shall include a minimum of six of the architectural design features listed below:
  - a. Canopies, awnings, arcades, covered walkways, or porticos;
  - b. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals, or projecting ribs used to express architectural or structural bays;
  - c. Varied roof heights for pitched, peaked, sloped, or flat roof styles;
  - d. Articulated cornice line;
  - e. Arches;
  - f. Display windows, faux windows, or decorative windows;
  - g. Architectural details (such as tile work and molding) or accent materials integrated into the building façade;
  - h. Integrated planters or wing walls that incorporate landscaping and sitting areas or outdoor patios;
  - i. Integrated water features; or
  - j. Other architectural features approved by the Zoning Administrator.
2. The dominant primary cladding material shall be used on at least 20 percent of the wall area of the side elevations of the structure.
3. All service and aesthetic attachments to buildings shall be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

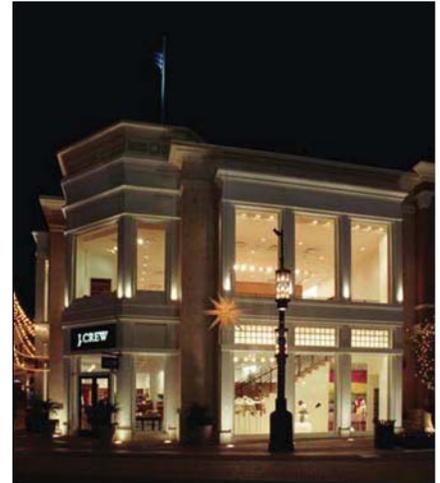


Figure 5.x Examples of recesses and projections.

**E. Architectural Accent Features<sup>127</sup>**

In addition to the design elements required by 5.6.4.D, to add detail to a building's facade, a minimum of three of the following accent features are required:

1. Overhang eaves,
2. Banding,
3. Pilasters,
4. Articulated parapets,
5. Cornices,
6. Columns,
7. String courses,
8. Projecting windows,
9. Window sills,
10. Rustication,
11. Lintels, and
12. Porches.

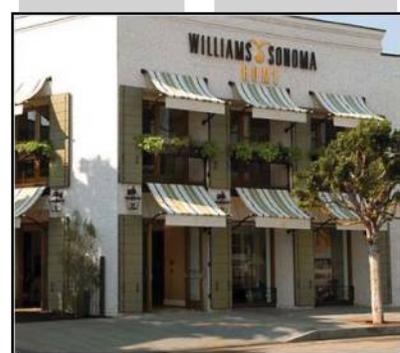


Figure 5.x Architectural accent feature examples.

<sup>127</sup> Based on 9-1600 Entertainment District Overlay, Section C.2.8 (pg. 77). Based on early comments, we have changed this from a recommendation to a requirement.

**F. Roof Design<sup>128</sup>**

**1. Roofline Articulation**

Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development.



Figure 5.x Examples of acceptable roof design.

**2. Flat Roofs**

Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground. Parapets shall be constructed of the same material as the primary façade.

**3. Overhanging Eaves**

Overhanging eaves shall extend at least two feet past the supporting walls.

**4. Roof Pitch**

Pitched roofs shall have a minimum pitch of 4/12 for all structures. This requirement excludes roofs for entries and dormers.

**5. Architectural Elements**

Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys, are encouraged.

**6. Roof Materials**

- a. Sloped or pitched roofs shall be constructed of asphalt shingles, synthetic shingles, standing seam metal, or tile. Flat roofs may be constructed of any industry-standard material, unless prohibited by this section.
- b. Wood shingles, corrugated metal, tar paper, and brightly colored asphalt shingle roof materials are prohibited on all roof types.

<sup>128</sup> Previously 9-1600 Entertainment District Overlay, Section C.2.6 (pg. 76). This section builds on the roof design provisions found in the existing Commercial Design Standards.

**G. Awnings, Canopies, Arcades, and Overhangs<sup>129</sup>**

Structural awnings are encouraged at the first-floor level to enhance articulation of the building.

1. The material of awnings and canopies shall complement the building.
2. Awnings shall not be internally illuminated.
3. Canopies shall not exceed 40 linear feet without a break.
4. Awnings shall not extend more than five feet over the public sidewalk, unless otherwise approved by the Zoning Administrator, up to a maximum of 10 feet, and are in keeping with the architectural style of the building.
5. Canopies shall respect the placement of street trees and lighting.
6. All large canopies that require structural columns for support shall be completely faced with an approved finish material measured from the finished grade to the canopy roof. Materials used on columns and canopies shall be complementary to the building.



Figure 5.x Examples of building canopy and awning.

**H. Unified Design<sup>130</sup>**

1. If a building or center has a primary architectural theme, that theme should be used around the entire building. This can include, but is not limited to, the use of tile accents, stucco designs, awnings, cornice treatments, stepped parapets, trellises, or arbors with live plant material, textured materials such as stone or brick, planters, or colored panels.
2. The architectural design within a multi-building development of structures (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a development's architectural character.
3. All buildings in a single development, whether developed at a single time or in phases, shall share at least four architectural features in order to create

<sup>129</sup> Previously 9-1600 Entertainment District Overlay, Section C.2.7 (pg. 76).

<sup>130</sup> Based on 9-1600 Entertainment District Overlay, Section C.2.9 (pg. 78). The first two subsections are new.

continuity within the overall development. These features include, but are not limited to, the following:

- a. Overhangs,
- b. Canopies or porticos,
- c. Recesses/projections,
- d. Arcades,
- e. Raised corniced parapets over the entrance,
- f. Roof style and materials,
- g. Arches,
- h. Outdoor patios,
- i. Tower elements (at strategic locations),
- j. Display windows,
- k. Integral planters that incorporate landscaped areas or seating areas,
- l. Water features, and
- m. Public art/sculptures.



Figure 5.x Visual continuity between buildings.

**I. Building Materials and Colors<sup>131</sup>**

**1. Wall Materials**

- a. All exterior walls, including parking structures, garages, and accessory structures shall be finished with 85 percent of an approved material. A maximum of 15 percent of each elevation may include accent materials not listed on the approved material list.
- b. No single building material shall cover more than 80 percent of the front building façade.
- c. The approved material coverage calculation shall not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.
- d. Approved materials shall be defined as:
  - (i) Native stone, brick or tile laid up unit by unit and set in mortar;
  - (ii) Stucco (exterior portland cement plaster with three coats over metal lath or wire fabric lath);
  - (iii) Cultured stone or cast stone;
  - (iv) Architecturally finished block (i.e. burnished block, split faced concrete masonry units or architecturally finished tiltwall);
  - (v) Architecturally finished pre-cast wall that is profiled, sculptured, or provides three dimensional interest;<sup>132</sup>
  - (vi) Poured-in-place concrete wall;<sup>133</sup>
  - (vii) Composite aluminum cladding such as Alucobond;
  - (viii) Exterior Insulation and Finish System (EIFS) located at least four feet above grade and not more than 20% of the facade; and
  - (ix) Architectural glass (less than 25 percent reflectance).



*Figure 5.x No single material covering more than 80% of front facade*

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<sup>131</sup> Previously Ord. 07-012, Amendments to 8-200 Commercial Design Standards, Section B (pg. 2), and 9-1600 Entertainment District Overlay, Section C.2.4 (pg. 74)(with some edits, as noted).

<sup>132</sup> This finish category was added from the Entertainment District Overlay.

<sup>133</sup> This finish category was added from the Entertainment District Overlay.



Figure 5.x Architectural materials.

- e. The rear façade of a building that is adjacent to an industrial use may be constructed with tiltwall concrete, concrete block, or aggregate concrete in addition to the materials permitted in subsection 5.6.3.1.d. above.
- f. Structures 20,000 square feet or less shall use two distinct building materials from the approved list on all facades to provide architectural detail and interest.
- g. Structures over 20,000 square feet shall use three distinct building materials from the approved list on all facades to provide architectural detail and interest.



Figure 5.x Example of facade design.

**2. Awnings and Overhanging Eaves**

Awnings and overhanging eaves may be constructed of metal, canvas, and woven vinyl.

**3. Prohibited Materials<sup>134</sup>**

The following materials are prohibited as exterior cladding or roofing materials:

- a. Aluminum siding or cladding,<sup>135</sup>
- b. Galvanized steel or other bright metal,
- c. Wood or plastic siding,
- d. Cementitious fiberboard,
- e. Unfinished or smooth concrete block/masonry units or concrete wall,<sup>136</sup>
- f. Exposed aggregate,
- g. Wood roof shingles, and
- h. Reflective glass.

<sup>134</sup> Previously Ord. 07-012, Amendments to 8-200 Commercial Design Standards, Section B.3 (pg. 3).

<sup>135</sup> This exception was added from the Entertainment District Overlay standards.

<sup>136</sup> Edited to match Entertainment District Overlay standard.

**4. Façade Colors<sup>137</sup>**

Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of metallic colors, black, or fluorescent colors is prohibited.

**J. Providing for Shade<sup>138</sup>**

1. All development shall provide shaded internal pedestrian walkways along at least 50 percent of all building facades adjacent to or facing streets, outdoor gathering spaces, or parking areas.<sup>139</sup>
2. On sites of 15 acres or more developed or redeveloped as a single project, shaded sidewalks between structures shall constitute a minimum of 30 percent of the sidewalks within sites containing multiple buildings.
3. Buildings should be oriented to minimize direct solar exposure on the primary building façade and areas of high pedestrian activity.

**K. Transparency and Glazing<sup>140</sup>**

1. At least 25 percent of all walls facing a public street shall contain windows or doorways.
2. Windows shall not be used from sidewalk grade to 24 inches high, unless approved by the Zoning Administrator. Divided-light windows are encouraged.<sup>141</sup>

**L. Gateways<sup>142</sup>**

Buildings located at entrances to a development demarcate a gateway that will create an overall identity, set the tone for the development, and mark arrival or entry.

1. Structures at major entry points of a development with three or more structures shall be organized along the street and at the intersection to create a gateway.
2. Architectural attachments shall be incorporated into the facades of buildings, and be placed at major entry points, to help emphasize arrival or entry into the development. These features may include, but are not limited to:

- a. Eaves,



*Figure 5.x Appropriate gateway building.*

<sup>137</sup> Previously 9-1600 Entertainment District Overlay, Section C.2.4.e (pg. 75).

<sup>138</sup> Proposed new standards.

<sup>139</sup> This provision is an expanded version of Ord. 05-094, Downtown Business District, Section C.3. Provisions 2 and 3 are new.

<sup>140</sup> Previously Ord. 06-004, Amendments to 9-1400, Section E.16 (pg. 64) and Ord. 05-094, Downtown Business District, Section C.6 (pg. 113).

<sup>141</sup> Previously 05-094, Downtown Business District, Section C.5 (pg 113).

<sup>142</sup> Previously 9-1600, Entertainment District Overlay, Section C.1(1.2) (pg. 72). As drafted here, this would apply to all nonresidential development.

- b. Planters,
- c. Mounted signs (where they do not conflict with the Federal and Texas Highway Beautification Acts),
- d. Pilasters,
- e. Tower elements,
- f. Water features, or
- g. Arcades.<sup>143</sup>

**M. Construction of Building Elements Spanning Public Right-of-Way<sup>144</sup>**

A specific use permit may be requested for an enclosed building element that spans a public right-of-way provided:

1. The structure is intended for connecting buildings to convey people or materials across a public street,
2. No structural supports shall be located in rights-of-way, and
3. An agreement must be executed with the City prior to permitting for the use of right-of-way.

## **5.7. MIXED-USE DESIGN STANDARDS<sup>145</sup>**

### **5.7.1. PURPOSE**

These standards are intended to promote compact, pedestrian-friendly, and transit-supportive patterns of development in mixed-use areas of the City; to guide the organization of mixed-use development in a variety of contexts; and to minimize the visual impacts of parking within mixed-use areas. These standards are supplemental to the nonresidential design standards and are intended to promote distinct design and sense of place that strengthen mixed use areas as signature developments.

### **5.7.2. APPLICABILITY**

All mixed-use development in the RMU, DB, DNO, and EDO districts that is subject to Article 5 based on Section 5.1, *Design and Development Standards Applicability*, shall also comply with the nonresidential development and design standards in Section 5.6 and the standards of this section. In the event of conflict, the standards of this section shall control.

### **5.7.3. USES<sup>146</sup>**

The following standards shall apply within the mixed-use districts:

<sup>143</sup> Arcades are not listed as a permitted architectural attachment in the Six Flags subdistrict.

<sup>144</sup> Moved from special exception standards.

<sup>145</sup> Diagnosis key theme five describes methods to raise the bar for quality development, including drafting generally applicable mixed-use design standards. These proposed standards are applicable to mixed-use development and they include new and existing (updated, edited) requirements. They supplement the new nonresidential standards, which would also apply to mixed-use development.

<sup>146</sup> This is a new section. Some communities require, rather than encourage, a mix of uses in these districts, but we have found that most communities prefer to maintain flexibility and let the market dictate whether the specific use mix.

**A. Mix of Uses**

To provide for a balance of commercial, office, residential, and civic uses, new developments in the mixed-use districts shall include a mix of two or more distinct types of permitted uses.

**B. Required Mix of Uses—Sites 50,000 Square Feet or Larger**

All developments on sites that exceed 50,000 square feet of gross floor area shall include at least one use from the Commercial Uses category, as identified in Table 3.1-1.

**C. Ground-Floor Uses**

The incorporation of retail shops and/or restaurants is encouraged at the street level to promote a more active environment for pedestrians and to support residential and office uses located within the same building (on upper floors) or nearby. This configuration of uses is particularly encouraged along major street frontages as well as adjacent to major public spaces, where a high level of activity and visibility is desirable. If a limited portion of a structure's ground level will be devoted to retail or restaurant space, such space should be located along those façades adjacent to or most visible from primary street frontages or major pedestrian walkways.

**5.7.4. SITE DESIGN AND BUILDING ORGANIZATION<sup>147</sup>****A. Minimum Development Street Frontage/ Build-to-Line<sup>148</sup>**

A minimum of 60 percent of each development's total building street frontage along a major arterial shall be located at the minimum front setback line for that district. The remaining 40 percent may be set back further. This percentage may be changed for infill or redevelopment where existing, measurable standards differ from this requirement. In those locations, the new structure shall have a street face in keeping with the context of surrounding structures.

**B. Architectural Setback Encroachments**

Any architectural feature may encroach up to five feet from the building face into the setback area, unless otherwise approved by the Zoning Administrator, and provided such feature is compatible with the architectural style of the building. No poles or supporting columns are permitted in the street right-of-way. These features may include, but are not limited to:

1. Stairs, stoops, and porches;
2. Chimneys;
3. Awnings and overhangs (shall provide a minimum of nine feet of clearance above grade and comply with Building Code requirements);<sup>149</sup>

<sup>147</sup> We have taken many of the existing standards in this section from either the Commercial Design Standards or the Entertainment District Overlay development standards. Where the ED standards vary across the sub-districts, we have noted that and made a recommendation for City consideration.

<sup>148</sup> This concept exists in all of the Entertainment District Overlay sub-districts. In three of the districts, the standard is the one stated above; in one district it is a 50/50 split and in one district it is a 40/60 split. We recommend a single standard based on district setbacks with exceptions where local context does not meet the standard, as drafted above.

<sup>149</sup> We have incorporated the clearance requirements of Ord. 05-094, Downtown Business District, Section C.9 (pg. 115).

4. Canopies;
5. Eaves;
6. Tower elements;
7. Pilasters;
8. Bay windows (shall provide a minimum of 10 feet of clearance above grade and may be no more than 10 feet in width);
9. Mounted signs; or
10. Balconies (may have roofs but are required to be open and shall provide a minimum of 10 feet of clearance above grade).

**C. Streetfront Building Setbacks<sup>150</sup>**

Setback areas are intended to be occupied by sidewalks, landscaping, outdoor dining areas, street amenities, kiosks, and other similar permitted uses and structures.

**D. Throughway Zone**

At all times, the Throughway Zone<sup>151</sup> shall remain clear of any obstructions.

**E. Building Corner Treatments<sup>152</sup>**

Buildings shall be designed to reinforce a strong corner condition at street intersections in order to emphasize a “street wall,” in which block closure along the street edge is a definitive characteristic of the development. Buildings shall also be designed to accommodate required visibility triangles without compromising the corner design.



Figure 5.x Acceptable building corner treatments.

<sup>150</sup> Previously 9-1600, Entertainment District Overlay, Section C.1(1.1) (pg. 71). We have edited this provision to apply to all mixed-use development.

<sup>151</sup> We will insert a graphic illustrating this concept.

<sup>152</sup> Previously 9-1600, Entertainment District Overlay, Section C.1(1.5) (pg. 73). We have edited this provision to apply to all mixed-use development.

### 5.7.5. BUILDING DESIGN

#### A. Maximum Building Length

Buildings shall not be longer than 250 feet without an unconnected physical separation of at least 15 feet between another building. This separation shall mark the location of a small pedestrian walkway, allowing a walkable connection to residential and parking areas behind commercial and retail mixed-use frontage buildings. In areas where shorter building lengths are common, a new structure shall match the average building length of the adjacent two structures. If an adjacent lot is empty, the average shall be created based on the closest three buildings on the same street face.

1. The pedestrian walkway shall be lighted and designed to be safe and visually interesting for pedestrians.
2. The pedestrian walkway shall be designed so that it cannot be closed or locked.
3. The pedestrian walkway shall be designed to connect separate buildings or link to customer parking.

#### B. Building Height<sup>153</sup>

To ensure a minimum level of street-wall volume consistency, all buildings shall have a minimum height of 20 feet measured above finished grade to top of roof structure.

#### C. Mixed-Use Residential Entry Features<sup>154</sup>

All units with frontage along the primary street shall have an entrance that faces the street. Mixed-use buildings located with multiple street frontages shall provide entrances to units along each street frontage.

1. Exterior entrances from a public sidewalk or common open space are permitted for dwelling units on the ground floor. These entrances shall be raised from the finished ground-floor level of the sidewalk a minimum of two feet.
2. Dwelling units above the ground floor shall have interior unit entrances, except that exterior stairs are permitted for access to upper-floor units only if they are oriented towards a central plaza not visible from any street.

#### D. Transparency

1. At least 40 percent of any ground-floor wall that faces or is visible from a public street, a right-of-way, or a park shall contain display areas, windows, or doorways. Windows shall be unobstructed and allow views into working areas or lobbies, pedestrian entrances, or display areas. Blank walls are prohibited.

<sup>153</sup> Previously 9-1600, Entertainment District Overlay, Section C.1(1.3) (pg. 73). We have edited this provision to apply to all mixed-use development.

<sup>154</sup> Based on existing Ord. 06-004, Amendments to 9-1400, Section F.23 (pg. 85) and Ord. 05-094, Downtown Business District, Section E.23 (pg. 205). This same concept applies to multi-family residential, so we have included cross-references to illustrations that will appear in that section (so as not to repeat the illustration).

2. At least 20 percent of walls above 20 feet that face a public street shall contain windows.

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## 5.8. OVERLAY AND OTHER DISTRICT DESIGN AND DEVELOPMENT STANDARDS

### 5.8.1. ENTERTAINMENT DISTRICT OVERLAY | EDO

#### A. Applicability<sup>155</sup>

1. Section 5.1, Applicability of this Article, shall apply to the EDO overlay.
2. This section is applicable to development in the EDO overlay in addition to Section 5.6, Nonresidential Design Standards, and Section 5.7, Mixed-Use Design Standards.
3. Construction of single-family, two-family, and multi-family residential dwellings in the EDO overlay shall comply with Section 5.5, *Residential Design Standards*.
4. Change in Use

In the EDO overlay district, any change in use, as determined from the Use Table in Article 3, *Use Regulations*, shall comply with the following where applicable:

- a. Section 5.2.3(D), Parking Lot Landscaping and Screening, for the entire site.
  - b. The following subsections of Section 5.3, *Screening, Buffering, and Fences*, for the entire site:
    - (i) Subsection 5.3.1(A), Residential Screening and Buffering;
    - (ii) Subsection 5.3.2, Mechanical Equipment Screening; and
    - (iii) Subsection 5.3.3, Screening of Service, Loading, and Storage Areas.
  - (iv) Section 5.4, Off-Street Parking and Loading Requirements, for the entire site, if the change triggers a recalculation of parking requirements (See Section 5.4.2.B.).
  - c. If the structure is either nonresidential or mixed-use, compliance with Section 5.6, *Nonresidential Design Standards*, or Section 5.7, *Mixed-Use Design Standards*, as applicable, but only for the following items:
    - (i) Façade colors for the building, and not just the tenant space;
    - (ii) Covered entryways for that tenant space; and
    - (iii) Street tree standards for the entire frontage.
  - d. Article 7, *Sign Standards*, as pertinent to that tenant space and any site signs.
5. The following are excepted from the EDO overlay :
- a. Construction within a Major Sports Complex;
  - b. Six Flags and Hurricane Harbor, excluding the perimeter of the amusement and water parks and office properties;

<sup>155</sup> This section was carried forward from the ED Overlay. The majority of the private realm standards have been incorporated into the non-residential and mixed-use development standards; however, a few of the private realm standards have been carried forward at the end of this section.

- c. Section 7.15, *Major Sports Complex Sign Standards*;
- d. The Major Sports Complex chapter of the City Code of Ordinances.

**B. Land Uses**

**1. Permitted Uses**

Subject to the provisions of Section 3.1.2, any use permitted in the applicable underlying base zoning district may be permitted the EDO overlay district, with the following conditions:

- a. Restaurants with drive-through windows require approval of a Specific Use Permit.

**2. Prohibited Uses**

Any use not explicitly allowed in Table 3.1-1, *Table of Allowed Uses – Residential Districts*; and 3.1-2, *Table of Allowed Uses – Non-Residential and Mixed-Use Districts*, is prohibited in the EDO overlay district. In addition, the following uses are prohibited in the entire EDO overlay district:

- a. HUD Code manufactured home/mobile home
- b. Halfway house
- c. Correctional facility
- d. Animal production
- e. Crop production
- f. Auto service center
- g. Auto repair garage, major
- h. Surface parking lots as a primary use
- i. Hotel, limited service
- j. Residence hotel
- k. Secondhand goods store
- l. Bail bond service
- m. Gun range (indoor)
- n. Salvage yard (indoor)
- o. Salvage yard (outdoor)

**C. Intent of Design and Development Standards**

The design and development standards in the EDO overlay are classified into two categories: private realm and public realm.

- 1. The private realm is composed of buildings, site development, and private open spaces. Standards are intended to help strengthen the overall quality and character of development in the Entertainment District.

2. The public realm contributes immeasurably to the quality of life in a community. It is where the community meets, gathers, shops, works, and recreates. It consists of those places that people have unlimited and direct access to including streets, sidewalks, walkways, parks, and public open spaces.

**D. Private Realm Design and Development Standards**

**1. Applicability**

The following standards are applicable in the private realm of the EDO Overlay.

**2. Front Building Setbacks**

The following setbacks are applicable within the EDO overlay district:

<b>Street Type</b>	<b>Minimum (ft)</b>	<b>Maximum (ft)<sup>1</sup></b>
Major Arterial	5	9
Minor Arterial	7	9
Major or Minor Collector	5	7
City/Local Street	5	11
Mews	5	7
Interstate frontage roads	12	24
Notes:		
1 If an existing utility easement is deeper than the maximum setback, the setback may be increased to the edge of the utility easement farthest from the front property line.		

**2. Minimum Development Street Frontage/Build-to-Line**

- a. A minimum of 60 percent of each development's total building street frontage along a major arterial shall be located at the minimum front setback line.
- b. This percentage may be adjusted for infill or redevelopment to accommodate site constraints. Infill or redevelopment projects shall have a street face in keeping with the context of surrounding structures.

**3. Minimum Building Height**

In order to ensure a minimum level of street-wall volume consistency, all buildings shall have a minimum height of 20 feet measured above finished grade to top of roof structure. This standard does not apply to single-family or two-family residential structures.

**4. Maximum Building Length**

Buildings shall not be longer than 250 feet without an unconnected physical separation of at least 15 feet in width between another building. A covered pedestrian walkway may be provided in the building separation area that creates a walkable connection to residential and parking areas behind commercial and retail mixed-use frontage buildings.

**5. Exterior Illumination**

**a. Intent**

Illumination of buildings is required to promote the safety of all pedestrians and discourage “dead spaces” within the urban environment. Exterior illumination also provides a unique architectural opportunity to highlight the unique characteristics of the Arlington Entertainment District.

**b. General Standards**

(i) Exterior lighting for internal roads, private streets, entrance drives, and parking areas shall be designed to provide uniform illumination with low glare, using equipment that does not detract from the building’s design.

(ii) The use of lighted bollards along pedestrian routes and at building entrances is encouraged.

**c. Illumination Location**

(i) Appropriate illumination shall be required on all exterior building walls that face streets, walkways, and parking areas.

(ii) Special care shall be given to the lighting design for all facades facing public sidewalks to create visual interest.

(iii) Floodlighting of building facades is prohibited. Highlighting of specific portions of a building for functional, aesthetic, or security purposes is expected and shall be indirect.

(iv) Indirect wall lighting, “wall washing”, overhead down lighting, or interior illumination that spills outside is encouraged.

(v) Uplighting of plants to cast shadows on wall surfaces or to highlight special landscaping is encouraged as well, provided light sources are concealed.

**6. Fenestration**

The ground floor level of each elevation of all non-residential and mixed-use buildings that face or front upon any public right-of-way, pedestrian way, parking lot, park or residentially zoned area, shall be comprised of a minimum of 40-percent windows or doors .

**7. Fences**

a. Fences and gates that exceed four feet in height shall not extend beyond the front facade of the building.

b. Chain link and vinyl are prohibited materials for fencing and gates. Wood fences are prohibited except as interior privacy fences for single-family residences.

c. Fencing along sidewalks and public right-of-way shall comply with Section 5.3.4.B.3.

**E. Public Realm Design and Development Standards**

**1. Applicability**

The following standards are applicable in the public realm of the EDO Overlay.

**2. Street Framework and Streetscape Design Standards**

**a. Intent<sup>156</sup>**

The intent of these standards is to create a street framework that supports a high level of connectivity, provides development flexibility over time, and encourages pedestrian activity. The key design features that are necessary to create the characteristics within the public realm include:

- (i) Street patterns based on a small scale grid system of interconnected streets;
- (ii) Continuity of sidewalks along each street;
- (iii) Crosswalk demarcation at street intersections;
- (iv) Wide sidewalks with shade trees;
- (v) Parallel and head-in parking to protect pedestrians from traffic movement (except along Collins Street) upon review and approval by the Department of Public Works and Transportation; and
- (vi) Narrow street cross sections and neck downs at crosswalks.

**b. Roadside Design**

The roadside extends from the face of the building or edge of the private property to the face of the curb and is that portion of a street that accommodates both social and business activity. The roadside consists of the following four distinct functional zones that shall be designed as follows:

**(i) Frontage Zone**

- (1) The frontage zone shall contain private street furniture, signage, merchandise displays, etc., and can be used for restaurant/street cafes.
- (2) The frontage zone shall be at least two feet in width, and may be located on private property.

**(ii) Thoroughway Zone**

- (1) Continuous sidewalks are required along all thoroughfares.
- (2) A clear pedestrian zone with a minimum width of five feet shall be provided in residential areas and six feet shall be provided in commercial and mixed-use areas.

**(iii) Furnishing Zone**

- (1) Items that shall be located in this zone to minimize impact on the thoroughway zone include: street trees, planting strips, street

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<sup>156</sup> Current ED Section IV.A.I.

furniture, utility poles, sidewalk vaults, newspaper racks, cabinets, traffic signal cabinets, fire hydrants, bicycle racks, etc.

- (2) The minimum width of this zone is five feet, but installing pedestrian bulb-outs may be used where appropriate to increase sidewalk space.

**(iv) Edge Zone**

- (1) The edge zone is required for all streets that allow on-street parking, but is not required on local streets and mews.
- (2) Accessories or landscaping shall be at least two feet wide to facilitate the door swing of a parked car and prevent conflicts with elements within the furnishing zone. Parking meters, however, may be placed in this zone.

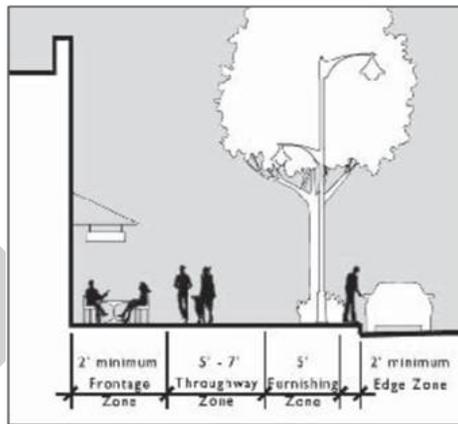


Figure 5.x General roadside functional zones.



Figure 5.x Illustrative uses in roadside functional zones.

**c. General Requirements**

- (i) Owners shall be responsible for providing sidewalk design and streetscape improvement features identified in this subsection unless such improvements are part of a public project.

(ii) If the required right-of-way dedication is less than the minimum required width of the streetscape (excluding the frontage zone), the additional area shall be provided on private property through a sidewalk easement. For example: A commercial property on a major collector requires at least 13-foot streetscape (six-foot wide sidewalk/ throughway zone, five-foot wide furnishing zone, and two-foot wide edge zone), but the right-of-way available is only 10 feet, then the additional three feet shall be provided on private property through a sidewalk easement.

(iii) Roadside design construction shall be complete before occupancy.

(iv) If driveways or other improvements necessitate the removal of any existing trees, the trees must be relocated to another site within the landscape setback or several trees of the same category and equaling the total caliper inches of the trees removed must be planted somewhere within the setback area.



Figure 5.x Example of sidewalk design.

(v) Existing trees that die or are severely damaged shall also be replaced by trees equaling the total caliper inches of trees removed within 30 days.

(1) Where the total number of caliper inches required cannot be accommodated where the existing tree was removed, they may be located elsewhere within the project site.

(2) Where there is not room on the project site to accommodate replacement trees, the City shall work with the applicant to identify alternative amenities on site, such as street furniture, planters, or public art.

### 3. Street Typology

#### a. Arterials and Collectors

Streets and rights-of-way shall conform to the Thoroughfare Development Plan, as amended, the *Design Criteria Manual*, and the standards in this Code.

#### b. Mews

(i) The right-of-way for a mews shall be 48 feet.

(ii) On-street parallel parking may be provided at specific locations, and



Figure 5.x Example of mews.

may be located in between street trees.

(iii) Curbs are not required along mews.

(iv) Street trees shall be placed in planter leave-outs of five feet by five feet in size spaced on average every 35 feet. Planters shall be screened with a 12-inch tall ornamental steel fence or brick edge.

4. **Intersections and Crosswalks**<sup>157</sup>

a. Intersections shall be compact and minimize crossing distance as well as crossing time. They shall also minimize exposure to traffic, encourage pedestrian travel, and increase safety.

b. If block lengths exceed 400 feet, mid block crossings shall be required at a minimum distance of 150 feet from an intersection. The Zoning Administrator may determine that mid-block crossings are not required where there are sufficient opportunities for pedestrian movement.



Figure 5.x Compact intersection.

5. **Street Trees**

Street trees are utilized to provide a sense of separation between pedestrians and vehicles, define space, soften hard edges of the built environment, provide shade to pedestrians and vehicles, and minimize the heat island effect created by large areas of paved surfaces. Street trees shall be provided as follows:

- a. All street trees shall be planted at an average of 30 feet on center along all major arterials and at an average of 35 feet on center for all other types of streets.
- b. All required street trees shall have a minimum caliper of four inches and be at least 10 feet in height at the time of installation.
- c. Street trees shall not be located closer than 15 feet from a street lamppost.
- d. Street trees used shall be of the same species along both sides of each street on a block.
- e. Street trees shall be centered within a minimum of five feet by five feet irrigated tree wells or in at least five feet wide tree lawn. The tree lawn shall also have a minimum five feet wide stepping path centered

<sup>157</sup> Sidewalk design, addressed in Section 5.10 Transportation and Connectivity, is very similar to the ED standards so we have not carried the design standards forward.

between trees. Street trees shall be centered a minimum distance of four feet from the back of the curb.

- f. Tree wells may be constructed either as raised tree curb pits covered with ground cover plant material or flush grate tree pits covered by ornamental tree grates or paver grates.
- g. Ornamental tree guards are permitted.



Figure 5.x Street trees centered in extended paved surface and in a tree lawn.

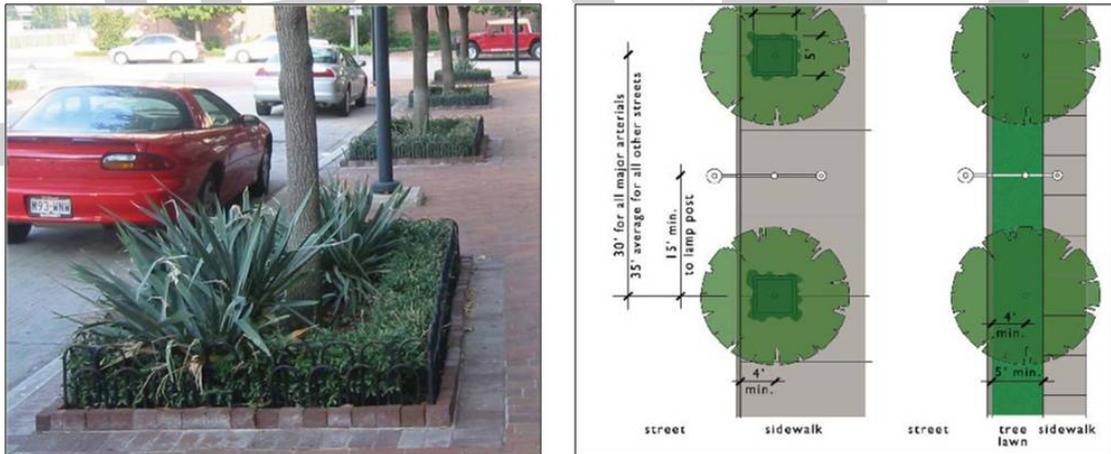


Figure 5.x Ornamental tree guard and raised tree curb (right). Example of tree well and tree lawn landscaping (right).

**6. Median Landscaping**

- a. The use of very low and low water use plant materials is required for all landscaped medians through the use of xeriscape principles.
- b. Any combination of trees, shrubs, and ornamental grasses shall be

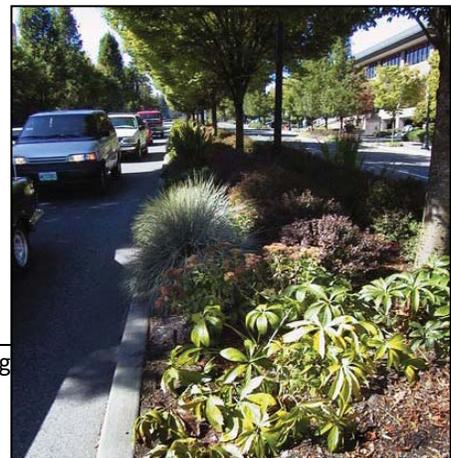


Figure 5.x Median landscaping.

used in medians required to follow xeriscape landscape principles.

- c. Irrigated turf shall not be permitted.
- d. Trees shall be spaced a maximum of 30 to 40 feet on center.

**7. Ground Cover, Shrubs, and Flowers**

Plantings provide seasonal color, direct circulation, and serve as a buffer between pedestrians and automobiles. In addition, these areas help soften the street environment along the street edge.

- a. Tree lawns shall be planted in the furnishing zone with sod or low groundcover not exceeding six inches in mature height.
- b. In areas where high pedestrian traffic warrants additional paving, the area reserved for tree lawns shall be paved with brick, flagstone, or concrete pavers between required street trees.

**8. Parks and Open Spaces**

**a. Intent**

Publicly accessible private parks and open space organize and reinforce neighborhood structure and help create an identity for the Entertainment District. These spaces offer a wide variety of passive and active recreational experiences ranging in size and type, but together they create an integrated system enhancing livability, natural appearance, and ecological values while providing gathering places and interaction opportunities for the community. Type and character of park and open space should be influenced by its surrounding uses (e.g. retail, office, high or low density residential) and prospective user groups (e.g. workers, shoppers, and children). In addition to the standards in Sections 5.11, *Common Open Space*, and 6.7, *Linear Parks*, the following standards apply in the EDO Overlay District.

**b. Required Dimensions**

- (i) A maximum of 30 percent of area required to be devoted for public park or open space may be provided on an enclosed or sheltered ground floor level or rooftop terrace, provided the space meets all other requirements of these standards. For a mixed-use building, up to 50 percent of open space may be provided on an enclosed or sheltered ground floor level or rooftop terrace.
- (ii) No space or area less than six feet wide in any direction shall be counted as public park or open space.

**c. Location and Design**

- (i) Public parks and open spaces shall be visible and easily accessible from public areas such as building entrances and adjacent streets and sidewalks.
- (ii) Active uses such as retail, cafes, restaurants, higher density residential, and office uses that provide pedestrian traffic shall be considered as appropriate uses to line public parks and open spaces.

Furthermore, the building facades for these uses should define and visually enclose open space as an outdoor room.

- (iii) Publicly accessible places to sit shall be provided and may be both formal and informal including park benches, garden walls, monumental stairs, moveable chairs, and landscape elements such as boulders, fountain edges, and sculpture pieces.
- (iv) All outdoor spaces shall provide:
  - (1) A minimum of one tree from the approved plant list for each 1,000 square feet of park/open space provided.
  - (2) A minimum of 25 linear feet of seating shall be provided for every 1,000 square feet of park/open space.
  - (3) One trash receptacle for each 5,000 square feet of park/open space provided.
  - (4) Public art and water features are encouraged to be incorporated into each park/ open space provided.

#### 9. Public Realm Accessories

The following public realm accessories shall be provided within frontage and/or furnishing zones along all streets. Such amenities shall be provided at the same time as street trees. Accessories shall not be required along predominantly single-family residential streets and mews.

##### a. Lighting

- (i) Lighting is intended to provide clarity of vehicular and pedestrian movement without needlessly lighting adjacent properties or developments.
- (ii) Lighting shall have intensities and uniformity ratios in accordance with the most recently updated recommended practices of the Illuminating Engineering Society of North America (IESNA).<sup>158</sup>
- (iii) All lighting shall be focused downward and cut off shields shall be required where needed to prevent light from spilling onto adjoining properties or rights-of-way.
- (iv) Lighting shall be controlled by a photocell or seasonally adjusted timer switch.
- (v) Lighting fixtures that have been identified as non-operable shall be returned to an operable state within 72 hours.

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<sup>158</sup> These standards should be moved to the administrative manual or specifications standards. This section is subject to further revisions.



Figure 5.x Example of downward focused lighting.

**b. Exterior Illumination**

- (i) Lighting may include string lighting in trees or uplighting in a tree lawn/ grate and/or planting bed.
- (ii) Uplighting shall be waterproof, directional, and use fixtures that shield the light source from passing vehicles and pedestrians.

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Figure 5.x Examples of nighttime lighting and appearance.

**c. Pedestrian and Vehicular Lighting**

- (i) Thoroughfare and pedestrian lighting shall be designed to provide uniform illumination with coordinated fixtures and cut-off luminaires selected from a single “family” of design (Kim Lighting or an approved equivalent).
- (ii) All fixtures shall be selected for compatibility with the architecture and with the lighting design of adjacent parcels.
- (iii) Street lighting for boulevards shall be located on medians. The mounting height of twin-fixture pole shall be 30 feet. Generally, the spacing is 150 feet to 200 feet determined by photometric study to obtain uniform distribution of light per IESNA standards. The poles shall be constructed at the center of the median unless underground utilities prevent such installation. The poles shall have the capacity to accommodate twin-arm vertical banner signs.
- (iv) Pedestrian lighting for boulevards shall be located along sidewalks, within frontage and/or furnishing zones. Poles shall be located at

least four feet from the back of the curb and at an average interval of 90 feet. Lighting shall be centered between streets trees and placed at an average of 15 feet from street trees. The mounting height of the single fixture pole shall be 12 feet. The poles shall have the capacity to accommodate single-arm vertical banner sign, facing the sidewalk side.

- (v) A combination pole with pedestrian and street lighting shall be provided on non-boulevards. They shall be located within the furnishing or frontage zone parkway, at least four feet from the back of the curb and at an average interval of 90 feet. They shall be centered between streets trees and placed at an average of 15 feet from street trees. The mounting height of the pole shall be 20 feet at which level both the street light and the pedestrian light bracket will be installed. The poles shall have the capacity to accommodate single-arm vertical banner sign, facing the sidewalk side.
- (vi) Pedestrian lighting for park trails and pedestrian bridges shall be located close to the edge of the trail (generally one foot) and at an average interval of 90 feet. The mounting height of the pole shall be 12 feet. The poles shall have the capacity to accommodate twin-arm vertical banner signs.

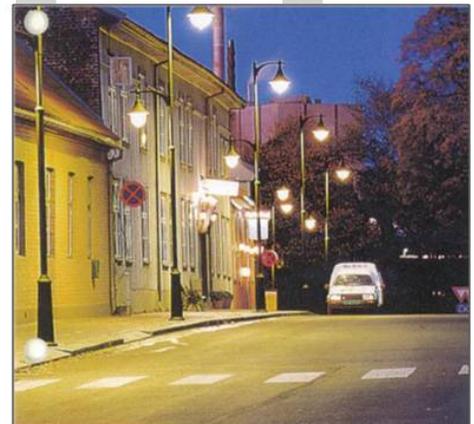


Figure 5.x Recommended lighting for streets and pedestrians.

- (vii) Suspended cable lights may be used for animating and down-lighting pedestrian passages, open structures, mews, and other exterior locations. Cable lights must be suspended between building faces, poles or other types of hanging structures at a minimum height of 16-feet above the finished sidewalk grade. The specification of the fixture shall be complementary to the pedestrian



Figure 5.x Suspended cable lighting.

lighting.<sup>159</sup>

**d. Traffic Signal**

All exposed surfaces of the signal shall be painted with black powder coat, consistent with the street and pedestrian light posts. In addition, black silhouette blades/back plate per MUTCD shall be added to each signal to eliminate glare and inconsistent separation between signal and pole.

**10. Public Realm Street Furniture**

**a. Intent**

Benches, trash receptacles, bike racks, and newsstands add character, help create functional and appealing outdoor spaces for public use and hence shall be required. The inclusion of well-designed and appropriately located street furniture can transform an unpleasant and poorly utilized area into an area that will attract users and promote outdoor activity. It is very important to organize street furniture so that it is clear of pedestrian movement yet easily accessible. The following are examples of acceptable standards for such equipment. Final approval of accessories shall be made by the Zoning Administrator.

**b. Street Furniture Standards**

**(i) Location**

Street furniture shall be located within the frontage zone and/or within the furnishing zone subject to Zoning Administrator approval.

**(ii) Maintenance Agreement**

The Zoning Administrator may require a maintenance agreement and Easement Use Agreement for street amenities located within the right-of-way.

**(iii) Benches**

**(1)** Benches shall be located near street lamps, building entry locations, or bike rack locations, parallel to buildings or perpendicular to buildings (where benches face each other) within the furnishing zone and/or within the frontage zone when space allows.

**(2)** Benches shall be spaced at a minimum distance of 90 feet along mixed-use major thoroughfares and at a minimum distance of 180 feet along all other thoroughfares not predominantly serving single-family residential uses.

**(3)** Benches shall be one of the following models or an approved equivalent:

**(a)** Victor Stanley Model No. C-10 (with back) or Model No. C-7 (without back)

<sup>159</sup> These standards should be moved to the administrative manual or specifications standards.

- (i) Cast iron frame components painted VS Black with Philippine mahogany wood finish, or reinforced recycled plastic slats with cherry finish.



- (ii) Eight feet in length with center steel armrest, or five feet in length without armrest.
- (iii) Surface mounted

**(b) Victor Stanley Model No. FB-324**

- (iv) All fabricated metal components shall be steel shot blasted, etched, phosphatized, preheated, and electrostatically power coated with TGIC polyester black powder coatings.
- (v) Eight feet in length with bolt-on center fabricated armrest, or five feet in length without armrest.
- (vi) Surface mounted



**(iv) Trash Receptacles<sup>160</sup>**

- (1) Trash receptacles shall be easily accessible for pedestrians and trash collection.
- (2) Trash receptacles shall be firmly attached to paving to avoid vandalism.
- (3) Trash receptacles shall be designed in two pieces. The inner container shall ensure easy trash pickup and removal, and an outer shell will blend aesthetically with other streetscape elements.
- (4) Trash receptacles shall be spaced at a minimum distance of 90 feet along major thoroughfare.
- (5) Trash receptacles shall be a Victor Stanley Ironsides Series Model SD 35 side door with S-2 Formed Dome Lid, or an approved equivalent. Color/finish shall be VS Black, size of standard capacity, and surface mounted.



<sup>160</sup> These standards could be moved to the administrative manual or specifications standards.

**(v) Bike Racks<sup>161</sup>**

(1) Bike racks shall be located near building entrances or street lamps.

(2) Bike racks shall be sited in all commercial, retail areas, and all cycling destinations as near to the immediate destination as possible. The bike racks shall be in full public view and easily accessible from the cycle path, sidewalk and/or road. The siting of bicycle racks shall not impede wheelchair or pedestrian access.



(3) Bike racks shall be one of the following models or an approved equivalent:

(a) Victor Stanley Model No. BK 3. Color/finish shall be VS Black, size of three arcs, and surface mounted.

(b) Victor Stanley Model No. BK 6. Color/finish shall be VS Black, size of one arc, and surface mounted.

**(vi) News Racks<sup>162</sup>**

(1) Newspaper racks shall be clustered together and are allowed in predominantly mixed-use, commercial, and retail areas. A maximum of one grouping shall be allowed for every 600- feet or for every two block lengths, whichever is less.



(2) Racks shall be painted a neutral background color, so they do not stand out.

(3) Where possible, racks shall be placed against the building facade in order to leave a clear pedestrian zone.

**(vii) Flagpoles**

(1) Flagpoles at retail/office establishments shall not exceed 20-feet in height.

(2) Exterior flags are restricted to the United States and State of Texas flags. No company advertising flags are permitted.

(3) Flags shall not exceed four feet by six feet.

**(viii) Tree Grates and Tree Guards**

<sup>161</sup> These standards could be moved to the administrative manual or specifications standards.

<sup>162</sup> These standards could be moved to the administrative manual or specifications standards.

- (1) Along streets where intensity of use may make raised tree pits or tree lawn impractical, street trees shall be centered within irrigated tree wells constructed as flush grate tree pits covered by paver grates.
- (2) Ornamental tree guards and tree fences are permitted.
- (3) Tree grates shall be Urban Accessories Model No. Tree Grates KIVA or an approved equivalent. Color/finish shall be cast iron. Size shall be five feet by five feet with pre-drilled holes and vandal-proof bolts.
- (4) Tree guards shall be Urban Accessories Model No. Tree Guard OT or an approved equivalent. Color/finish shall be cast iron.



**(ix) Bollards**

- (1) Bollards are to be used to protect trees and help define lanes where there are no curbs.<sup>163</sup>
- (2) Bollards shall be Urban Accessories Model No. Bollard San Francisco or an approved equivalent. Color/finish shall be Black Semi-Gloss power coat finish. Size shall be six-, eight-, or 14-inches wide, and two- to three-feet in height.



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<sup>163</sup> These standards could be moved to the administrative manual or specifications standards.

**5.8.2. AIRPORT OVERLAY | APO<sup>164</sup>**

**A. Controlled Area**

The area within which airport land use compatibility controls may be instituted, as defined by V.T.C.A., Local Government Code, Section 241, shall be defined as the controlled area. The controlled area is located outside the Airport boundaries and within an area measured no farther than one and one-half statute miles from the centerline of the Arlington Municipal Airport runway and lines no farther than five statute miles from each end of the paved surface of the runway.

**B. Approach Zones**

**1. Runway Zone**

**a. Runway 16**

Approach zone is established beneath the approach surface at ends of the runway 16 of the airport for nonprecision instrument landings and take-offs. The inner edge of the approach zone shall have a width of 1000 feet, which coincides with the width of the primary surface at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet beyond each end of the primary surface, its centerline being the continuation of the centerline of the runway.

**b. Runway 34**

Approach zone is established beneath the approach surface at the end of runway 34 of the airport for precision instrument landings and take-offs. The inner edge of the approach zone shall have a width of 1000 feet which coincides with the width of the primary surface at the distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet beyond each end of the primary surface, its centerline being the continuation of the centerline of the runway.

**2. Transition Zones**

Transition zones are hereby established beneath the transition surface adjacent to each runway and approach surface indicated on the Airport Height Limitations Map dated December 6, 2002. Transition surfaces, symmetrically located on either side of runways, have variable widths and extend outward and upward at right angles to the runway centerline, with the runway centerline extended at a slope of seven to one from the sides of the primary surface and the sides of the approach surfaces.

**3. Horizontal Zone**

The area beneath a horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of runway 16/34 and connecting the adjacent arcs by lines tangent to those arcs.

<sup>164</sup> These provisions have been carried forward from Section 9-500 with only minor revisions.

**4. Conical Zone**

The area beneath the conical surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.

**5. Primary Surface**

The surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of a primary surface for other than utility runways is 500 feet for nonprecision instrument runways having visibility minimum greater than three-fourths (3/4) statute mile.

**C. Airport (APO) Overlay Zones**

In order to implement the intent of this ordinance, the APO Overlay District hereby includes four overlays within the controlled area and shown on the official zoning map as follows:

1. Airport Overlay 1 (APO-1) is that area within the controlled area and located interior to airport flight tracks and beyond the 65 DNL noise contour.
2. Airport Overlay 2 (APO-2) is that area within the controlled area and between the 65 DNL and 70 DNL noise contours.
3. Airport Overlay 3 (APO-3) is that area within the controlled area and between the 70 DNL and 75 DNL noise contours.
4. Airport Overlay 4 (APO-4) is that area within the controlled area and inside the 75 DNL noise contours.

**D. Height Limitations**

Except as otherwise provided in this ordinance, no structure shall be erected, altered or maintained, and no tree shall be allowed to grow in any zone created by this ordinance to a height in excess of the applicable height limitations established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

**1. Approach Zones**

**a. Runway 16**

One foot in height for each 34 feet in horizontal distance beginning at the end of and at the elevation of the primary surface and extending to a point 10,000 feet from the end of the primary surface.

**b. Runway 34**

One foot in height for each 50 feet in horizontal distance beginning at the end of and at the elevation of the primary surface and extending to a point 10,000 feet from the end of the primary surface; thence slopes upward one' in height for each 40 feet along the extended runway centerline.

**2. Transition Zones**

Slope seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation, which is 630 feet above mean sea level.

**3. Horizontal Zone**

Established at 150 feet above the airport elevation, or a height of 780 feet above mean sea level.

**4. Conical Zone**

Slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

**5. Excepted Height Limitations**

Nothing in this ordinance shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to 50 feet above the surface of the land.

**E. Flight Tracks**

The boundaries of the Airport Overlay 1 are established in an area internal to surrounding flight tracks at the Arlington Municipal Airport and located beyond the 65 DNL noise contour. Flight tracks indicate the general areas where aircraft fly over on departures and arrivals. Flight tracks at the Arlington Municipal Airport are determined by aircraft travel from the north or south depending on prevailing winds. In no event shall the boundaries of Airport Overlay 1 extend beyond the controlled area of the Arlington Municipal Airport.

**F. Noise Contours**

Airport Overlays 2 through 4 shall correspond as nearly as practical to the different noise contours within the controlled area and surrounding the Arlington Municipal Airport. These noise contours are plotted in increments of 5 DNL on the official zoning maps, and said noise contours hereby establish the boundaries of these Airport noise overlay zones. In no event shall the boundaries of Airport Overlays 2 through 4 extend beyond the controlled area.

**G. Split Parcels**

In the event a parcel lies either within more than one airport overlay, or only a portion lies within the Airport Overlay District, the provisions of the most restrictive overlay are applicable to the entire parcel of property except when:

1. It is determined by the Zoning Administrator that a structure is located within a single overlay, in which case the provisions of that single overlay shall apply to that structure; or
2. It is determined by the Zoning Administrator that a structure is located outside the APO Overlay District, in which case the provisions of the standard zoning district in which that structure is located shall apply.

**H. Compatible Uses**

Compatible uses within each Airport Overlay are hereby established as shown in Table 5.9-1, *Compatible Land Uses*. Some land uses require the achievement of specific noise reduction levels in the design and construction of structures, consistent with the Construction Chapter of the Arlington Code of Ordinances.

**Table 5.9-1: Compatible Land Uses<sup>165</sup>**

Classification	Public Assembly Safely Area	Moderate Noise Exposure	Significant Noise Exposure	Severe Noise Exposure
Airport Overlay Districts	APO-1	APO-2	APO-3	APO-4
Average Sound Level (DNL)	Less than 65	65 to 70	70 to 75	70 - above
<b>Land Uses</b>				
<b>Aviation Related Uses</b>				
Airport and Support Facilities	Y	Y	Y	Y
Flight Training	Y	Y	Y	Y
Manufacturing/Repair	Y	Y	Y	Y
Wholesale/Retail (including incidental uses)	Y	Y	Y	Y
Other Aviation-Related Uses	Y	Y	Y	Y
<b>Residential</b>				
Dwelling, Single Family Detached	Y	N	N	N
Dwelling, Townhouse/Duplex/Single-Family Attached	Y	N	N	N
Dwelling, Multi-family /Live-Work	Y	25	N	N
Lodging Facilities	Y	25	N	N
Mobile Home Parks	Y	N	N	N

<sup>165</sup> This table has been modified slightly so that the use designations match the use tables in Article 3.

**Table 5.9-1: Compatible Land Uses<sup>165</sup>**

Classification	Public Assembly Safely Area	Moderate Noise Exposure	Significant Noise Exposure	Severe Noise Exposure
Airport Overlay Districts	APO-1	APO-2	APO-3	APO-4
Average Sound Level (DNL)	Less than 65	65 to 70	70 to 75	70 - above
<b>Land Uses</b>				
<b>Public</b>				
Educational Facilities; Hospitals	N	N	N	N
Nursing Homes, Religious Assembly	N	N	N	N
Day Care Centers*	N	N	N	N
<b>Cultural, Entertainment, and Recreational</b>				
Recreation and Entertainment, Outdoor	Y	Y	N	N
Recreation and Entertainment, Indoor	N	N	N	N
Outdoor Music Shells/ Amphitheaters	N	N	N	N
Outdoor Sports Arenas	N	N	N	N
Major Tourist Attraction	Y	Y	N	N
Golf Courses	Y	Y	(1)	(2)
Parks	Y	Y	N	N
<b>Commercial</b>				
Personal Services	Y	Y	25	30
General Retail	Y	Y	25	30
Building and Landscape Materials and Lumber Sales	Y	Y	(1)	(2)
Automotive Repair	Y	Y	(1)	(2)
<b>Manufacturing</b>				
Manufacturing, General	Y	Y	(1)	(2)
Custom and Craft Work	Y	Y	25	30
Contract Construction Services	Y	Y	(1)	(2)
General Wholesale	Y	Y	(1)	(2)
Utilities	Y	Y	(1)	(2)
<b>Agricultural Services</b>				
Agriculture and Ranching	Y	(3)	(4)	(5)
<b>Key to Symbols</b>				
N (No)	Land uses and related structures are prohibited.			
Y (Yes)	Land uses and related structures are permitted.			
25, 30	Land uses and related structures are compatible; measures to achieve noise reduction level of 25 or 30 decibels must be incorporated into design and construction of structures as specified in Article XV Construction Code of the City of Arlington, Texas.			
(1-5)	Land uses and related structures are compatible; conditions must be satisfied consistent with the designated note (1-5) at the end of this Table			
*	Day Care Centers in existence on the effective date of this ordinance, June 28, 1995, are exempt from the provisions of this section.			

Table 5.9-1 Notes:<sup>166</sup>

1. Permitted when noise level reduction measures of 25 Db are incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where normal noise level is low.
2. Permitted when noise level reduction measures of 30 Db are incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where normal noise level is low.
3. Permitted as primary use only when noise level reduction measures of 25 Db are incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where normal level is low. Associated residential buildings are permitted when noise level reduction measures of 25 Db are incorporated into the design and construction of the dwellings.
4. Permitted as primary use only when noise level reduction measures of 30 Db are incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where normal level is low. Associated residential buildings are permitted when noise level reduction measures of 30 Db are incorporated into the design and construction of the dwellings.
5. Permitted as primary use only when noise level reduction measures of 30 Db are incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where normal level is low. Associated residential buildings are prohibited.

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**I. Use Restrictions**

Notwithstanding any other provisions of this ordinance, no use may be made of land or water within any zone established by this ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and other lighting; result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards; or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the airport.

**J. Nonconforming Uses**

**1. Regulations Not Retroactive**

The regulations prescribed by this ordinance shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this ordinance, or otherwise interfere with the continuance of any nonconforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the

<sup>166</sup> Located at the end of the original airport overlay section.

construction or alteration of which was begun prior to the effective date of this ordinance, and is diligently prosecuted.

**2. Marking and Lighting**

Notwithstanding the preceding provision of this section, the owner of any nonconforming structure or area is hereby required to permit the installation, operation, and maintenance hereon of such markers and lights as shall be deemed necessary by the Airport Manager to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

**K. Permits**

**1. Future Uses**

Except as specifically provided in subsection (a) and (b) hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for use inconsistent with the provisions of this ordinance shall be granted unless a variance has approved in accordance with Section 5.8.2.K.4, *Variances*.

- a. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.
- b. In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure, or growth of any tree in excess of any of the height limits established by this section except as permitted by variance in Section 5.8.2.K.4, *Variances*.

**2. Existing Uses**

No permit shall be granted that would allow the establishment or creation of any airport hazard or permit a nonconforming use, structure or tree to be more or become higher, or become a greater hazard to air navigation, than it was on the effective date of this ordinance or any amendments thereto or

than it is when the application for a permit is made. Except as indicated, all applications for such permit shall be granted.

**3. Nonconforming Uses Abandoned or Destroyed**

Whenever the Zoning Administrator determines that a nonconforming structure or tree has been abandoned or more than 80 percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

**4. Variances**

Requests for variances to APO overlay regulations may be made to the Board of Adjustment in compliance with Section 9.4.6, *Zoning Variances and Appeals*.

Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his property, in violation of the regulations prescribed in this ordinance, may apply to the Board of Adjustment for a variance from such regulations in question. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and the relief granted would not be contrary to the public interest, but do substantial justice, and be in accordance with the spirit of this ordinance.

**5. Obstruction Marking and Lighting**

Any permit or variance granted may, if such action is deemed advisable by the Zoning Administrator or the Board of Adjustment to effectuate the purpose of this ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to allow the Airport Manager or to install, operate, and maintain, at the expense of the City, such markings and lights as may be necessary.

**L. Enforcement**

It shall be the duty of the Zoning Administrator to administer and enforce the regulations prescribed herein. Application for permits shall be made to the Zoning Administrator upon a form published for that purpose. Applications required by this section to be submitted to the Zoning Administrator shall be promptly considered and granted or denied. Applications for variances shall be made to the Board of Adjustment by first filing said application for variance with the Zoning Administrator who shall transmit said application to the Board of Adjustment for determination.

**M. Appeals**

Requests for appeals to decisions of the Zoning Administrator in the enforcement of this ordinance may be made in compliance with Section 9.4.6, *Zoning Variances and Appeals*.

**5.8.3. LANDMARK PRESERVATION OVERLAY DISTRICT | LPO<sup>167</sup>****A. Parking Regulations**

Section 5.4.3, *Off-Street Parking Standards*, shall apply to all properties where parking is required in the LPO Landmark Overlay District. Minimum parking requirements do not apply to properties located in the LPO Landmark Preservation Overlay District when:

1. A new use locates within an existing building and does not require more than 30 percent expansion of said building; and,
2. The Zoning Administrator determines that reducing the number of parking spaces required would:
  - a. Be necessary to encourage or promote the purposes of the LPO Landmark Preservation Overlay District;
  - b. Not create an on-street parking problem; and,
  - c. Not constitute a threat to public safety.

**B. Supplemental Regulations**

Buildings, structures, sites, and areas zoned LPO shall be subject to the following regulations:

**1. Certificates of Appropriateness**

No person or entity shall construct, reconstruct, alter, change, restore, remove or demolish any exterior architectural feature of a building or structure located in an LPO Landmark Preservation District unless application has been made to the Landmark Preservation Commission for a Certificate of Appropriateness, and such a Certificate shall have been granted pursuant to Section 9.4.8, *Landmark Preservation District Certificate of Appropriateness*. The Certificate of Appropriateness Guidelines located below shall be used to determine the appropriateness of any proposed exterior changes. The term "exterior architectural feature" shall include but not be limited to the kind, color, and basic texture of all exterior building materials and such features as windows, doors, lights, signs and other exterior fixtures.

**a. Certificate of Appropriateness Guidelines****(i) Facades****(1) Recommended**

Using original material type, if available, when repairing or restoring the façade.

**(2) Not Recommended**

**(a)** Creating false facades.

**(b)** Painting brick that is historically unpainted.

**(c)** Stripping and staining wood that is historically painted.

<sup>167</sup> These provisions have been carried forward from Section 9-600 with only minor revisions. LP procedures have been moved to Sections 9.4.7 and 9.4.8.

**(ii) Windows****(1) Recommended**

- (a)** Using old window as a guide for the window replacement when replacing entire window. Using the same material (if available). If like material is not available, a compatible substitute material may be used (such as a window that is non-metallic in color) that is as similar as possible to the original window.
- (b)** Installing interior storm windows with airtight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.
- (c)** Installing exterior storm windows, which do not damage or obscure the historic windows and frames.

**(2) Not Recommended**

- (a)** Changing the number, location, size, or glazing pattern of windows.
- (b)** Cutting new openings for windows, or installing replacement sash, which does not fit the historic window opening.
- (c)** Changing the historic appearance of windows through the use of designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin (the cross pieces dividing the panes of glass) configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- (d)** Stripping windows of historic material.
- (e)** Removing or blocking in a window or replacing a window with one that does not convey the same visual appearance.
- (f)** Installing new floors or lowering ceilings that cut across the glazed areas of the windows so that the exterior form and appearance of the windows are changed.
- (g)** Removing or radically changing windows, such that the overall historic character is diminished.
- (h)** Obscuring windows with historic trim with metal, solar screens, or other material.

**(iii) Porches and Entrances****(1) Recommended**

- (a)** Using large sheets of glass that are recessed behind the existing scrollwork, post and balustrades (a section of low "fencing" consisting of intermittent supporting posts and horizontal rails with balusters or crossbars in between) for porch enclosures.

- (b) Using the remaining feature as a guide for replacement if the porch or entrance is destroyed or deteriorated beyond repair. It may also be restored based on historical, pictorial, and physical documentation or a new design that is compatible with the historic character using the same type materials if the original material type is not available.

**(2) Not Recommended**

- (a) Enclosing the porch or entrance using wood or masonry.
- (b) Altering or removing stoops or hand-rails.\*
- (c) Lowering the porch elevation to grade.
- (d) Removing porch railings or replacing railings using a different material type.\*
- (e) Reconfiguring steps.\*

\*Unless required by the ADA or other applicable codes.

**(iv) Building Site**

**(1) Recommended**

- (a) Retaining the historic relationship between building, landscape features and open space, including driveways, walkways, lighting, fencing, signs, benches, plants and trees, berms, and archeological features that are important in defining the history of the site.
- (b) Replacing features of the building that are not repairable with a comparable material only if the original type is no longer available.
- (c) Leaving rafter tails (the ends of the roof support beams) exposed.

**(2) Not Recommended**

- (a) Replacing historic features with new features that do not convey the same appearance.
- (b) Introducing site elements that are out of scale or otherwise inappropriate.
- (c) Locating a parking facility directly adjacent to a historic building without physical and visual buffers where automobiles may cause damage to the building or landscape features or be intrusive to the building site.

**(v) Additions**

**(1) Recommended**

- (a) Designing new additions in a manner that makes clear what is historic and what is new. Additions should be compatible but not identical to the historic structure(s).
- (b) Locating the attached exterior addition at the rear or on an inconspicuous side of the building. The setback should be a minimum of 10 feet from the primary façade and should not

be more than 50 percent of the square footage of the existing footprint and 50 percent of the existing dimension of the primary façade.

**(2) Not Recommended**

- (a)** Creating new addition designed such that it cannot be differentiated from the historic building
- (b)** Using the same wall plane, roofline, cornice height, materials, lap siding, or window type to make additions appear to be a part of the historic building.

**(vi) Accessory Buildings**

**(1) Recommended**

Locating the attached accessory building at the rear or on an inconspicuous side of the historic building.

**(vii) Pools**

**(1) Recommended**

Placing swimming pool, spa, etc. in the rear of the historic building so as not to be visible from the front of the building.

**(2) Not Recommended**

- (a)** Placing a swimming pool, spa, etc., on the side or front of a historic building such that the addition can be seen from the street.
- (b)** Displacing historic landscaping.

**(viii) Wrought Iron**

**(1) Not Recommended**

- (a)** Installing wrought iron security bars for doors and windows
- (b)** Installing post and railing as a historical feature replacement on the historic building

**(ix) Roof**

**(1) Recommended**

Installing a roof that is comparable to the historical features of the home, provided there is not undue financial burden and the roof materials meet current safety requirements.

**(x) Colors**

**(1) Recommended**

Using colors which reflect the historic character of the structure.

**(xi) Storefronts**

**(1) Recommended**

Replacing entire storefront using the deteriorated form as a guideline and using the same material type as the historical feature if the storefront is in disrepair.

**(2) Not Recommended**

- (a)** Stripping or replacing historic materials such as: wood, cast iron, terra cotta, or brick.
- (b)** Using substitute material for the replacement parts that do not convey the same visual appearance as the remaining parts of the storefront.
- (c)** Changing the number of windowpanes.
- (d)** Changing the number, location, size, or glazing pattern of windows.
- (e)** Removing or blocking in windows
- (f)** Installing new floors or ceilings that cut across the glazed areas of the windows.
- (g)** Altering the size of the storefront.
- (h)** Replacing the original storefront.

**(xii) Signs**

**(1) Recommended**

Ground signs as defined in the Arlington Code of Ordinances Sign Chapter.

**5.8.4. CONSERVATION DISTRICT OVERLAY | CDO**

**A. Applicability**

The conservation district overlay may be applicable following the recommendation of the creation of a CDO in an area plan adopted by the City Council where the subject area meets the requirements of this section.

**B. Designation Criteria**

To be considered for designation as a conservation district, the area must meet the following criteria:

- 1.** The boundaries of the conservation district are within an area in which a neighborhood plan has been adopted by City Council and the plan recommends a conservation district overlay.
- 2.** The area contains a minimum of one blockface, which includes all the lots on one side of a block.
- 3.** At least 75 percent of the structures in the proposed district were improved at least 25 years ago and are presently improved.
- 4.** The area possesses one or more of the following distinctive features that create a cohesive, identifiable setting, character, or association:
  - a.** Scale, size, type of construction, or distinctive building materials;
  - b.** Spatial relationships between buildings;
  - c.** Lot layouts, setbacks, street layouts, alleys, or sidewalks;
  - d.** Special natural or streetscape characteristics such as creek beds, parks, greenbelts, gardens, or street landscaping;

- e. Land use patterns, including mixed or unique uses or activities; and/or
- f. Contain, abut, or link historic landmarks and/or districts.

**C. Review Procedure**

The review procedure for the creation of a conservation district overlay is located in Section 10.4.2.

**5.9. TRANSPORTATION AND CONNECTIVITY**

**5.9.1. PURPOSE**

The purpose of this section is to support the creation of a highly connected transportation system within the City in order to provide choices for drivers, bicyclists, and pedestrians; increase effectiveness of local service delivery; promote walking and bicycling; connect neighborhoods to each other and to local destinations such as employment, schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; mitigate the traffic impacts of new development; and free up arterial capacity to better serve regional long-distance travel needs. These standards attempt to avoid the creation of large, isolated tracts without routes for through traffic or pedestrian and bicycle connections.

**5.9.2. TRAFFIC IMPACT MITIGATION**

The transportation system for new development shall be capable of supporting the proposed development in addition to the existing and future uses in the area. Evaluation of system capacity shall be undertaken through a Traffic Study as identified in Section 6.4.3.

**5.9.3. STREETS AND VEHICULAR CIRCULATION**

**A. Street Standards**

All streets shall meet the standards in Article 6, *Subdivision Regulations*, and the City's Design Criteria Manual, and Standard Specifications and Engineering Details.

**B. Street Connectivity**

**1. Purpose**

Street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoids traffic congestion on principal routes. Within each development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses. Local neighborhood street systems are intended to provide multiple direct connections to and between local destinations such as parks, schools, and shopping. These connections should knit separate developments together, rather than forming barriers between them.

**2. Residential Streets**

- a. Traffic-calming techniques such as diverters, neck-downs, chicanes, speed humps, speed tables, raised crosswalks, and traffic circles are encouraged to reduce speeds and cut-through traffic.

- b. Should topography or other constraints require the use of straight local streets that extend more than 600 feet without interruption, a traffic-calming device, or similar feature shall be used to slow traffic and break-up the “runway” appearance. (See Figure 5.10-A). In addition, traffic-calming devices may be required to address public safety concerns.
- c. To the maximum extent practicable, streets shall be arranged to follow the natural contours of the site.

**3. Vehicular Access to Public Streets and Adjacent Land**

- a. All development shall provide public or private street connections to all existing, adjacent public streets.
- b. If there are no adjacent public streets, subdivisions, and/or site plans shall provide for connections along each boundary abutting adjacent vacant land for future connections spaced at intervals not to exceed 1,000 feet for arterials, or 600 feet for other street types, or as otherwise approved.
- c. When connections to surrounding streets are proposed or required by the City, public right-of-way or private access easement shall be dedicated and streets developed to existing paved rights-of-way. The City may also require temporary turnarounds to be constructed for temporary cul-de-sacs between development phases.

**4. Driveways and Access**

- a. Every lot shall have access that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles, as well as for those needing access to the property in its intended use.
- b. All driveways and access shall be designed in conformance with the Arlington Design Criteria Manual.

**5. Visibility at Intersections**

On all lots or parcels of land on which a front setback is required, no obstruction that will obscure the view of motor vehicle drivers shall be placed within the triangular area formed by the adjoining street property lines as specified in the Design Criteria Manual, except that trees may be permitted within said triangular area provided that those trees are placed in the street planter strip and the limbs are pruned to at least six feet above the grade level of the adjacent street.

**5.9.4. PEDESTRIAN CIRCULATION**

**A. Sidewalks Required**

Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets (including loop streets and cul-de-sacs), and within and along the frontage of all new development or redevelopment. This requirement shall not apply to local streets in districts in which the minimum lot size is one acre or greater or in steep-slope areas where sidewalks on one side of the street may be approved to reduce excessive slope disturbance, adverse impacts on natural resources, and potential

soil erosion and drainage problems. Construction of sidewalks shall be as specified in the Design Criteria Manual.

**B. Multi-Family Residential Pedestrian Connections**

All developments shall provide an on-site system of pedestrian walkways with a minimum width of six feet designed to provide direct access and connections to and between the following. The on-site walkways shall be maintained by the property owner.

1. The primary entrance or entrances to each building;
2. Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the development;
3. Any parking areas intended to serve the development;
4. Any sidewalk system along the perimeter streets adjacent to the development;
5. Any transit stops (on-site or along an adjacent street);
6. Any adjacent residential neighborhoods (planned or existing) where opportunity exists; and
7. Any adjacent or on-site public park, trail system, open space area, greenway, or other public or civic use as applicable.



*Figure 5.x Pedestrian walkway in multi-family development.*

**C. Nonresidential On-Site Pedestrian Connections**

1. All commercial, mixed-use, and industrial development shall provide a network of on-site pedestrian walkways with a minimum width of six feet to and between the following areas:
  - a. Entrances to each commercial building on the site, including pad site buildings;
  - b. Public sidewalks or walkways on adjacent properties that extend to the boundaries shared with the subject development; and
  - c. Adjacent public transit station areas, transit stops, park and ride facilities, or other transit facilities.
2. Identify on-site pedestrian walkways and crosswalks to motorists and pedestrians using one or more of the following methods: (See Figure 5.10-B.).
  - a. Changing paving material, patterns, or paving color (does not include the painting of the paving material);
  - b. Changing paving height;



*Figure 5.x Walkway in commercial parking lot.*



- c. Decorative bollards;
  - d. Raised median walkways with landscaped buffers; or
  - e. Stamped or stained concrete.
3. Emphasize pedestrian circulation routes with special design features that establish them as areas where pedestrians are physically separated from the flow of vehicular traffic and/or are protected from the weather. Techniques shall include at least one shade feature and one or more of the following:
- a. Pedestrian light features;
  - b. Bollards;
  - c. Seat walls or benches;
  - d. Wayfinding signs;
  - e. Water fountains; and
  - f. Landscape planters.

*Figure 5.x Stamped and stained concrete.*

#### 5.9.5. BICYCLE CIRCULATION

Bicycle facilities are required, as identified in the Arlington Hike and Bike System Master Plan. Striping, marking, and signage should conform to the design guidelines included in the Plan. Right-of-way shall be dedicated in accordance with the Hike and Bike System Master Plan.

### 5.10. COMMON OPEN SPACE

#### 5.10.1. PURPOSE

Common open spaces are set aside for the use and enjoyment of a development's residents, employees, or users. Common open space serves numerous purposes, including preservation of natural areas and resources, ensuring greater resident access to open areas and recreation, reducing the heat island effect, enhancing stormwater quality, and providing public health benefits.

#### 5.10.2. APPLICABILITY<sup>168</sup>

All development subject to this article shall set aside the following minimum amounts of land area as common open space that meets the standards of this section.

- A. For single-family attached development with more than five units: at least 200 square feet per unit.
- B. For multi-family residential buildings with a gross floor area greater than 20,000 and up to 50,000 square feet: 5 percent of total gross site area.

<sup>168</sup> These percentages are from the ED District DDS IV.A.2. However, note that the ED ordinance refers to these as public dedication requirements. (There are alternative standards elsewhere in the Arlington ordinances; for example, some multi-family standards impose a private open space set-aside standard of 1,000 sq ft per unit.)

- C. For multi-family residential buildings with a gross floor area greater than 50,000 square feet: 8 percent of total gross site area.
- D. For nonresidential and mixed-use buildings with a gross floor area greater than 10,000 and up to 50,000 square feet: 3 percent of total gross site area.
- E. For nonresidential and mixed-use buildings with a gross floor area greater than 50,000 square feet: 5 percent of total gross site area.

**5.10.3. COMMON OPEN SPACE STANDARDS**

**A. Areas Counted as Common Open Space**

The features and areas identified in Figure 5.11-A shall be credited towards the common open space requirements of this section:

Figure 5.11-A: Areas Counted As Open Space		
Area Counted as Common Open Space	Description	Design and Maintenance Requirements
<p><b>NATURAL FEATURES</b></p> 	<p>Includes any of the following:</p> <ul style="list-style-type: none"> <li>Flood hazard and conveyance areas;</li> <li>Water features, including wetlands, drainage channels, and lakes;</li> <li>Hillsides and exposed slopes of 15% or more; and</li> <li>Wildlife habitat areas for threatened and endangered species.</li> </ul>	<p>Where natural features exist, the developer or owner shall give priority to its preservation as common open space. Placement of a conservation easement over the protected natural feature areas is encouraged. In reviewing the proposed location of common open spaces, the Zoning Administrator shall use all applicable plans, maps, and reports to determine whether significant resources exist on a proposed site that should be protected. Maintenance is limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.</p>
<p><b>ACTIVE RECREATIONAL AREAS</b></p> 	<p>Land occupied by active recreational uses such as pools, ball fields, playgrounds, tennis courts, and jogging trails.</p>	<p>In no case shall active recreation constitute less than 25% of the total common open space area within a residential or mixed-use district. Land shall be compact and contiguous unless the land is used to link to an existing or planned open space resource. The site shall be adjacent to at least one street. Landscaping shall be planned along all rights-of-way to provide a buffer to surrounding areas.</p>
<p><b>FORMAL PLANTINGS, PUBLIC ART, AND GARDENS</b></p> 	<p>Formally designed and regularly maintained open areas that provide passive recreation opportunities including arranged plantings, gardens, gazebos or similar structures, sculpture, and other forms of public art.</p>	<p>Such features shall abut at least one direct access road, public or private, and be oriented to surrounding development. Roof gardens are also acceptable as an alternative, provided they are accessible to residents and employees of the development.</p>
<p><b>SQUARES, FORECOURTS, PLAZAS, AND PARKS</b></p>	<p>Squares, forecourts, plazas, and parks provide active and passive recreational opportunities to emphasize important places, intersections, or centers. These spaces are intended to serve an entire</p>	<p>Where provided, such features shall have a minimum size of 400 square feet. Such features shall abut at least one direct-access road, public or private. Surrounding buildings shall be oriented toward the</p>

**Figure 5.11-A: Areas Counted As Open Space**

Area Counted as Common Open Space	Description	Design and Maintenance Requirements
	<p>neighborhood or group of neighborhoods or commercial development.</p>	<p>square, forecourt, or park when possible and a connection shall be made to surrounding development.</p>
<p><b>REQUIRED LANDSCAPE AREAS</b></p> 	<p>Required landscape areas serve as a buffer to surrounding areas. Except for landscaped areas within parking lots and areas occupied by street trees, all areas occupied by required landscaping may count as common open space, provided they meet all standards of this Section.</p>	<p>See general landscape standards in Section 4.6.</p>
<p><b>PUBLIC ACCESS EASEMENTS</b></p> 	<p>Access easements, which often combine utility easements with paths or trails, are available for active recreational activities such as walking, running, and biking.</p>	<p>Shall include at least one improved access from a public sidewalk, street, trail, or easement that includes signage designating the access point. A trail or other amenity /amenities shall be provided in the full length of an easement to quality as common open space under this category. An access easement shall be recorded for pedestrian accesses.</p>

**B. Areas Not Credited**

Lands within the following areas shall not be counted towards required common open space:

1. Private yards not subject to a permanent open space or conservation easement acceptable to the City;
2. Public or private streets or rights-of-way;
3. Open parking areas and driveways for dwellings or commercial uses;
4. Land covered by structures not intended solely for recreational uses;
5. Designated outdoor storage areas; and
6. Balconies.

**C. General Design Standards for Common Open Space**

Land set aside for required common open space shall meet the following standards, in addition to the design and maintenance requirements specified in Figure 5.11-A:

**1. Location**

Where appropriate, open space shall be located to be readily accessible and useable by residents and uses of the development. To the maximum practical extent, a portion of the open space should provide focal points for the development.

**2. Configuration**

- a. The lands shall be compact and contiguous unless the land is used as a continuation of or link to an existing or planned adjacent open space resource or where specific natural or topographic features require a different configuration.
- b. Where open areas, trails, parks, or other open space resources are planned or exist adjacent to development, the open space shall, to the maximum extent practical, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open area land.

**3. Orientation of Adjacent Lots and Buildings**

Lots and buildings adjacent to required open space, not including perimeter landscape buffers, shall have at least one entrance facing the open space.

**4. Provision in Multi-Phase Developments**

- a. Development proposed in phases shall be considered as a single development for the purposes of applying the open space set-aside standards.
- b. Development shall not be phased to avoid the minimum open space set-aside standards in this subsection.
- c. Common open space shall be proportionate to phasing of development and approved through a common open-space phasing plan.

**5. Landscaping**

The City shall approve all open-space landscaping plans during commercial site plan review.

**6. Alterations and Changes**

Common open space areas may be altered or changed from the approved plans, subject to approval by the Zoning Administrator.

**D. Use of Common Open Space Areas**

- 1. The following minimum percentages of the required common open space shall be useable. For purposes of this requirement, useable common open space includes areas classified as active recreational areas; formal plantings, public art, and gardens; squares, forecourts, plazas, and parks; or public access easements:
  - a. Downtown, mixed-use districts: 60 percent
  - b. All other residential districts: 40 percent
- 2. All required common open space shall not be disturbed, developed, or improved with any structures, buildings, or parking areas, except for the limited purposes allowed below:
  - a. Facilities for active recreation (equipment for such uses shall be indicated on the site and/or subdivision landscape/amenity plan provided by the developer);

- b. Passive recreational and educational purposes approved by the City, including but not limited to, walking, biking, picnicking, fishing, preservation of natural areas and scenic resources, parks, environmental education, and wildlife habitat protection; and
- c. Clearing of underbrush and debris and the provision of walks, fences, restrooms, and similar features.

**E. Ownership**

**1. Method of Ownership**

Open space areas shall be maintained as permanent open space through at least one of the following options: common ownership by a property owner's association, held in deed-restricted private ownership, or dedication to the City or to another appropriate public agency. All methods utilizing private ownership shall be in a form approved by the City Attorney, who shall review the documents to ensure perpetual maintenance, preservation, and restricted usage where applicable.

**2. Ownership by Property Owner's Association**

If common open space is to be deeded to a property owner's association, then the applicant shall record a declaration of covenants and restrictions that shall:

- a. Govern the use of the common open space;
- b. Run with the land in perpetuity; and
- c. Provide for a lien on the property to secure collections of assessments levied by the association.

**3. Private Ownership**

If common open space is to be privately owned, then it shall have deed restrictions that:

- a. Provide that the common open space shall be maintained and preserved as open space and shall not be used for yards, lawns, or buildings, except as allowed by this section;
- b. Run with the land in perpetuity; and
- c. Shall be designated on plat, if applicable.

**4. Maintenance of Open Space**

Common open space areas shall be maintained per approved plans. In the event that open space areas are not maintained in reasonable order and condition in accordance with the approved site plan, then the Zoning Administrator may enforce according to adopted City policies.