

Article III – Zoning Regulations

Sec. 125-76 Olde Towne Districts

Sections:

- 125-76.A. Purpose and Intent
- 125-76.B. Components of the Code
- 125-76.C. Administration
- 125-76.D. Land Use Regulations
- 125-76.E. Development Regulations
- 125-76.F. Building Design Standards
- 125-76.G. Streetscape and Landscape Standards
- 125-76.H. Review of Plans

This section establishes regulations for two downtown district types: Olde Towne (OT) and Olde Towne – Transition (OTT).

Sec. 125-76.A. Purpose and Intent

The specific purposes of the ***Olde Towne Districts*** are to implement the vision of the Main Street Livable Centers Study for a more walkable, vibrant, mixed-use neighborhood in the heart of League City, Texas by:

- a. Coordinating public and private investments;
- b. Establish a central Olde Towne location for the community;
- c. Providing greater walkability along Main Street (FM 518) and to the adjoining neighborhoods; and
- d. Enhance the quality of development within Olde Towne.

Therefore, the goals of this Ordinance are to:

- a. Promote a more functional and attractive community through quality development techniques
- b. Support property owner flexibility in land use and creativity
- c. Prescribe a higher level of detail in building design and form than in the current standards of the City’s Zoning Ordinance.
- d. Encourage better functional development patterns to create higher quality pedestrian environments along Main Street and across the railroad tracks.

Sec. 125-76.B. Components of the Code

- a. **Olde Towne Zoning Map**

The districts in Olde Towne and the regulations within this Section shall apply only

to parcels within the Olde Towne Districts as established on the City of League City Zoning Map. The regulations within these districts are subject to these rules and regulations exclusively.

b. **Zoning Districts**

Two ***Olde Towne Districts*** are established: Olde Towne and Olde Towne - Transition. Each District shall establish uses and building form standards including standards for building placement, functional design, and parking.

- ***OT Olde Towne Zoning District.*** This district is intended to enhance, and establish historical character in the Main Street area, focusing on commercial uses, live-work and upper floor residential opportunities.
- ***OTT Olde Towne - Transition Zoning District.*** This is intended to be a neighborhood transition zone. This zone is intended to allow for a range of residential, live-work, and lower intensity office and retail uses as a transition between the more active Main Street and scale of the adjoining neighborhoods.

Sec. 125-76.C. Administration

a. **Applicability:**

1. The uses and buildings on all properties within the Olde Towne District classification shall conform exclusively to this Ordinance unless specifically referenced as otherwise in this Ordinance.
2. Schedule 125.76.C (Applicability Matrix) shall determine the extent to which different sections of this Ordinance apply to any proposed development or redevelopment.
3. Terms used throughout this section are defined in Article V - Definitions of the City of League City Zoning Ordinance. For terms not defined in either section, they shall be accorded commonly accepted meanings.
4. Where in conflict, numerical and written standards shall take precedence over graphic standards.

b. **Approval Authority**

1. All development and redevelopment that complies with this section of the Ordinance may be approved administratively by the City Planner unless requiring Historic Commission review per Subsection (c) below.
2. Any development or redevelopment that does not comply with this section or qualify for a minor modification below Ordinance shall be processed as a regular Site Development Plan and referred to the Planning and Zoning Commission for final action.

c. **Historic Commission**

1. Any exterior modifications to a structure within the Historic District Boundary shall be reviewed by the Historic Commission prior to its approval.

Schedule 125.76-C: Applicability Matrix

Legend ■ indicates standards in the section apply □ indicates standards in the section apply to the extent practical as determined by the City Planner “blank cell” indicates that standards in the section do not apply						
Type of Development Request		Section →	Sec. 125.76.D - Land Use Regulations	Sec. 125.76.D - Building Form and Site Development Standards	Sec. 125.76.D - Building Design Standards	Sec. 125.76.G - Streetscape and Landscape Standards
A. New Construction			■	■	■	■
B. Change of use/expansion of existing use (with NO increase in building area)			■			
C. Interior remodel with no change in any street facing façade, no increase of any existing nonconformity or no increase of building area and does not create any new non-conformity						
D. Façade changes to existing buildings (regardless of value of improvements proposed)						
i. Addition of non-air conditioned space such as patios, porches, arcades, canopies, and outdoor seating areas (shall be permitted so long as no existing non-conformity is increased nor a new non-conformity is created)			□	□	□	
ii. Changes to any street facing facades (shall be permitted so long as no existing non-conformity is increased nor a new non-conformity is created)			□	□	□	
E. Expansion of Floor Area						
i. 0% - 49% increase in floor area regardless of increase in value of improvements			■	□	□	□
ii. 50% or greater increase in floor area AND less than both (i) 50% increase in value of improvements (ii) Any proposed improvements valued at \$100,000 or more (standards in the section shall apply to the expansions only)			■	■	■	□
iii. 50% or greater increase of floor area AND more than either (i) 50% increase in value of improvements or (ii) Any proposed improvements valued at \$100,000 or more (Standards in applicable sections shall apply to the site including retrofitting of the existing building and site.)			■	■	■	■
F. Expansion of parking area only (not in conjunction with a building or use expansion)						
i. Up to 6 spaces (shall not be placed in any area that increases any existing non-conformity or creates a new non-conformity)				□		□
ii. 7 or more additional spaces (shall not be placed in any area that increases any existing non-conformity or creates a new non-conformity)				■		■

Sec. 125-76.D. Land Use Regulations

Schedule 125.76-D below prescribes the land use regulations for the **Olde Towne Districts**. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-76.D.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Non-retail Sales Tax Generating Business

Properties located within the Olde Towne Districts shall comply with Section 125-72 for non-retail sales tax generating businesses.

Schedule 125-76.D: Use Regulations – Olde Towne Districts

<i>Use Classifications</i>	<i>OT</i>	<i>OTT</i>	<i>Additional Regulations</i>
Residential			
Residential Dwellings			Refer to Section 125-90.B.
<i>Multi-Family Residential</i>	P, L1	P, L2	
Public and Semipublic			
Clubs or Lodges	P	P	
Colleges, Public or Private	P	P	
Day Care	—	P	
Educational Research and Development	P	—	
Government Offices and Facilities			
<i>Small-Scale</i>	P	—	
Parks and Recreation	P	P	
Public Safety Facilities	P	—	
Religious Assembly	P	P	
Schools, Public or Private	P	P	
Commercial			
Alcoholic Beverage Sales			

<i>On-Premise Consumption</i>	S	—	Shall be in accordance with Chapter 10 of the League City Code of Ordinances, shall apply in addition to TABC regulations.
<i>Off-Premise Consumption</i>	S	—	
<i>Use Classifications</i>	<i>OT</i>	<i>OTT</i>	<i>Additional Regulations</i>
Animal Sales and Services	P, L7	P, L7	No outdoor storage or kennels permitted
Banks and other Financial Institutions	S, L3	—	
Bed and Breakfast Establishment	P	P	
Business Services	P	P	
Catering Business	P	P	
Eating and Drinking Establishments			
<i>Full Service</i>	P	—	
<i>Limited Service</i>	P	—	
<i>With Drive-Through Facilities</i>	S	—	
<i>With Live Entertainment</i>	P	—	Shall meet the standards in Chapter 42 Article 2 – Noise.
<i>With Outdoor Seating</i>	P	—	
Food and Beverage Sales	P	—	
Hotels and Commercial Lodging			
<i>Full Service Hotel</i>	P	—	
<i>Limited Service Hotel</i>	P	—	
Live/Work Units	—	P	
Massage Establishments and Massage Services	S	—	
Offices	P	P	
Parking Facilities	P, L4	P, L4	
Personal Instructional Services	P	P	
Personal Services	P	P	
Recreation and Entertainment			
<i>Small-Scale</i>	P	—	
Retail Sales	P	P, L5	
<i>Industrial</i>			
Production Industry			
<i>Artisan</i>	P	P	Refer to Section 125-90D.
<i>Agriculture and Extractive</i>			
Excavation and Mining	S	S	Refer to Chapter 98.
<i>Pipelines, Oil and Gas Wells</i>			
Gas Well Drilling	L6	L6	Refer to Section 125-90.G.
Oil Well Drilling	L6	L6	Refer to Section 125-90.G.
Pipelines	S	S	Refer to Section 125-90.H.
Pump Stations	S	S	Refer to Section 125-90.I.
<i>Specific Use Limitations</i>			

L1	Permissible if not a ground floor use. The ground floor use shall not be an accessory use to the multi-family.	L2	Multifamily permitted shall be limited to townhomes and small apartment buildings with no more than 4 units on the first floor per block.
L3	Drive through shall not be located with access or frontage along Main Street. There shall be no net increase in curb cuts.	L4	Parking facilities shall meet the standards for parking placement and setbacks in Section 5 of this District.
L5	No single retail use shall be greater than 6,000 sq. ft.	L6	Shall meet the standards for Oil & Gas Drilling in Chapter 42 Article 3 – Oil and Gas Well Drilling.
L7	Animal sales are prohibited.		

Sec. 125-76.E. Development Regulations

Schedule 125-76.C below prescribes the development regulations for ***Olde Towne Districts***, including building scale, building form and location, pedestrian orientation, vehicle accommodation, and open space and landscaping. This section shall establish all standards for new construction or additions to building sites as they relate to all improvements on the site.

Schedule 125.76.E-1: Development Regulations – Olde Towne Districts

<i>Development Standards</i>	<i>OT</i>	<i>OTT</i>	<i>Additional Regulations</i>
<i>Building Scale – Intensity of Use</i>			
Minimum Lot Area (sq. ft.)	2,500	3,750	
Minimum Lot Dimension (ft.)			
<i>Width</i>	25	25	
<i>Frontage</i>	25	25	
<i>Building form and Pedestrian Orientation</i>			
Maximum Height (ft.)	As specified in Schedule 125.76.F-4: Building Heights Map		
Floor Height (ft.)			
<i>First Floor (min. clearance)</i>	12	--	
<i>Upper Floors (min. clearance)</i>	9	--	
<i>Development Standards</i>	<i>OT</i>	<i>OTT</i>	<i>Additional Regulations</i>
Minimum Yards (ft.)			
<i>Front (min./max.)</i>	0/15	0/20	If protected trees are on or adjacent to the subject property, refer to Section 125-76.G.
<i>Side (Corner Lot) (min./max.)</i>	0/15	0/20	
<i>Side (min.)</i>	--	--	
<i>Rear (min.)</i>	--		
<i>If adjacent to Residential</i>	--	10	
<i>If adjacent to Nonresidential</i>	--	--	
Maximum Lot Coverage (Percent)	90	85	
Limitation on Blank Walls	Yes	Yes	
Minimum Building Frontage (Percent of Lot Width)	70	50	

Building Transparency on facades facing public streets (min.)

<i>Ground Floor</i>	50	50	Does not apply to multi-family in the Transition zone.
<i>Upper Floors</i>	40	40	

Open Space and Landscaping

Open Space and Landscaping Refer to Section 125.76.G.

Parking Lot Design and Screening Refer to Section 125.76.G.

Other Standards

Off Street Parking *Nonresidential:* 1 space per 350 square feet. The first 2,000 sq. ft. of nonresidential uses in all buildings [new and existing] shall be exempt from this requirement.

Residential: 1.3 spaces per unit

Shared parking may be permitted within 1,200 feet of the subject property with approval of the City Planner.

- Driveways and Service Areas
1. Driveways, service areas, and off-street loading shall not be allowed along the Main Street frontage of any lot unless the property has no other street frontage nor does it have a shared or cross access easement to an adjoining property with alternative driveway access.
 2. Driveway spacing shall be subject to TxDOT standards along Main Street and city standards on all other streets.
 3. Shared driveways, joint use easements, or joint access easements, including alley easements, shall be required to adjoining properties when driveway and service access is off Main Street.
 4. Service and loading/unloading areas shall be screened per standards in this Section.

- Building Encroachments
- Canopies, awnings, signs, and balconies may encroach over any setback area or sidewalk area as long as:
1. Minimum vertical clearance from the finished sidewalk shall be 8'.
 2. In no case, shall an encroachment be located over an on-street parking or travel lane.
 3. In no case, shall an encroachment interfere with any canopies or root zones of preserved Butler Oaks within the area of the Olde Towne Districts.
 4. Any encroachments over City right-of-way may require additional permits by the City.
 5. Any encroachment over TxDOT right-of-way may require additional permits by TxDOT.

1. ***Maximum Lot Coverage.*** Includes buildings, parking areas, and driveways and maneuvering areas, but excludes common open space amenities and landscaped areas.
2. ***Blank Walls.*** No blank walls greater than 15 feet in length, excluding garage doors, shall be permitted on all street frontages excluding alleys. Building surfaces shall include an offset, recess, or projection providing shadows or visual interest for at least 25 percent of the frontage.

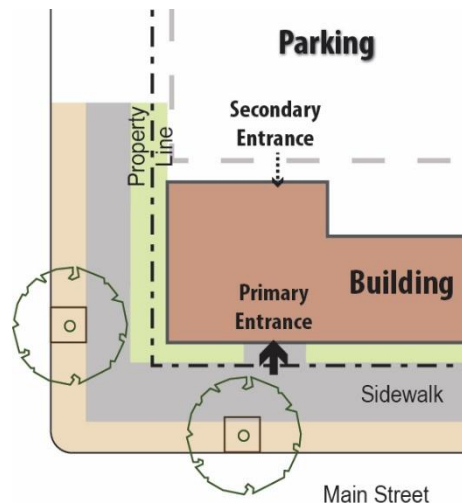
3. **Building Transparency.** Ground floor of buildings shall have views into occupied space provided by windows, displays, or doors along the primary street frontage.
4. **Location of Parking and Loading.** Parking shall be located behind or at the side of buildings, except for passenger drop-off areas which may be located at the building entry.
5. **Floor Heights.** Floor Heights shall be measured from finished floor to the bottom of the structural members of the ceiling. Floor to floor heights shall not apply to parking structures or civic buildings.

Sec. 125-76.F. Building Design Standards

This section shall address all external building design, including architectural design and style, for new and existing non-residential, multi-family, and mixed use buildings.

a. Building Orientation and Entrances

1. Buildings shall be oriented towards the streets. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary entrances may be permitted from another street or from a rear parking lot.



b. Pedestrian-Friendly Building Massing and Scale

1. A building's massing shall serve to define entry points and help orient pedestrians.
2. Buildings and/or facades shall emphasize and frame or create important termini of vistas.
3. Building facades, to the extent practicable, shall maintain a minimum twenty-five feet (25') building facade width to present an architectural rhythm along the street.

4. Architectural elements shall be designed to the appropriate scale and proportions



Variations in building rhythm using architectural features



Allowed signage and awning encroachments into the setback line

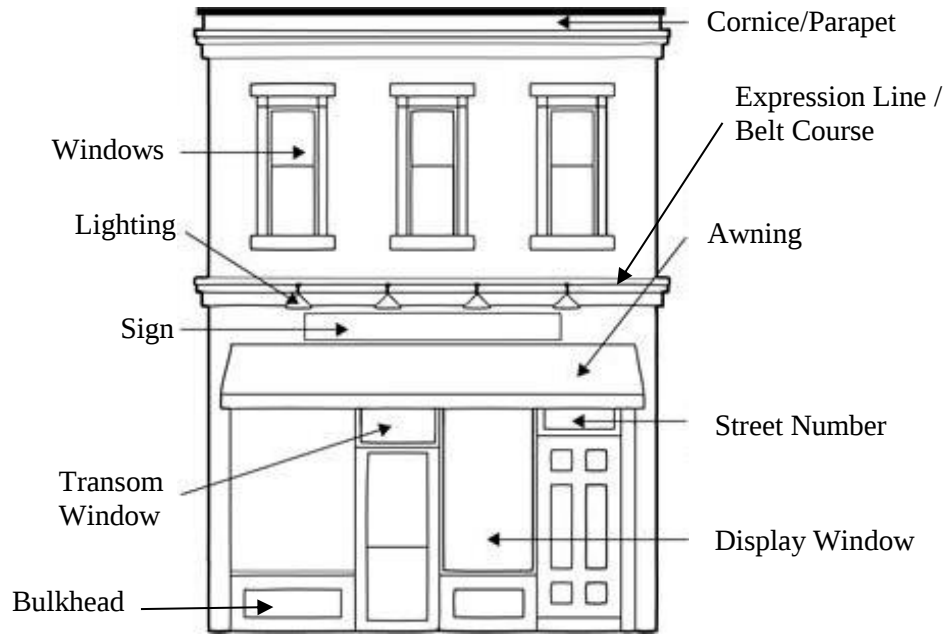


Retail buildings with balconies and architectural details that add interest along the streetscape

c. Architectural Elements and Storefronts

1. A rhythm within the elevation on any individual building facades is required. This may be achieved with architectural elements such as bays, columns, doors, windows, etc.
2. Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
3. **Storefronts**
 - a. Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

Schedule 125.76.F-1: Storefront Diagram



Desired character of storefront design for non-residential, multi-family, and mixed use buildings

4. **Building Entrances**

- a. Entrances shall be defined and articulated by any of the architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

5. **Windows**

- a. Windows on the second and above stories shall be or give the appearance of being operational.

6. **Shutters**

- a. Shall be or give the appearance of being operational.
- b. Shall be made of a solid material that is not hollow. Vinyl or PVC are not permitted.

7. **Roofs**

- a. The type, shape, texture, and color of the roof of a building shall be designed to complement the architectural style of the building. A roof shall be considered as an integral part of the design of a building

and shall be architecturally compatible with the style, materials, colors, and details of the building.

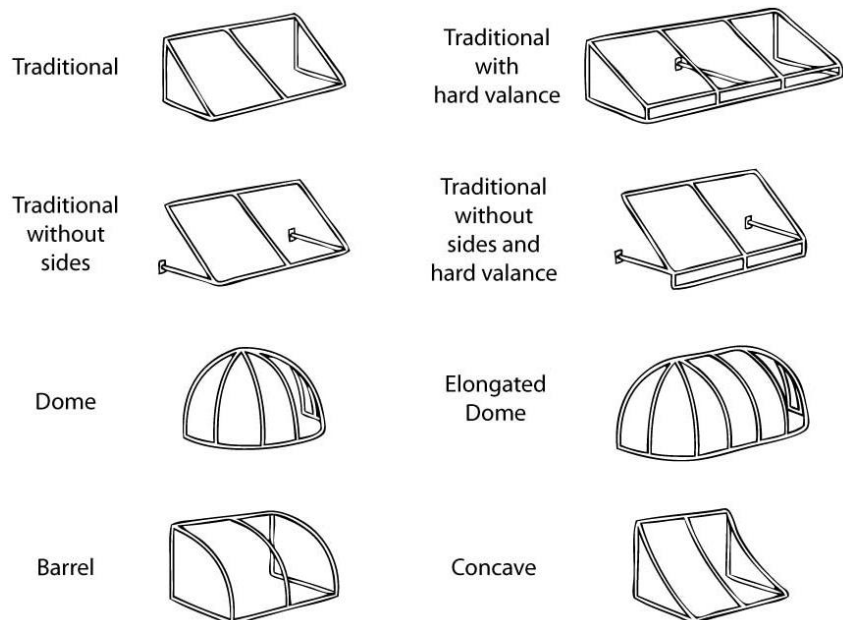
8. **Expression Line**

- a. An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice or parapet shall delineate the tops of facades that do not utilize a pitched roof.

9. **Awnings:** If used:

- a. Shall be of the following materials: cloth, fabric, woven material, and similar materials. No pre-fabricated metal or plastic/vinyl awnings shall be permitted.
- b. Style can be traditional or traditional without sides, dome, barrel, or concave.
- c. Valances may be hard or soft.
- d. Shall be of a fade-resistant quality and colors shall compliment the façade and signage colors.
- e. Shall either be placed over individual sets of windows or doors or along the entire length of the building façade.
- f. Vertical clearance beneath the awning shall be a minimum of 8 feet.

Section 125.76.F-2: Allowed Awning Style Types



- g. Awnings shall be maintained in good repair and condition without holes, rips, or faded designs/colors.

10. **Building Materials and Finishes**

- a. Exterior color/ contrast or harmonizing colors for trim- no more than 4 colors including base, trim, and accent colors.
- b. Matte or low-luster finish or non-reflective finish for any painted surfaces
- c. Building corner treatments:
 - 1) Where two corners meet of the same material, no corner treatment is required.
 - 2) Where two corners meet of different materials, a corner treatment of one material shall expand a minimum of 1-foot on both building faces from the corner.



Desirable building corner treatment



Undesirable building corner treatment

11. Building Height and Height Transition

a. Building Height Allowance

- 1) Buildings may exceed the maximum building height by 25% along no more than 20% of the building's frontage along each corresponding street façade.

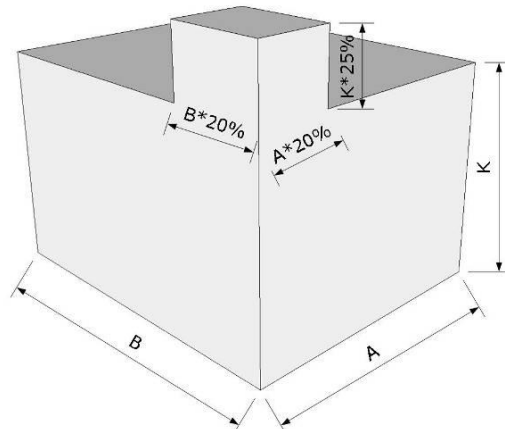


Illustration showing Building Height Allowance

b. Height Transition

- 1) The following transition standards (related to Figure 125.76.F-3: Height Transition Diagram) shall apply to all new building construction and all upper story additions to existing buildings located adjacent to any existing single-family residential zoned lots (to the rear or to the side). This requirement shall NOT apply if an alley or other similar R-O-W separates the subject lot and the existing single-family detached residential lot.

Transition Area	30 feet min.
Max. Building Height at/within Transition Area	1 Story or 15 feet max.

- 2) A Residential Transition Area fence (minimum 8 feet) shall be required when adjacent to any existing single-family detached residentially zoned lot and shall be optional for all other adjacencies. The required fence shall be constructed of masonry or block.

Figure 125.76.F-3: Height Transition Diagram

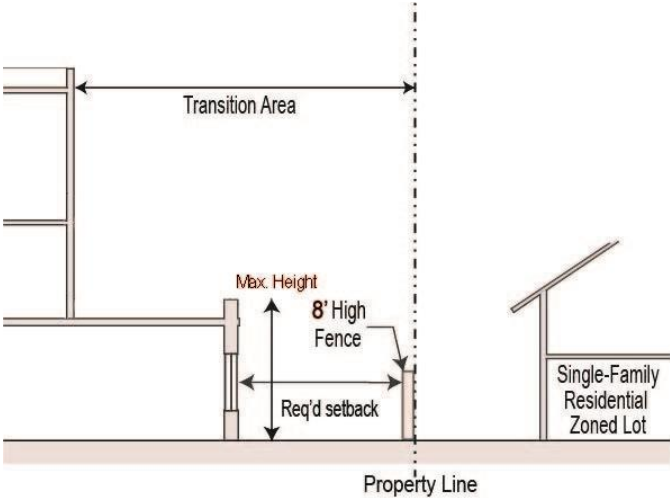
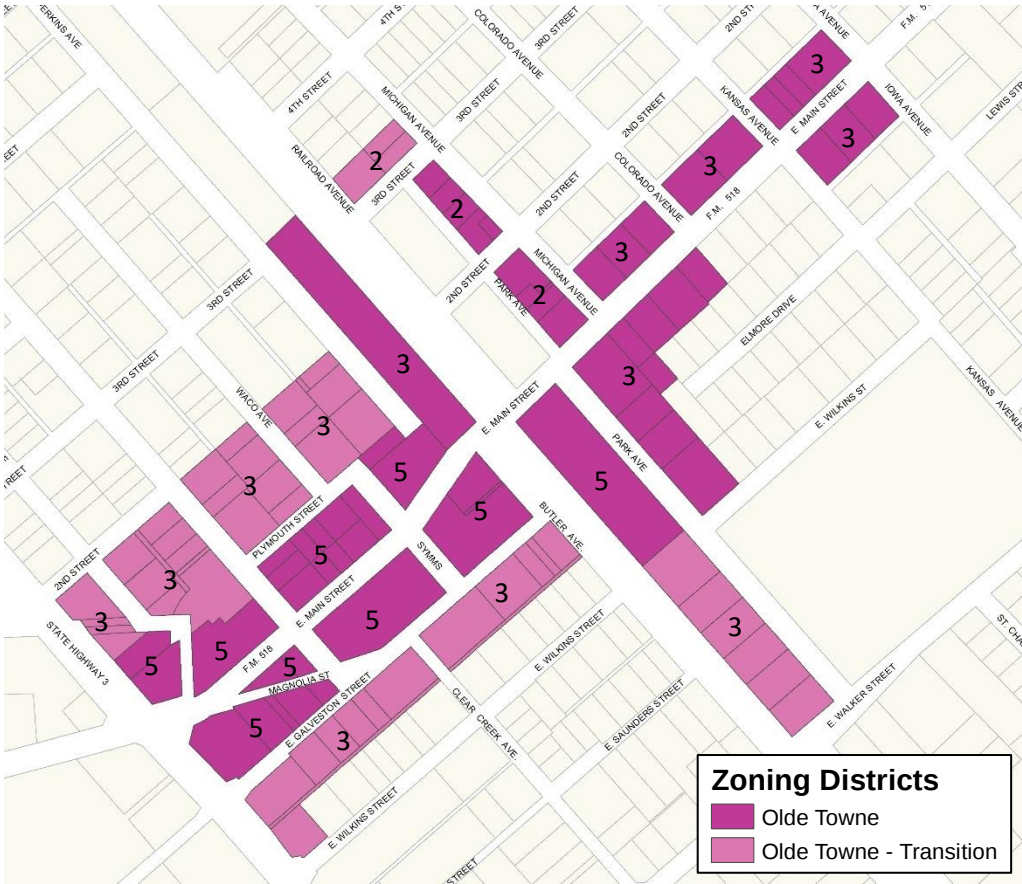


Figure 125.76.F-4: Building Heights Map



12. Design of Structured Parking Facilities

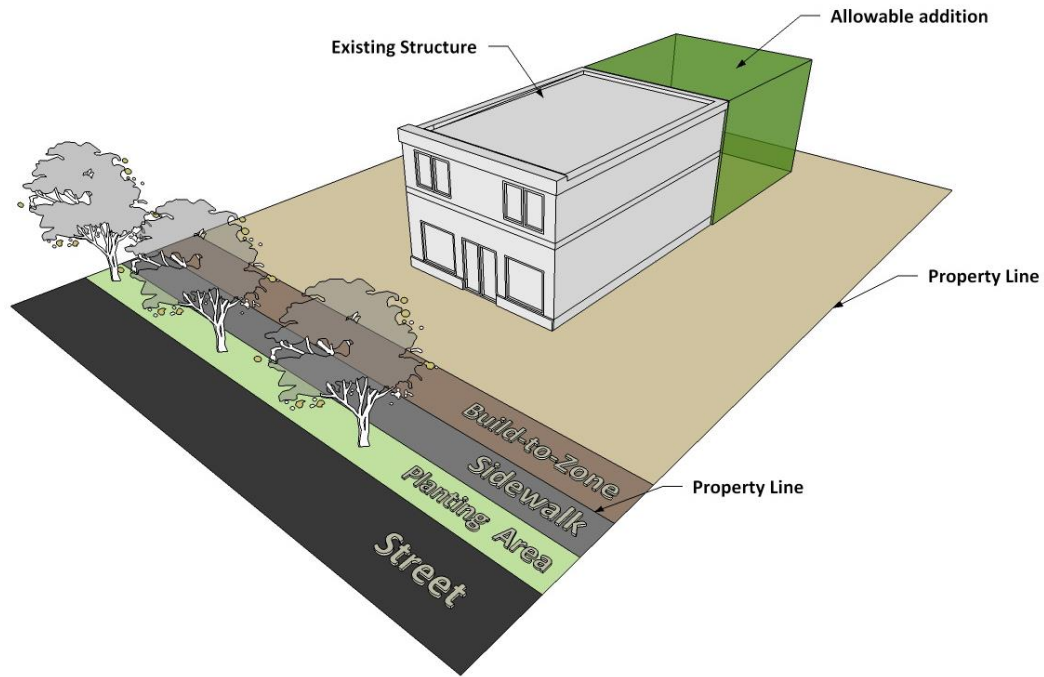
- a. All frontages of parking structures located on Main Street shall not have parking uses on the ground floor to a minimum depth of 30 feet along the Main Street frontage.
- b. The amount of Main Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) along the Main Street frontage.
- c. Parking structure facades on Main Street shall be designed with both vertical (façade rhythm of approximately 25 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- d. Any internal areas of a parking structure shall be screened from view on sides fronting rights-of-way.
- e. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner pedestrian entrance, signage, and glazing.
- f. Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.
- g. When a parking structure fronts Main Street and a secondary street, the entrance shall be located on the secondary street. The parking structure entrance shall be designed to complement the adjacent store fronts.



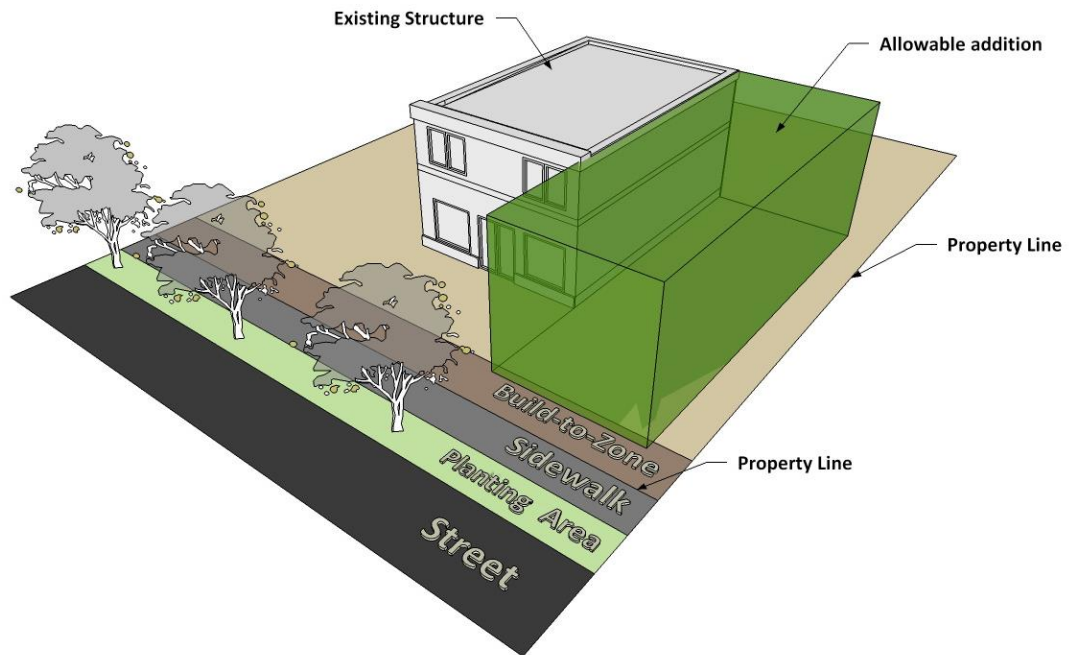
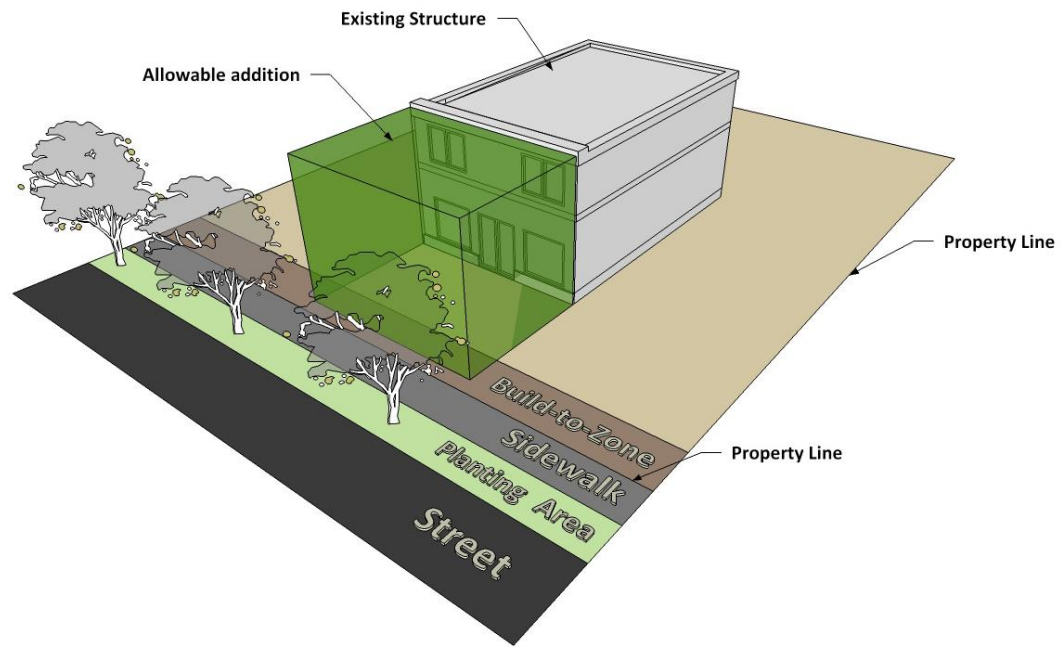
Appropriate design of Structured Parking Facilities

d. **Changes to Non-Conforming Structures**

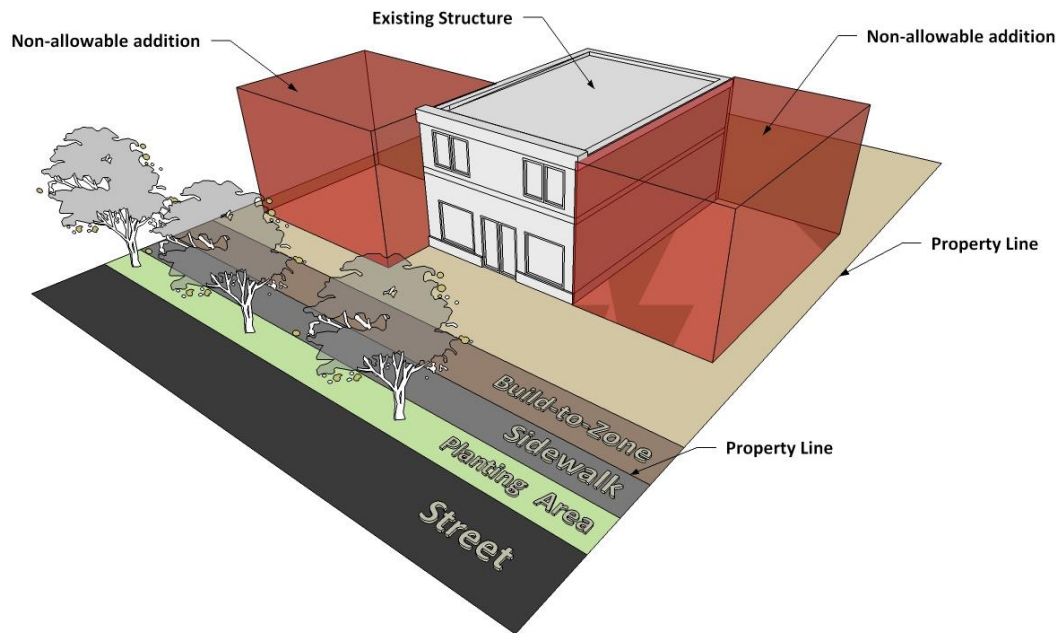
1. ***Allowable addition for historic structures.*** Structures deemed historic may allow additions on the rear and side of the structure without conforming to the build to line.



2. ***Allowable additions for existing single-family residential structures.*** Existing single-family residential structures may expand the residential use up to 50% of the square footage of the structure, subject to the development standards for the Residential Single-Family 7 (RSF-7) Zoning district.
3. ***Allowable additions for non-historic structures.*** The following illustrations show potential allowable additions to nonconforming structures and sites. Additions shall meet the build-to-zone standards of the zoning district they are located in.



4. **Non-allowable additions.** The following illustrations show potential non-allowable additions to nonconforming structures and sites since the additions do not comply with the build-to zone standards of the character zone.



Sec. 125-76.G. Streetscape and Landscape Standards

Standards in this section apply to both Olde Towne and Olde Towne – Transition Zoning Districts.

a. Sidewalks

1. A minimum of a 5-foot-wide sidewalk is required for all street frontages.
2. Where a commercial frontage is built within the build-to-zone, the entryway and surrounding area shall be paved flush to the grade of the sidewalk and be built up to the sidewalk.

b. Screening Standards

1. Any frontage along Main Street or open space with surface parking within the setback range shall be defined by a 3-foot high street screen. Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street. Required street screens shall be of one of the following:
 - a. The same building material as the principal structure on the lot; or
 - b. A vegetative screen composed of shrubs planted to be opaque at maturity; or
 - c. A combination of the two.

2. The required street screen shall be located at the minimum setback line along the corresponding frontage.
3. Street screens cannot block any required sight triangles along a cross street or driveway.
4. Street screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

c. Landscaping Standards

1. Street trees shall be planted every 30 linear feet along street frontages or when practical as determined by the City Planner.
2. The following table details the minimum street tree planting clearances. Where special conditions exist, the City may waive planting location standards. Such a waiver will be on a case-by-case basis and will require written approval of the City Arborist.

Schedule 125.XX.G-1: Minimum Street Tree Planting Clearances

Features	Small Trees (up to 35' height)	Medium Tree (up to 60' height)	Large tree (over 60' height)
Driveways	5'	5'	10'
Fire Hydrants	5'	5'	5'
Intersections	35'	35'	35'
Water Meters	5'	5'	5'
Utility Boxes	5'	5'	5'
Utility Poles	5'	10'	10'
Stop Signs	35'	35'	35'
Regulatory Signs	Not to block	Not to block	Not to block
Public Right-of-Way	No encroachment	No encroachment	No encroachment

3. Butler Oaks and Other Protected Trees: If building a structure in the build-to-zone would harm or cause the removal of a protected tree, the City Planner may approve different setbacks.
4. Schedule 125.76.G-2 lists the preferred plantings for the Olde Towne Districts.

Schedule 125.XX.G-1: Preferred Plantings Matrix

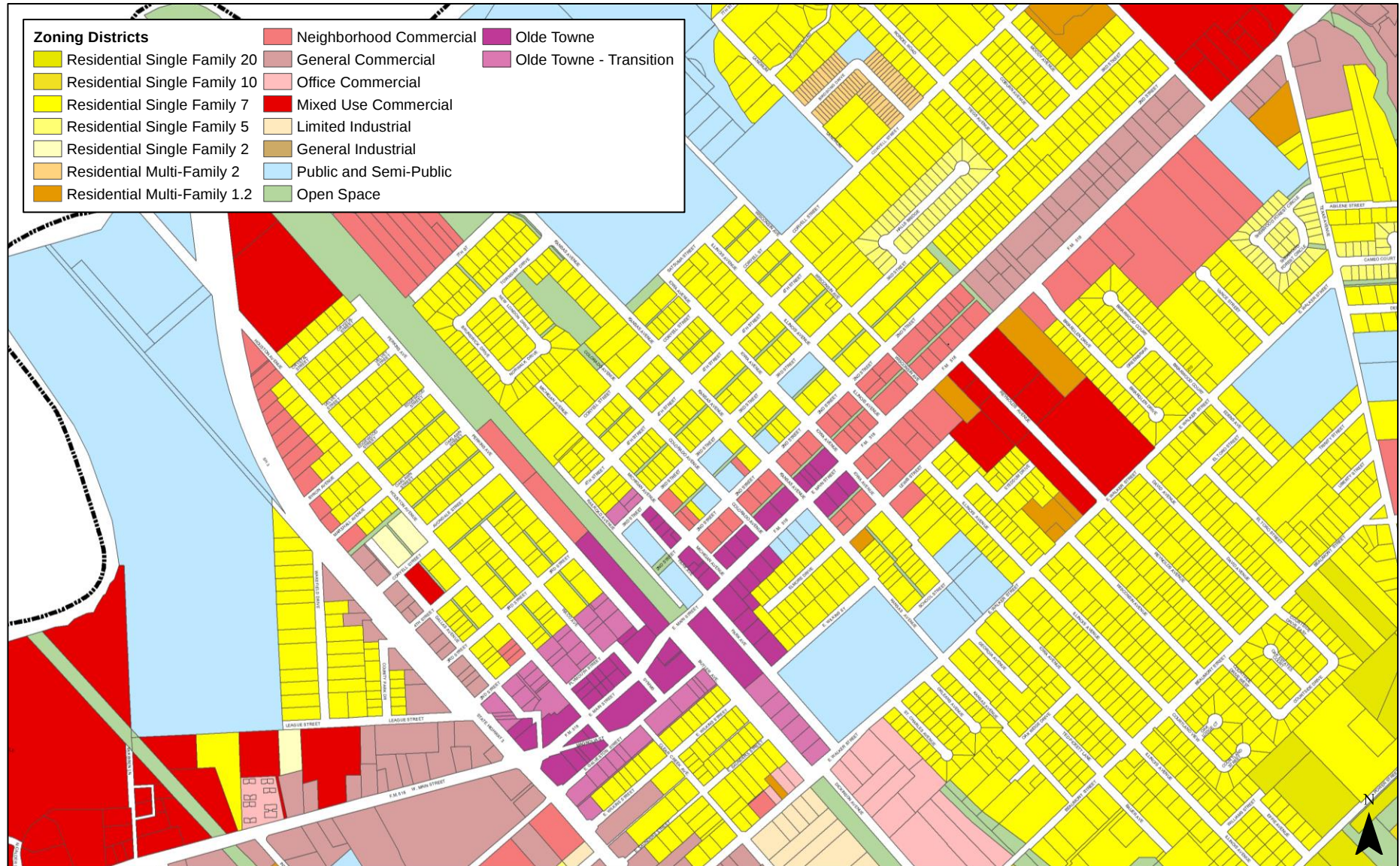
	Genus	Species	Common Name (* trees appropriate for street tree requirement)
Large Trees	Betula	Nigra	River Birch
	Carya	illinoensis	Pecan
	Magnolia	grandiflora	Southern Magnolia

	Magnolia	grandiflora	‘Little Gem’ Magnolia, ‘Teddy Bear’ Magnolia *
	Quercus	Alba	White Oak *
	Quercus	Falcate	Southern Red Oak *
	Quercus	macrocarpa	Bur Oak
	Quercus	Nigra	Water Oak
	Quercus	shumardii	Shumard Oak *
	Quercus	texana	Texas Oak *
	Quercus	virginiana	Live Oak
	Plantanus	occidentalis	American Sycamore
	Taxodium	distichum	Baldcypress *
Small Trees	Ceris	spp.	Redbud *
	Citrus	spp.	Citrus *
	Ilex	vomitorea	Native Yaupon
	KLagerstroemia	Indica	Crape Myrtle *
	Pinus	thunbergii	Japanese Black Pine
	Vitex	agnus castus	Chaste Tree *
Shrubs	Abelia	grandiflora	Abelia
	Azalea	Indica	Azalea
	Musa	spp.	Banana
	Myrica	cerifera	Southern Wax Myrtle
	Nandina	spp.	Nandina
	Osmanthus	fragrans	Sweet Olive
	Rosa	spp.	Antique varieties
	Sabal	Minor	Dwarf Palmetto
Ground Covers, Ferns, Perennials	Aspidistra	Elatior	Cast Iron Plant
	Brunfelsia	pauciflora	Yesterday, Today, and Tomorrow
	Crinum	spp.	Crinum Lily
	Cyrtomium	falcatum	Holly Fern
	Ginger	spp.	Ginger
	Hemerocallis	spp.	Daylily
	Iris	spp.	Iris
	Lantana	spp.	Lantana
	Malvaviscus	arboreus	Turk’s Cap
Vines	Campsis	radicans	Trumpet Vine
	Ficus	Pumila	Fig Ivy
	Gelsemium	sempervirens	Carolina Jessamine
	Rosa	banksiae	Lady Banks Rose
	Rosa	spp.	Antique varieties
	Trachelospermum	jaminoides	Confederate Jasmine

Sec. 125-76.H. Review of Plans

All development is subject to development review in accordance with the City’s applications and procedures, pursuant to Article II, Division 2: Applications and Procedures.

Appendix A: Zoning District Map



Article III – Zoning Regulations

Division 2. Base Zoning District Regulations

Sec. 125-76 Olde Towne Districts	III-X
Sec. 125-76.A. Purposes and Intent	III-X
Sec. 125-76.B. Components of the Code	III-X
Sec. 125-76.C. Administration	III-X
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Article V – Definitions

Division 1. Use Classifications

Sec. 125-260 Use Classifications

Sections:

- 125-260.A. Purposes
- 125-260.B. Uses Not Classified
- 125-260.C. Residential Use Classifications
- 125-260.D. Public and Semi-Public Use Classifications
- 125-260.E. Commercial Use Classifications
- 125-260.F. Industrial Use Classifications
- 125-260.G. Transportation, Communication, and Utilities Use Classifications
- 125-260.H. Agriculture and Extractive Use Classifications

The existing Zoning Ordinance does not define specific uses and thereby fails to clearly establish the City's intent for each specific use. This section rectifies this omission by clearly defining the specific uses referenced in earlier chapters. These definitions will assist the City Planner or designee, the Zoning Board of Adjustment, and the City Council interpret, apply, and enforce use regulations.

A new expanded and inclusive use classification system is used here to regulate land uses. This system also integrates, where appropriate, use categories from the new North American Industrial Classification System (NAICS). These categories are based on the types of production activities performed, and are intended to define and classify newer land uses and reflect recent planning trends.

Sec. 125-260.E. Commercial Use Classifications

Live-Work Unit. A dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The 'live' component may be located on the street level (behind the work component) or any other level of the building. The "work" portion shall be a minimum of 51% of the ground floor, and a minimum of 25% of the whole building square footage.

Division 2. Definitions

Sec. 125-280 Definitions

Sections:

- 125-280.A. Rules of Construction
- 125-280.B. Terms Defined

Sec. 125-280.B. Terms Defined

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

AWNING means a shade structure suspended from a vertical wall, with no structural supports touching the ground

BALCONY means a platform, located on an upper floor and enclosed by a balustrade

BULKHEAD means the portion of a storefront which forms the base for one or more display windows.

CANOPY means a shade structure which requires one or more posts for support

CIVIC SPACE means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic Space for the purposes of this ordinance.

COLONNADE OR ARCADE means a roofed or built structure, extending beyond the ground floor front façade of a building and over the sidewalk or civic space. A colonnade or arcade shall be open to the street except for supporting columns, piers, or arches. Residential or office units may occupy the space over the colonnade or arcade.

CORNICE means a horizontal decorative element which projects from the vertical wall at the top edge of a building.

COURTYARD/COURT means an uncovered area which is enclosed by a building or surrounded by a building complex.

ENCROACHMENT means a condition in which a feature of a building occupies space above the public right-of-way.

EXPRESSION LINE means a horizontal linear element which extends across a façade, as evidenced by a change in the wall plane (either projection or recess), color, or material.

FLOOR AREA means the sum of the square footage of all floors of a structure or building.

MASSING means the overall volume and shape of a building.

PATIO means a covered or uncovered paved area at ground level, immediately adjacent to a building

PORCH means a covered or uncovered structure, consisting of a deck which is at or near the height of the building foundation and accessed by steps

RHYTHM means the repetitive use of a group of visual elements to establish a recognizable pattern. It can include architectural elements, such as bays, windows, etc., as well as building setbacks.

SCALE means the height and proportions of a building and its components.

STOOP means a set of steps and small landing, which may be covered or uncovered

STOREFRONT means the ground-floor façade of a commercial building, which contains the primary entrance to the building as well as one or more display windows.

STREETSCAPE –means the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc.

TERRACE means a raised, open, flat area in a landscape near a building or atop a building.

TRANSOM WINDOW means a lite placed above a horizontal structural beam or bar, or a horizontal member that separates a door from the lite above it. A single transom window is often located above a door, while a ribbon (series) of transom windows were traditionally located above a storefront, above an awning or canopy, to provide more natural light to the interior space.