



**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, SEPTEMBER 17, 2019
5:30 PM**

AGENDA

I. CALL TO ORDER:

The Chairman will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas Flags.

II. WORKSESSION:

The Planning and Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

III. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission

A. Minutes from the August 20, 2019, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning Ordinance. (Zoning Ordinance Amendment)
- B. Conduct a public hearing to consider testimony and act upon a request to revise an existing development agreement to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Development Agreement)
- C. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.61 to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Planned Development)

- D. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.67 to allow for a mixed use development on an approximately 33 acre tract of land, generally located on the northwest corner of Preston Road and Frontier Parkway within the City Limits. (The Grove at Frontier/Lanterra Planned Development Amendment)
- E. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 16 acre tract of land from General Commercial District (C-2), to Planned Development (PD) with Mixed-Use Suburban District (MU-1) and the Preston Road Overlay (PRO) base zoning, generally located west of Preston Road and north of Frontier Parkway, within the City Limits. (Sky Ridge Planned Development)

V. **ADJOURNMENT:**

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at _____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

City Staff
City of Celina, Texas

Date Notice Removed

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, AUGUST 20, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER:

Chairman Hangartner called the meeting to order at 5:30 p.m. established a quorum, and led those present in the salute to the American and Texas Flag.

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Absent	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for new business consideration

1. Discussion Regarding Zoning Ordinance Revision.

Brooks Wilson, Planning Consultant with WilPlan, presented the staff report and explained the revisions made to the zoning ordinance.

RESULT:	NO ACTION
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III. CONSENT AGENDA:

- A. Minutes from the July 16, 2019, Planning & Zoning Commission meeting.
- B. Consider and act on a Conveyance Plat for Caliber Collision, being an approximately 1.953 acre tract of land; generally located north of Frontier Parkway and west of Preston Road. (Caliber Celina 289 Addition Conveyance Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Bain, Freeman, Haley, Ousley, Becker
ABSENT:	Barley

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a Public Hearing to consider testimony and act upon an ordinance amending the Zoning Ordinance and Building Codes to cause said ordinance to be in compliance with House Bill 2439 and House Bill 2497, which bills take effect on September 1, 2019.

Dusty McAfee, Director of Development Services, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009 spoke generally about the City regulating future projects.

No one else came forward to speak and the public hearing was closed.

Commissioner Haley moved to approve the item.

Commissioner Freeman seconded the motion, and the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Hangartner, Bain, Freeman, Haley, Ousley, Becker
ABSENT:	Barley

- B. Conduct a Public Hearing to consider testimony and act upon an ordinance amending the Subdivision Regulation Ordinance to cause said ordinance to be in compliance with House Bill 3167, which bill takes effect on September 1, 2019.

Mr. McAfee presented the staff report.

Chairman Hangartner opened the public hearing.

No one came forward to speak, and the public hearing was closed.

Commissioner Bain moved to approve the item.

Commissioner Becker seconded the motion, and the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Freeman, Haley, Ousley, Becker
ABSENT:	Barley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:33 p. m.

Minutes Acceptance: Minutes of Aug 20, 2019 5:30 PM (Minutes Approval)



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Dusty McAfee AICP, Director of Development Services
 CC: Dusty McAfee AICP, Director of Development Services
 Date: September 17, 2019
 Re: Zoning Ordinance Amendment

Action Requested:

Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning Ordinance. (Zoning Ordinance Amendment)

Background Information:

A comprehensive review of the current Zoning Ordinance has been conducted, using "best practices" and innovative planning concepts to bring Celina up-to-date and, in a position of leadership for planning efforts in the region. The major revisions to the Zoning Ordinance are listed below:

- New zoning district designations. The new designations will eliminate the confusion of having "current" and "obsolete" zoning districts within the document.
- One generic single-family district. Aside from the SF-E, Single Family Estate residential district and the SF-M, Single Family Attached residential district, Celina will have one generic single family district which will allow a high degree of creative flexibility while protecting the City from overly high densities. This district is designed to allow more developers to use "straight zoning" rather than "planned developments" for their residential communities.
- Three multi-family districts. Recognizing that multi-family development is inevitable and desirable in a growing city, staff is proposing a trichotomy of MF districts that would allow appropriate placement of multi-family developments. They are MF-1, Garden Style; MF-2, Urban Edge; and MF-3, Urban Living.
- One commercial, office, and retail district. Detailed setbacks related to height of buildings will accomplish appropriate use separation for which previous multiple zoning districts were designed. The market and size of the buildable tract will determine what type of land use will be appropriate, with SUPs required for more intense uses.
- One industrial district. Similar to the one commercial, office, and retail district, only one industrial district is proposed with SUPs required for more intense or objectionable uses.
- CUP to SUP. Change the current designation of CUP (Conditional Use Permit) to the industry standard of SUP (Specific Use Permit).
- Architectural design standards. The proposed Zoning Ordinance will maintain the architectural standards adopted last year - with minor revisions.
- Collin County Outer Loop Overlay District. Added a new overlay district for the proposed Outer Loop corridor.
- Parking Ratios. Proposed significant reduction in required parking to avoid the vast expanse of unused parking spaces.

Board Review/Citizen Input:

The notice of public hearing was published in *The Celina Record* on August 30, 2019, as required by State law.

Supporting Documents:

- Proposed Zoning Ordinance
- Staff Presentation

Staff Recommendation:

Staff recommends approval.

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ARTICLE I – ADMINISTRATION
PART ONE - GENERAL PROVISIONS

Section 14.01.101Title & Purpose

- (a) **Title**. This Chapter shall be known and may be cited as the City of Celina’s “Zoning Ordinance.”
- (b) **Purpose**. The zoning regulations and districts as herein established have been made in accordance with an adopted Comprehensive Plan for the purpose of promoting the public health, safety, morals, and general welfare, and protecting and preserving places and areas of historical, cultural, or architectural importance and significance within the City. Given that the City of Celina is an area that has been designated with historical, cultural, and architectural importance and significance, the provisions herein apply.

The regulations herein are intended to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the overcrowding of land and thus avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements. The regulations have been made with reasonable consideration, among other things, for the character of each zoning district and its particular suitability for the uses specified; and with a view to conserving the value of buildings and natural attributes, and to encourage the most appropriate use of land throughout the City.

Section 14.01.102Authority

This zoning Chapter is adopted under the authority of TEXAS LOCAL GOVERNMENT CODE Ch. 211, which is hereby made a part of this Chapter.

Section 14.01.103Jurisdiction & Application

- (a) The provisions of this Chapter apply to the use and development of all land within the incorporated limits of the City.
- (b) No buildings or structures, including signs and temporary structures, are allowed to be constructed within the City of Celina unless all applicable permits have been approved by the appropriate department and/or the governing body responsible for approving such permit.
- (c) **No non-residential buildings or structures are allowed to be constructed within the extraterritorial jurisdiction (ETJ) of the City of Celina unless sufficient water pressure is available to support fire suppression systems, as required by the County Fire Code.**
- (d) No person or entity shall erect, construct, alter, rehab, enlarge, or cause to happen, or proceed or continue with the erection or construction of any building or structure within the City in a manner that does not comply with this Chapter.

Section 14.01.104Compliance Required

- (a) **Compliance Hereafter**. All land, buildings, structures, or appurtenances thereon located within the City which are occupied, used, constructed, erected, removed, placed, demolished, or converted after the effective date of this Chapter shall be occupied, used, erected, altered, removed, placed, demolished, or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located, as hereinafter provided, or such shall be subject to penalties provided in Section 14.01.111, *Penalties & Enforcement* of this Chapter. All of the standards and regulations prescribed herein shall be considered as the base requirement unless explicitly stated otherwise.
- (b) **Conflicts with Other Regulations**. No uses shall be allowed that are prohibited by State or Federal law or that operate in excess of State or Federal environmental, pollution or performance standards as determined by the U.S. Environmental Protection Agency (EPA), Texas Air Control Board (TACB), Texas State Department of Health (TSDH), Texas Commission on Environmental Quality (TCEQ), Federal Aviation Administration (FAA), Federal Communications Commission (FCC), or any other applicable State or Federal agency, as the case may be.

- (c) **Restrictiveness.** Where the regulations imposed herein are either more restrictive or less restrictive than comparable conditions imposed by any other provision of any other applicable law, ordinance, resolution, rule or regulation of any kind, the regulations that are more restrictive and impose higher standards are the requirements that shall govern, unless otherwise determined by the Director.
- (d) **Abrogation.** The provisions of these regulations are not intended to abrogate any easement, covenant, or other private agreement, provided that where the requirements of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement, the requirements of these regulations shall govern.
- (e) **Cumulative Effect.** The provisions of these regulations are cumulative and additional limitations upon all other laws and ordinances heretofore passed or which may be passed hereafter governing any subject matter set forth in the provisions of these regulations.
- (f) **Error Correction.** In the event that any property or Zoning District set forth on the Zoning District Map as provided in Section 14.01.107, *Official Zoning District Map* of this ordinance is misnamed, designated incorrectly, the boundaries are incorrect or the property is omitted, in part or in whole, the Zoning District Map may be amended administratively by the Director.
- (g) **Director Authority to Interpret the Zoning Ordinance.**
The provisions of this Chapter shall be administered by the Director of Development Services or his designee, who shall have the authority to make judgements regarding the interpretation of the regulations of the Zoning Ordinance that are deemed to meet the intent of the Chapter (See Section 14.01.204, *Development Services Director*, for more information regarding interpretation and decision-making).
- (h) **Setbacks, Yards, and Open Spaces.** No lot upon which a building has been erected shall later be so reduced in area that the setbacks, yards, and/or open spaces shall be smaller than those required by this Chapter, nor shall a part of a yard or other open space required by this Chapter for any building or lot be included as a part of a yard or other open space similarly required for another building or lot.
- (i) **Applications in Relation to Zoning.** No plat applicable to land that is located within the City limits must be submitted for approval until the area contained within the plat has been zoned for the proposed use of the property.
- (j) **Existing Uses.** All existing uses that may be nonconforming after the effective date of this Chapter must comply with Section 14.03.602, *Nonconforming Uses*.
- (k) **Establishment of Legal Nonconforming Status.** For purposes of interpretation of this section, any uses, structures and/or lots which in whole or part are not in conformance with current zoning standards shall be considered as follows:
 - (1) **Legal nonconforming.** Defined as those uses, structures, or lots that in whole or part are not in conformance with current zoning standards, but were legally established at a prior date at which time they were in conformance with applicable standards. Such uses, structures, or lots may be maintained or potentially altered subject to the provisions of Section 14.03.602, *Nonconforming Uses*.
 - (2) **Illegal status.** Those uses, structures, or lots which in whole or part are not in conformance with current zoning standards and were not in conformance with applicable standards at the time of their inception shall not be considered nonconforming, but shall be considered illegal uses, structures, or lots and shall not be approved for any alteration or expansion, and must undertake necessary remedial measures to reach conformance with current standards, or be discontinued.
 - (3) **Time of adoption.** Any use, platted lot, and/or structure is a lawful use at the time of the adoption of any amendment to this ordinance but by such amendment is placed in a district wherein such use, platted lot, and/or structure is not otherwise permitted shall be deemed legal nonconforming.
 - (4) **Annexation.** If a use, platted lot and/or structure was in existence at the time of annexation to the City and has since been in regular and continuous use shall be deemed legal nonconforming.

- (l) **Burden of Demonstrating Nonconformance.** The burden of establishing that any nonconformity is a legal nonconformity as defined in this subsection shall be borne by the owner or proponent of such nonconformity.
- (m) **Characteristic of the Land.** Zoning is considered to be a characteristic of the land rather than a characteristic of the landowner. Zoning cannot be bought nor sold separate from the land and its improvements.

Section 14.01.105Document Rules of Construction

The language set forth in these regulations shall be interpreted in accordance with the following rules of construction:

- (a) **Number.** The singular number includes the plural and the plural the singular.
- (b) **Tense.** The present tense includes the past and future tenses and the future the present.
- (c) **Mandatory & Permissive Language.** The words "shall" and "must" are mandatory while the words "may" and "should" are permissive (i.e. optional).
- (d) **Gender Terms.** The masculine gender includes the feminine and neuter.
- (e) **Parentheses.** Any word appearing in parentheses directly after a word herein defined shall be construed in the same sense as the first word.
- (f) **Conflicts.** If there is an expressed conflict:
- (1) The text of this ordinance controls over the charts or any other graphic display in this ordinance;
 - (2) The use regulations control over the district regulations in this ordinance; and
 - (3) The Director shall make the final determination to resolve any conflict.

Section 14.01.106Zoning Districts Established

The following zoning districts are established and are applied to property with the City as set forth on the Official Zoning District Map.

ARTICLE I, TABLE 1 ZONING DISTRICTS	
SF-E	Single-Family Residential Estate District
SF-R	Single-Family Residential Detached District
SF-A	Single-Family Residential Attached District
SF-M	Single-Family Residential Manufactured Home District
MF-1	Multi-Family Garden Style District
MF-2	Multi-Family Urban Edge District
MF-3	Multi-Family Urban Living District
CF	Community Facilities District
C	Commercial, Office, & Retail District
I	Industrial District
AG	Agricultural District
MU	Mixed-Use District
PD	Planned Development District
PRO	Preston Road Overlay District
DNTO	Dallas North Tollway Overlay District
CCO	Collin County Outer Loop Overlay District
OT	Old Town District

Section 14.01.107Official Zoning District Map

- (a) **Division into Zoning Districts.** The City is hereby divided into zones, or districts, and the boundaries of zoning districts set out herein are delineated upon the zoning district map of the City, which may also be cited as the "Zoning Map," said map being adopted as a part of this Chapter as fully as if the same were set forth herein in detail. The Official Zoning District Map shall be maintained by the City and published online.
- (b) **Zoning Map Changes/Amendments.** Any changes or amendments made to the zoning district boundaries shall be made on the Zoning District Map promptly after the amendment has been approved by the City Council.

- (c) **Errors in the Zoning District Map.** Any administrative or drawing error on the Official Zoning District Map may be corrected by the Director.

Section 14.01.108Zoning District Boundaries

- (a) **Boundary Delineations.** The zoning district boundary lines shown on the State or Federal are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the zoning district map, the following rules shall apply:
- (1) **Centerlines.** Boundaries indicated as approximately following the centerlines of streets, highways, railroads, or alleys shall be construed to follow such centerlines. However, zoning exhibits shall show the zoning only to the edge of property.
 - (2) **Platted lot lines.** Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
 - (3) **City limits.** Boundaries indicated as approximately following City limits shall be construed as following City limits.
 - (4) **Riverbank lines.** Boundaries indicated as following riverbank lines shall be construed to follow such riverbank lines and in the event of change in the riverbank line shall be construed as moving with the actual riverbank line; boundaries indicated as approximately following the centerlines of streams, rivers, lakes, or other bodies of water shall be construed to follow such centerlines.
 - (5) **Natural features.** Boundaries indicated as parallel to or extensions of feature indicated in subsections (1) through (4) of this section shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
 - (6) **Vacated public way.** Whenever any street, alley, or other public way is vacated by an official action of the City Council, the adjacent zoning district designation shall be assigned to the centerline of the abandoned right-of-way.
 - (7) **Boundary as a condition of zoning approval.** The zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street, unless as a condition of zoning approval, it is stated that the zoning classification shall not apply to the street.
 - (8) **Interpretation.** Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in other circumstances not covered by subsections (1) through (7) of this section, the Director shall interpret the district boundaries.

Section 14.01.109Fees

- (a) The City Council shall establish a schedule of fees, charges, and expenses, and a collection procedure for building permits, certificates of zoning compliance, appeals, and other matters pertaining to this Chapter. The Master Fee Schedule shall be publicly available and may be altered or amended only by the City Council.
- (b) No permit, certificate, special exception, or variance shall be issued unless or until such costs, charges, fees, or expenses have been paid in full, nor shall any action be taken on proceedings before the Board of Adjustment unless or until preliminary charges and fees have been paid in full.
- (c) The City incurs the costs whether or not an applicant is successful in the request for a change in zoning. Therefore, the fee is not refundable to an applicant in the event a change in zoning or other plan is not approved.
- (d) If the applicant for a permit has not paid all amounts then due and outstanding to the City (other than amounts for ad valorem taxes) directly related to any project, including, without limitation, the payment of any amounts secured by liens filed against any property by the City and fines owed by the owner, the City shall not issue any permit of any kind until the liens, fines, or fees against the applicant are paid in full, including any interest owed to the City.

Section 14.01.110Severability and Repealer

- (a) **Severability.** Should any section or provision of this Chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

- (b) **Repealer.** All ordinances or parts of ordinances in conflict with any of the provisions of this Chapter are hereby repealed insofar as the same are in conflict with the provisions hereof.

Section 14.01.111Penalties and Enforcement

- (a) Violation of the provisions of this Chapter or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined a sum not to exceed two-thousand dollars (\$2,000). Each day such violation continues shall be considered a separate offense.
- (b) The owner or tenant of any building, structure, premises, or part thereof, and any architect, banker, attorney, engineer, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.
- (c) Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 14.01.112Effective Date

This ordinance shall become effective after its passage and publication as required by State law and the City Charter.

Section 14.01.113Definitions & Interpretation

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. If a word used within the Zoning Ordinance is not hereby defined, the normal interpretation of the Director shall suffice in determining its meaning.

Section 14.01.114Land Use Definitions

Agricultural Use, Commercial. A tract of land for which the primary purpose is the growing of farm products, vegetables, fruit, trees, or grain for wholesale or retail distribution, and may include facilities to process, store, wrap, and ship such items for market for commercial gain. An office or residence may be sited on the tract, but its use is secondary to the raising, growing, production, and distribution of the product or products for which the farm or ranch is engaged.

Agricultural Use, Private. An area of land for which the growing of farm products, vegetables, fruit, trees, and grain and for the raising thereon of poultry or farm animals such as horses, chicken, cattle, goats, and sheep is a secondary or incidental use to the residence. This definition excludes the commercial feeding of offal or garbage to swine or other animals and excludes any type of agriculture or husbandry specifically prohibited by ordinance or law. This definition also excludes any corporate farm or production facility, professional ranch, stable, garden, or orchard, as defined above.

Airport, Heliport, or Landing Field. A facility designed for the landing and take-off of fixed wing or rotary aircraft usually equipped with hangars, facilities for refueling and repair, and various accommodations for pilots and passengers. (See Section 14.03.301(a), *Airport/Helipad/Heliport* for regulations)

Alcohol Sales. The following land uses refer to the sale and/or consumption of alcoholic beverages. All businesses and entities must adhere to the requirements of the Texas Alcoholic Beverage Code, as it exists or may be amended.

- *Bar, Primary Use.* An establishment principally for the sale and consumption of alcoholic beverages on the premises. (See Section 14.03.301(b), *Alcohol Sales* for regulations)
- *Bar, Secondary Use.* An establishment allowing the sale and consumption of alcoholic beverages on the premises but incidental to the principal use, such as a restaurant, hotel, or conference center.
- *Brewpub, Primary Use.* An establishment principally for the on-site brewing of beer occurs as well as tasting and/or retail sales. (See Section 14.03.301(b), *Alcohol Sales* for regulations)
- *Brewpub, Secondary Use.* An establishment allowing the sale and consumption of alcoholic beverages brewed on the premises but incidental to the principal use, such as a restaurant, hotel, or conference center.
- *Liquor Store.* A facility for the sale of beer, wine, and/or liquor not for on-premises consumption.
- *Winery, Brewery & Retail Sales.* An establishment that produces, bottles, markets, or sells wine or other alcoholic products to the general public.
- *Winery, Brewery & Distillery Production.* A manufacturing or bottling plant that produces or combines alcoholic

products such as wine, beer, ale, or liquor for sale.

Alternative Energy Systems.

- *Solar Devices & Systems.* A solar panel or device is a structure that is intended to capture the light from the sun and transfer that energy to electricity for general use. (See Section 14.03.401(a), *Alternative Energy Source - Solar* for regulations)
- *Wind Energy Conversion System (WECS).* Any mechanical device, such as a wind charger, windmill, or wind turbine, which is designed to extract kinetic energy from the wind and converts or stores it for practical use or a form of usable energy. (See Section 14.03.401(b), *Alternative Energy Source - Wind* for regulations)

Alternative Financial Services. A check cashing business, payday advance or loan business, money transfer business, or car title loan business. (See Section 14.03.301(c), *Alternative Financial Services* for regulations)

- *Car Title & Loan Services.* An establishment that makes small consumer loans that leverage the equity value of a car or other vehicle as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the car or vehicle cancel the application. The loan terms are often for 30 days and failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the car or vehicle. This excludes state or federally chartered banks, savings and loan associations or credit unions engaged primarily in the business of making longer term loans and which make loans that leverage the total equity value of a car or vehicle as collateral.
- *Check Cashing Business.* An establishment that provides to the customer an amount of money that is equal to the face of the check or the amount specified in the written authorization for an electronic transfer of money, less any fee charged for the transaction, and where there is an agreement not to cash the check or execute an electronic transfer of money for a specified period of time, the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose for compensation by any person or entity other than a retail seller engaged primarily in the business of selling consumer goods, including consumables to retail buyers, that cashes checks or money orders or issues money orders or money transfers for a minimum flat fee as a service that is incidental to its main purpose or business. This definition excludes a state or federally chartered bank, savings and loan association or credit union, grocery store or gas station, so long as the gas station does not handle more than 100 such transactions within any calendar month.
- *Payday Advance or Loan Business.* An establishment that makes small consumer loans, usually backed by postdated check or authorization to make an electronic debt against an existing financial account, where the check or debit is held for an agreed-upon term, or until an applicant's next payday, and then cashed unless the customer repays the loan to reclaim such person's check.
- *Bank, Savings and Loan or Credit Union.* An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is typically licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. This includes businesses' activities listed under SIC Codes 60 and 61, but excludes check cashing businesses, payday advance/loan businesses and car title loan businesses.

Alternative Retail Services. Any shop or store that sells items or services that may be considered to be not in the best interest of the public health, safety, morals, and general welfare. (See Section 14.03.301(d), *Alternate Retail Services* for regulations)

- *Body Art Studio.* A business establishment that provides services include tattooing and/or body piercing. Tattooing shall mean the placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. Tattoo also includes permanent cosmetics, such as eye or lip liner. Body piercing shall mean the creation of an opening in an individual's body, other than ear piercing, to insert jewelry or other decoration.
- *Cannabidiol Shop (CBD Shop).* A business establishment for which more than fifty percent (50%) of sales are derived from the retail sale of products related to or derived from CBD oil (cannabidiol) or hemp. This includes, but is not limited to, oils, vitamins, supplements, food, personal care, and garments.
- *Cigar Shop.* A business establishment in which cigars are bought, stored, and/or consumed.
- *Head Shop.* A business establishment that sells paraphernalia that supports the ingestion, inhalation, or

consumption of illegal drug products.

- *Hookah Shop.* A business establishment that sells devices designed for the on-site consumption of tobacco, cigarette, and nicotine-enriched products that may induce an altered state.
- *Smoke Shop.* A business establishment that sells tobacco or electronic cigarette/vaping products and their associated paraphernalia other than cigars.

Amenity Center. A recreational facility, including, but not limited to, clubhouse, swimming pool, play area, operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

Animal Shelter. A public or private facility for the enclosure of animals, especially stray, abandoned or unlicensed pets, with the intention of animal adoption.

Arcade. An establishment or public area containing mechanical or electronic games of chance, such as pinball, skeeball, or video games that are appropriate to be played by a customer of any age for a fee or token. See also "Commercial Amusement, Indoor."

Assembly Uses, Churches & Houses of Worship. A building or structure for the gathering together of persons for purposes religious functions, including but not limited to churches, synagogues and mosques. For the purpose of this Zoning Ordinance, Bible study and other similar educational or day care activities that occur in a person's primary residence shall not be included in this definition.

Assembly Uses, Other. A building or structure for the gathering together of persons for purposes of civic, social, or educational functions, including but not limited to event centers, convention centers, fraternal lodges, Elks, Masons, labor unions, and other meetings of like-minded people for a particular function.

Athletic Stadium or Field. A field and/or structure owned and operated by the City and/or a local independent school district used for sporting events with associated spectator seating. The stadium may include other accessory buildings such as offices, food service or catering facility, and dressing rooms/showers.

Automated Teller Machine (ATM), Off-Site. An unmanned, freestanding structure that performs banking financial functions at a location that may be separate from the controlling financial institution.

Automobile Uses. For the purposes of this Ordinance, the word "automobile" shall encompass autos, pick-up or "light load" trucks, passenger vans, or any other vehicle that is self-propelled, other than boats and motorcycles.

- *Automobile Repair, Major.* A building or portion thereof whose principal use is for the repair, servicing, equipping, or maintenance of motor vehicles or motor vehicle components, including engines, radiators, starters, transmissions, brakes, tires and wheels, seats and similar components that may require overnight outdoor storage of vehicles awaiting or under repair, if screened in compliance with all applicable regulations. General repair or reconditioning of engines, air-conditioning systems, and transmissions for automobiles; wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses.
- *Automobile Repair, Minor.* A daytime retail operation wherein the sale, installation, and/or inspection of tires, batteries, brakes, and other related minor parts or accessories is carried on; specifically intended to exclude major automotive repair and overnight outdoor storage of vehicles awaiting or under repair.
- *Automobile Sales, Accessories Only.* A retail shop that sells parts or accessories for vehicles that does not include installation of said parts.
- *Automobile Sales, New.* Retail sales or leasing of new automobiles, light load vehicles, or boats and may include used automobile sales, repair, and storage as a secondary use within this definition.
- *Automobile Sales, Used.* Retail sales or offering for sale of used vehicles.
- *Automobile & RV Storage.* The storage on a lot or tract of operable motor vehicles for holding such vehicles for sale, distribution, or storage.
- *Automobile Parking Garage.* A multi-level structure designed for the parking or storage of vehicles.
- *Automobile Parking Lot.* An off-street, ground level area paved in accordance with the City of Celina parking lot standards, for the short- or long-term storage of motor vehicles.
- *Automobile Wash, Full Service.* A facility where a customer may have vehicles washed in exchange for financial remuneration. This definition generally includes detailing of the vehicle and may include other services, such as

leather or upholstery cleaning.

- *Automobile Wash, Secondary Use.* A facility for the washing of motor vehicles, including a self-service operation, operated in conjunction with another primary use, such as a fueling station or convenience store.
- *Automobile Wash, Self Service.* A facility, typically coin operated, used by the customer to wash automobiles and other vehicles.

Bank, Savings & Loan, or Credit Union. An establishment for the custody, loan, exchange, or issue of money, the extension of credit, or facilitating the transmission of funds and not to be considered the same as “alternate financial services.”

Batch Plant, Permanent. A permanent manufacturing facility for the production of concrete or asphalt and includes the storage of those elements that make up concrete and asphalt.

Batch Plant, Temporary. A temporary manufacturing facility for the on-site production of concrete or asphalt during construction of a project, and which is removed when the project is completed. Following removal, the tract shall be returned to its previous condition. (see Section 14.03.501(a), *Batch Plants, Temporary* for regulations)

Building Material & Hardware Sales, Major. An establishment for the sale of materials customarily used in the construction of buildings and other structures, including outside storage or display of materials or merchandise and may include the rental of construction tools, vehicles, or heavy equipment.

Building Material & Hardware Sales, Minor. An establishment for the sale of materials customarily used in the construction of buildings and other structures, without any outside storage or display of materials or merchandise.

Campground or RV Park. Any area that is designed for occupancy by transients using tents, mobile trailers, or recreational vehicles for temporary sleeping purposes. A tract of land on which two (2) or more campsites are located, established, or maintained as temporary living quarters for recreation, education or vacation purposes.

Caretaker's or Guard's Residence. A residence located on premises with a main nonresidential use and occupied only by a caretaker or guard, and his/her family, employed on the premises.

Carnival or Circus. A traveling show or exhibition, sometimes housed in tents that has no permanent structure or installation and may include restaurants and retail shops incidental to the use.

Catering, Commissary. A facility that is the home-base for restaurant-equipped vehicles that serve as mobile food vendors. The commissary also is also used for the storage and partial production of food items that are delivered to customers by the mobile food vendor away from the commissary location itself.

Catering, Sales & Service. A business that offers food and drink for consumption elsewhere.

Cemetery. A cemetery is a place designed for the burial of the dead.

Child Care. The following land uses refer to childcare uses and are subject to the regulations of the State of Texas Department of Family and Protective Services (DFPS). For the purposes of this Zoning Ordinance, “child care” also includes adult day care.

- *Child Care Center, Primary Use.* A facility that is licensed to care for children at a location other than the permit holder's primary residence and includes pre-school educational centers, such as Montessori or other educational childcare.
- *Child Care Center, Secondary Use.* A place designed for the care of children belonging to employees and/or patrons of the primary use, whether it be commercial, religious, or not-for-profit. The center or space shall be completely contained within the primary use, such as a fitness center, office complex, or other facility that provides childcare for its employees or patrons.
- *Child Care Center, In-Home.* The provision of regular childcare within the permit holder's home.

Church. See “Assembly Uses.”

Clinic, Animal (no outside runs). An animal medical facility designed for immediate and short term care (i.e. not requiring the animal to be boarded or kept within the facility overnight), for diagnosis and treatment of household pets including, but not limited to, dogs, cats, and birds.

Clinic, Animal (with outside runs). A facility for diagnosis, treatment, or hospitalization of household pets including, but not limited to, dogs, cats, birds, and horses.

Clinic, Emergency Care Facility. A public or private, profit or nonprofit facility for the reception and treatment of outpatients who are physically or mentally ill, injured, handicapped, or otherwise in need of diagnosis, treatment, and care.

Clinic, Medical Lab. Offices for one or more physicians, surgeons, or dentists engaged in conduct the testing of blood and other tissue samples for the purpose of diagnosis of diseases or creating medical-related devices/equipment.

Collection Site. A collection site is a weatherproof structure, including, but not limited to, an empty semi-trailer container, that is manned at specific hours for the collection of used items.

College, University, or Trade School. An institution established for educational purposes offering courses for study beyond the secondary education level, including trade schools and commercial schools offering training or instruction in a trade, art, or occupation.

Commercial Amusement, Indoor. A facility providing for indoor recreational activities, services, amusements, and instruction, usually for an admission fee. Uses may include, but are not limited to, bowling alleys, ice or roller-skating rinks, bingo parlors, amusement arcades, or practice areas.

Commercial Amusement, Outdoor. A facility providing for outdoor recreational activities, services, amusements, and instruction for an admission fee, including, but not limited to, batting cages, miniature golf, go-kart tracks, and carnivals.

Communications Antenna. An instrument or device designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum. (See Sections 14.03.301(e), *Communications Antenna Towers – Residential* and 14.03.401(c), *Communications Antenna Towers – Non-Residential* for regulations)

Communications Antenna Support Structure. Any tower, mast, pole, tripod, box frame, or other structure utilized for the purpose of transmission, retransmission, and/or reception of electromagnetic, radio, television, or microwave signals and used for commercial broadcasting or telecommunication purposes. This definition shall also include a satellite dish exceeding twelve (12) feet in diameter and a microwave-transmitting tower. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended. Definition includes ancillary ground equipment.

Construction Yard, Field Office, Temporary. A building, structure, or storage/assembly yard used in conjunction with a development project for housing temporary supervisory or administrative functions related to development, construction, or the sale of real estate properties within the development and subject to removal at completion of construction. A facility used for the temporary office and material storage in connection with a project under construction or remodel. (See Section 14.03.501(b), *Construction Yard & Field Office, Temporary* for regulations)

Donation Bin/Collection Site. An unmanned, free-standing structure that is designed to receive certain goods that include, but are not limited to, recycling items, clothing and household items, library books and donations, that may be located outside of or separate from the primary structure. (see Section 14.03.401(d), *Donation Bins/Collection Sites* for regulations)

Dwelling. Any building or portion thereof, which is designed or used as living quarters for one or more families, including single family and multi-family buildings, but not including motels, inns, or hotels.

- *Dwelling, Accessory Structure.* A second dwelling unit on certain single-family lots that is a secondary use to the primary home.
- *Dwelling, Boardinghouse or Rooming House.* A building other than a hotel where lodging and/or meals are provided for compensation.
- *Dwelling, Duplex.* A building containing two (2) single-family dwelling units on a single platted lot that are totally separated from each other by an unpierced firewall from basement to roof. A detached building arranged, intended or designed for occupancy by two families. Currently classified as “single family attached.”
- *Dwelling, Factory-Built Home.* Any manufactured single-family mobile home constructed prior to June 15, 1976. (See also Dwelling, HUD Code Manufactured Home)
- *Dwelling, HUD Code Manufactured Home.* A HUD-code compliant single-family structure constructed after June 15, 1976, designed for long-term residential use that is constructed elsewhere and is moved from the factory or sales location to its permanent site. (See also Dwelling, Factory-Built Home)

- *Dwelling, Live-Work.* A dwelling unit that contains, to a limited extent, a separate commercial component with residential quarters above or behind the commercial use.
- *Dwelling, Mobile Home.* Any manufactured single-family mobile home constructed prior to June 15, 1976. (see Section 14.03.401(h), *Manufactured Home Replacement* for replacement regulations.)
- *Dwelling, Model Home.* A single family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision. (see Section 14.03.501(c), *Model Home, Temporary* for regulations)
- *Dwelling, Multi-Family.* Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units. Though residential in use, it is considered a commercial development in regards to and application of development standards and regulations. A building containing three (3) or more dwelling units on a single lot or tract designed to be occupied by three (3) or more families living independent of one another.
- *Dwelling, Patio Home.* A dwelling on a separate lot with open space setbacks on at least three sides. Currently classified as “single family attached.”
- *Dwelling, Single-Family, Attached (i.e. Townhome, Patio Home).* A structure containing three (3) or more dwelling units with each unit designed for occupancy by one household and each unit attached by a common firewall.
- *Dwelling, Single Family, Detached.* A building containing one (1) dwelling unit, not attached to any other dwelling by any means and is surrounded by open space or yards. A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and have no physical connection to a building located on any other separate lot or tract.

Dwelling, Senior Living. The following definitions relate to those residences and businesses that are designed to provide housing for adults primarily over the age of 55.

- *Dwelling, Senior Living, Independent Living.* A single family home, either attached or detached, or a multi-family facility in which adults generally over the age of 55 live in relative independence.
- *Dwelling, Senior Living, Assisted Living Facility.* A private facility that provides care for chronically ill, aged, or disabled persons who need health supervision and related care not including hospital care. Such facility is designed for older adults who need some assistance with daily living, including but not limited to the production and serving of meals, assistance with shopping, management of medications, and personal grooming. Typically, the resident occupies a room or suite of rooms and eats the majority of meals communally.
- *Dwelling, Senior Living, Assisted Living Home.* A facility located in a private residential home designed for older adults who need or desire moderate assistance with daily living, including but not limited to the production of meals, assistance with shopping, management of medications, and personal grooming.
- *Dwelling, Senior Living, Advanced Care.* A facility that provides advanced nursing care, memory care, dementia care, hospice care, or any level of care that clearly exceeds those provided in an “assisted living” facility.

Electrical Power Generating Plant. All equipment, fixtures, and property operated or maintained in connection with the production of electricity and transmission of electricity produced.

Electrical Substation. A location for transforming electricity prior to the distribution of electricity to individual customers.

Entertainment Venue. A location in which concerts, rodeos, sports events, or other large-scale entertainment types can be housed (e.g. auditorium, arena, natatorium, football stadium, etc.)

Fairgrounds/Exhibition Area. An area that may include structures for the exhibition of, rodeos, conventions, and similar special events.

Farmers Market. An area containing individual vendors who offer fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey for sale. This definition does include the sale of meat, fish, poultry, eggs, refrigerated dairy products, or home canned or packaged items when the proper health rules and regulations are followed and/or health permit obtained.

Funeral Home/Mortuary. A place for the storage of human bodies prior to their burial, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial, but does not allow the cremation of human remains.

Funeral Home/Mortuary with Crematorium. A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial or cremation, where cremation occurs within the building, with or without space for ceremonies connected therewith before burial or cremation.

Gas Pumps/Fuel Sales. A retail fuel sales facility selling fuel for motor vehicles including, but not limited to, automobiles, motorcycles, buses, or recreational vehicles with no ancillary services such as vehicle service, vehicle repair, or sale of items other than fuel. The fueling or gasoline station may be attended or automated.

Golf, Tennis, or Country Club (Private). An area containing a golf course, polo facilities, tennis facilities, and a clubhouse and available only to private members; such a club may contain adjunct facilities such as private club, dining room, swimming pool, retail sales, and similar recreational or service facilities.

Greenhouse or Nursery, Retail. A facility for the outside display of plants offered for sale and may include an indoor component.

Greenhouse or Nursery, Wholesale. A large-scale facility or farm used for the growing of plants, trees, shrubs, flowers, or other natural products for the wholesale market and may include an indoor component.

Group Home. The following land uses relate to the overall category of “group home” where several unrelated individuals live together in a single-family residence or multi-family facility, is licensed by the state, and is designed to provide resident services to individuals who are physically handicapped, mentally ill, mentally retarded, or developmentally disabled. For the purposes of this section, mental illness and developmental disability shall not include illegal use of or addiction to a controlled substance or other criminal behavior.

- *Foster Family Home.* Per the definition of the Department of Family and Protective Services (DFPS) or as amended by the DFPS, a foster family home is a residence whereby designated foster parents are licensed to provide long-term care for children.
- *Group Home.* An adult and/or child care facility, licensed by the state, designed to provide resident services to individuals who are physically handicapped, mentally retarded, or developmentally disabled, but does not provide services to individuals with psychiatric, addiction, substance abuse or who exhibit criminal behavior.
- *Halfway House.* A residential facility providing shelter, supervision and residential rehabilitative services for persons who have been inmates of any county, state or federal correctional institution and released and require a group setting to facilitate the transition to a functional member of society.

Gun or Archery Range, Indoor. Any indoor facility open to the public and occupying all or a portion of a building where firearms are discharged or arrows are shot for either testing or recreation purposes. Such business shall be constructed to limit noise by installing adequate acoustic barriers.

Gunsmith. A retail establishment for the sale and service of firearms and related items.

Gymnastics/Dance Studio/Martial Arts Studio. A building or portion of a building used as a place of work for a gymnast, dancer, or martial artist or for instructional classes in gymnastics, dance, martial arts, or similar activity.

Health/Fitness Center. A facility that promotes physical fitness, weight control, exercise, and personal improvement that may also include massage or swimming.

Heavy Machinery Sales, Service, & Storage. A retail or wholesale facility that sells, services, and stores heavy machinery such as farm equipment, construction vehicles or equipment, dredging equipment, paving equipment, etc.

Helipad. A place, typically on the roof of a hospital or a small ground area, where helicopters may land and take off, but without any service or fueling capabilities. (See Section 14.03.301(a), *Airport/Helipad/Heliport Regulations* for regulations)

Home Occupation. An occupation, which is secondary to the primary use of a dwelling as a residence, conducted on residential premises by the occupant of the residence. Home occupations shall be subject to the conditions set forth in Section 14.03.401(e), *Home Occupation Regulations*. Any activity carried out for personal gain in a dwelling unit by a resident of the premises, which occupation is secondary to the residential purpose of the premises.

Hospital. An institution or place where sick or injured patients are provided medical or surgical care.

Hotel. The following land uses refer to a building or group of buildings designed as a temporary abiding place where customary services are provided for a fee.

- *Hotel, Bed & Breakfast.* An owner-occupied private home that offers lodging for paying guests not to exceed one week in duration, and which serves breakfast to these guests and which contains one or more guest bedrooms. (See Section 14.03.401(f), *Hotel Regulations, Bed & Breakfast/Short Term Rentals* for regulations)
- *Hotel, Extended Stay (also called "Residence Hotel").* A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone access are provided. Residence Hotel room units are designed to be suitable for long-term occupancy, with financial consideration typically being calculated on a weekly and/or monthly basis. Typical Residence Hotel attributes include, but are not limited to, kitchen facilities, and external doorways into room units. (See Section 14.03.301(f), *Hotel Regulations, Extended Stay* for regulations)
- *Hotel, Full-Service.* A full service hotel is defined as a top tier hotel in terms of amenities and service provided to its clientele. (See Section 14.03.401(g), *Hotel Regulations, Full-Service* for regulations)
- *Hotel, Limited Service.* A limited service hotel provides travelers an economical choice with fewer amenities than a full service hotel. (See Section 14.03.301(g), *Hotel Regulations, Limited Service* for regulations)
- *Hotel, Short-Term Rentals.* An owner-occupied home or unit that is listed on a web-based service for the temporary rental of the entire home/unit or certain rooms within the home/unit. (See Section 14.03.401(f), *Hotel Regulations, Bed & Breakfast/Short Term Rentals* for regulations)
- *Motel.* A facility offering short-term overnight lodging accommodations on a daily rate to the general public and defined as having direct access to individual guest rooms from the parking area or outside balconies.

Household Appliance Service & Repair. A retail establishment where household appliances are serviced and repaired on site. May also include sales of household appliances.

Kennel, Indoor. A fully air-conditioned establishment where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes that does not include outside pens or runs.

Kennel, Outdoor. A fully air-conditioned establishment where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes that includes outdoor pens or runs.

Lab, Equipment Manufacturing. A facility that produces or assembles equipment.

Lab, Scientific or Research (non-hazardous). A facility that conducts research in order to promote the general base of knowledge or to create new or improved products.

Landfill. A place where trash and garbage may be taken to be worked into the earth for recycling or decomposition.

Laundry/Dry Cleaning. The following definitions relate to the cleaning of garments, fabrics, rugs, uniforms, draperies or other similar items by persons other than the owner.

- *Laundry/Dry Cleaning, Commercial.* An industrial plant for cleaning garments, fabrics, rugs, uniforms, draperies or other similar items on a commercial or bulk basis.
- *Laundry/Dry Cleaning, Pickup Station.* A facility that only receives and dispenses laundry and dry cleaning that has been processed in bulk by a commercial laundry or dry cleaning facility located elsewhere.
- *Laundry/Dry Cleaning, Self-Service.* A facility for washing and/or dry cleaning garments and similar items where typically the customer supervises and handles the cleaning of his/her garments and items, such as a laundromat, but located at a separate facility for a fee.
- *Laundry/Dry Cleaning, Small Custom Shop.* A retail establishment for the cleaning of individual garments, fabrics, rugs, draperies or other similar items on the premises, which may include minor garment repair.

Machine/Welding Shop. A facility in which materials are processed by machining, cutting, grinding, welding, etc.

Manufactured/Mobile Home Display & Sales. The offering for sale, storage, or display of trailers, HUD-Code manufactured homes, or mobile homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Manufacturing & Industrial Uses, Heavy. A facility that involves assembly and fabrication activities with the use of machines, tools, and labor to make items for use or sale and typically requires access to major highways and/or other means of transporting goods such as railroad lines. May also include warehousing, research & development,

wholesaling operations with relatively infrequent customer or client visits, and may include related office and shipping areas. Heavy industry involves one or more characteristics such as large and heavy products; large and heavy equipment and facilities (such as heavy equipment, large machine tools, and spacious buildings); or complex and numerous processes. The labor for heavy industry is generally highly skilled. Examples of heavy industry include, but are not limited to, steel manufacturing, automotive assembly, machine tool design and construction, boat or aircraft manufacturing, and power plants.

Manufacturing & Industrial Uses, High Risk. Any manufacturing or industrial use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, dust, odors, noise, vibration, or danger from fire, explosion, or radiation and involves materials meeting the “degree of hazard-4” criteria of the International Fire Code in quantities deemed to be hazardous by the Fire Chief.

Manufacturing & Industrial Uses, Light. A facility that involves assembly and fabrication activities and the use of machines, tools, and labor to make items for use or sale. May also include warehousing, research & development, and wholesaling operations with relatively infrequent customer or client visits, and may include related office and shipping areas. Light Industry is often assembly-based and is typically consumer-oriented (i.e., most light industrial products are sold to retail stores or end users rather than as intermediate parts for use by other industries). Light industry will have fewer environmental impact than those associated with heavy industry. Light industry may employ lower skilled employees with only moderate training and often employ large numbers of people. Light industries require a relatively low amount of raw materials, space for assembly, and power. Examples of light industry include, but are not limited to, plastic items, clothing, shoes, foods, beverages, personal care products, home care products, cosmetics, drugs, furniture, consumer electronics, and home appliances.

Mausoleum. A mausoleum is a building with places for the entombment of the dead that may or may not be above ground.

Media Studio. A facility where the production, editing, storage, and/or transmittal of audio/visual media occurs, including, but not limited to, a TV studio, a radio studio, and a production or editing facility.

Mini-Warehouse/Self Storage. A building containing separate, individual self-storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit.

Mobile Food Vendor, Temporary. Any person or person who operates and sells food from a stationary cart or trailer mounted on a chassis, for a period of fifteen (15) calendar days or more per year. Stationary mobile food vendors include, but are not limited to, sno-cone stands, hot-dog carts, and ice-cream carts. Any similar facility that operates for fourteen (14) calendar days or less shall be considered a “temporary food establishment” as defined by the City Health Ordinance, as it exists or may be amended. (See Section 14.03.501(g), *Seasonal Sale Regulations*)

Motorcycle Sales & Service. A facility that sells, leases, and services motorcycles, usually defined as two-wheeled, self-propelled vehicle having one or two saddles or seats, and may have a sidecar attached. For purposes of this Chapter, motorbikes, motor scooters, mopeds and similar vehicles are classified as motorcycles.

Municipal Uses Operated by the City of Celina. Any structure, park, open space, or roadway owned and/or operated by the City of Celina, including but not limited to city hall, police stations, fire stations, service centers, sanitation plants, libraries, recreation centers, parks, and roadways.

Museum/Art Gallery. A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods.

Office, Administrative, Medical, or Professional. A building used for the provision of executive, management, or administrative services. Typical uses include, but are not limited to, administrative offices and services including real estate, property management, investment, medical, architect, engineer, travel, secretarial services, accounting organizations and associations, and vehicle rental office without on-site storage of fleet vehicles.

Office, with Showroom. A building that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are included in this definition. Warehousing facilities shall not exceed fifty percent (50%) of the total floor area. This definition does not include contractor’s shop and storage yard.

Office, with Warehouse, Distribution Center. A building primarily devoted to storage, warehousing, and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas. Also referred to as “flex space.”

Open Storage & Display, Permanent. A secondary land use providing outdoor storage or display of commodities, materials, goods, equipment, vehicles, or merchandise in its normal day-to-day business activities. This definition excludes new and used sale or lease of automobiles, motorcycles, recreational vehicles, boats, or other watercrafts. This definition does not include temporary outside merchandise display, such as a sidewalk sale or “under eave” storage and display. (See Section 14.03.401(h), *Open Storage Regulations, Permanent or Ongoing*)

Park or Playground. An open recreation facility or park owned and operated by a public agency such as the municipal park department or school board and available to the general public.

Personal Service. A shop, such as tailoring, shoe repair, barbershop, therapeutic massage facility, beauty shop, health studio, spa/salon, or travel consultant that provides a service, but not necessarily a product, to the customer.

Portable Building Sales. A retail establishment that sells portable buildings meant to be used as accessory uses only and not for habitation, but not including manufactured homes.

Printing Service Uses. The following definitions relate to the various businesses that reproduce, copy, or print items on paper or other materials for sale.

- *Printing, Major Industrial Plant.* An establishment specializing in long-run printing operations including, but not limited to, book, magazine, and newspaper publishing using engraving, die cutting, lithography, and thermography processes.
- *Printing, Minor Retail Shop.* An establishment specializing in short-run operations to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar materials using photocopying, duplicating, and blue printing processes. This definition shall include mailing and shipping services, but excludes the on-site storage of heavy load fleet vehicles.

Recycling Center. A facility which allows only the collection and separation of materials such as aluminum, copper, brass, other metals, glass, paper, cardboard and plastics for transportation to an off-site facility for processing and remanufacturing into new products. All separation and collection containers will be self-contained, transportable and screened from public view either by a fence/wall or by being located completely within a building or other structure. No stock piling or staging of collected materials is allowed on site.

Regional Mall. A one or multi-storied structure containing shops either with an air-conditioned court and walkways (such as Stonebriar Mall or the Galleria Mall) or with outdoor walkable areas (such as Fire Wheel Center and Fairview Town Center) designed to serve a regional clientele.

Research & Development Center. A facility for research including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment as well as data centers and call centers. Any facility that is determined by the Health, Fire, and/or Building Official to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation is excluded from this definition.

Restaurant. A building or portion of a building where food is served for consumption, and where provisions may be made for serving food on the premises or elsewhere.

- *Restaurant, Dine-in.* An eating establishment where food and drink are prepared, served, and consumed by the general public primarily within an indoor dining area and may provide additional outdoor seating and also may include alcoholic beverage service.
- *Restaurant, Drive-In & Drive-Thru.* An eating establishment where food or drink is primarily served to customers in temporarily parked motor vehicles or via a drive-thru lane to customers who will be consuming the food off-premises. These restaurants may also include indoor dining and outdoor seating areas.
- *Restaurant, Pick-Up or Delivery Only.* An establishment preparing food to the general public in which the food, once prepared, is either picked up for consumption off premises, or is delivered to the end user by the restaurant staff with little or no on-site dining.

Salvage Yard, Junk Yard, or Wrecking Yard. Any lot upon which four or more motor vehicles of any kind which are

incapable of being operated due to condition or a lack of license or have been placed for the purpose of obtaining parts for recycling or resale.

School. The following definitions relate to educational facilities, whether publicly or privately funded, for various ages and educational levels.

- *School, Private.* A privately funded institution that provides educational services comparable to that provided by public schools, receives no funding from any governmental agency, and charges fees to its attendees. This definition also includes schools under the sponsorship of and funding by a religious agency (e.g. parochial schools or private church schools) that provide educational services generally equivalent to public schools. This definition excludes trade and commercial schools for higher education or post-high school skill training.
- *School, Public.* An educational institution regulated by the state which is operated by an independent school district and having a curriculum including kindergarten, elementary, and secondary education, but not including private, business, commercial, trade, or craft schools. This definition also includes charter schools, which are an alternative to the public school system but also funded by the state and charges reduced fees or no admission fees to its attendees.

Sewage Pump Station. A facility for transporting sewer including pumps, piping, valves, and controls.

Sewage Treatment Plant. A facility that treats sewage so that it may be returned to the natural water supply without negative effects. Water from a sewage treatment plant is considered “gray water” and is suitable for irrigation but not consumption.

Sexually-Oriented Businesses. Sexually oriented establishments and businesses as defined in Chapter 4, *Business Regulations*, Section 4.06, *Sexually-Oriented Businesses*, as they exist or may be amended. Sexually-oriented uses include, but are not limited to, adult bookstores, adult video stores, adult theaters, adult cabarets, sexual encounter centers, and nude modeling centers. (See also Section 14.03.301(k), *Sexually-Oriented Business Regulations* and the aforementioned City Ordinances)

Stable, Commercial. A stable used for the rental of stall space or for the sale or rental of horses or mules; such a stable shall meet all provisions and requirements of the zoning district in which it is constructed. (See also “Agricultural Use, Commercial”)

Stable, Private. An area used solely for the owner's private purposes for the keeping of horses, mules or ponies that are not kept for remuneration, hire or sale. (See also “Agricultural Use, Private”)

Store. The following definitions relate to the various entities that sell items to the public:

- *Store, Big Box.* A retail establishment with a primary tenant that comprises more than 50,000 square feet, such as Target or Walmart.
- *Store, Convenience.* A retail establishment providing for the sale of a limited assortment food items, nonprescription drugs, small household items, snacks, and gifts. Gasoline and diesel fuel may also be offered for sale as a secondary use.
- *Store, General Retail.* A retail establishment offering merchandise for retail sale.
- *Store, Grocery.* A retail establishment that displays and sells consumable goods and sundries and may include secondary uses such as a pharmacy, photo shop, banking service, delicatessen, bakery, and/or prepared foods.
- *Store, Pawn Shop.* A shop that lends money in exchange for personal property as security deposited with it or pledged to it. This definition includes the sale of such securities after repossession and the sale of merchandise generally found in retail stores.
- *Store, Secondary Use.* Secondary retail uses are incidental businesses located within an office, big box store, hotel, or employment center and such uses include barbershop or beauty shop, smoke shop, candy counter, restaurant, pharmacy, or other incidental activity secondary to the primary office, hotel, or employment occupancy.
- *Store, Shopping Center.* A group of retail, service, commercial, and restaurant establishments planned, constructed, and managed as a single entity and also known as a “strip center” or “in line retail.”
- *Store, Tire Dealer, with Open Display.* A retail establishment engaged in the sale or installation of tires for vehicles, with open storage.

- *Store, Tire Dealer, without Open Display.* A retail establishment engaged in the sale or installation of tires for vehicles, but without open storage.

Telephone Exchange Facility. A building in which telecommunications routing takes place.

Theater, Drive-In. An outdoor facility arranged so that patrons can view the screen and receive the sound in the privacy of their vehicles, or while seated outside.

Theater, Indoor. A facility for showing motion pictures to an audience inside an enclosed structure.

Transit Center/Bus Terminal. Passenger terminal or loading facilities for franchised private or publicly owned transit system.

Truck Terminal. An area where trucks used to transport goods are stored or parked between trips.

Truck/Trailer/Heavy Equipment/RV/Bus Repair. An establishment providing major and minor automobile repair services to heavy load vehicles defined as self-propelled vehicles having a manufacturer's recommended gross vehicle weight (GVW) of greater than 11,000 pounds, such as large recreational vehicles, tractor trailers, buses, and other similar vehicles. Such vehicle repair may occur within a structure or outside the structure due to the size of the vehicles.

Truck, Trailer, Heavy Equipment, RV, Boat, and Bus Sales, Leasing and Repair. A facility which sells or leases vehicles having a manufacturer's recommended gross vehicle weight (GVW) of greater than 11,000 pounds, such as large recreational vehicles, tractor trailers, buses, and other similar vehicles. The term "truck" shall be construed to mean "heavy load vehicle" unless specifically stated otherwise. The sales and leasing facility includes outdoor storage and display of the vehicles listed. **"Light load trucks" are defined as "autos" for the purpose of the Zoning Ordinance.**

Utility Distribution/Transmission Line. Facilities, including subsidiary stations, that serve to distribute, transmit, transform, or reduce the pressure of gas, water, or electric current, including, but not limited to, electrical transmission lines, gas transmission lines, and metering stations.

Vending Kiosk, Commercial. An unmanned, free-standing structure that dispenses goods for remuneration that may include, but are not limited to, water, ice, entertainment videos or CDs, newspapers, and drinks, that may be located outside of or separate from the primary structure (see Section 14.03.401(j), *Vending Kiosk Regulations*).

Vending Kiosk, Not-for-Profit. An unmanned structure that provides a product. The fee for establishing such product may be reduced or waived (see Section 14.03.401(j), *Vending Kiosk Regulations*).

Warehouse. A large facility used primarily for the storage of goods and may include an office incidental to the primary use.

Water Treatment Plant. A facility for the purifying, storage, and distribution of City water including a system of reservoirs, channels, and mains.

Wholesale & Distribution Center. An establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials to retailers, wholesalers, agents, brokers, or to industrial, commercial, institutional, or professional business users and may include an office incidental to the primary use.

Section 14.01.115Zoning Ordinance Definitions

Access Lane, Major. Any privately owned on-site drive or lane intended to access the primary entrance to land parcels and parking areas, and which accommodates autos or pedestrians. Such Major Access Lanes may serve as fire lanes and are the primary means of access to a shopping center. Such lanes will likely intersect a major roadway at a median break, subject to the Director's approval.

Access Lane, Minor. Any privately owned on-site drive or lane intended for internal access to land parcels and parking areas, and which accommodates autos or pedestrians.

Accessory Structure. Any structure, either attached or detached from the main building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire enclosures, trellis, and structures/sheds or the like. A permit is required for many accessory structures. (See Section 14.03.201 *Accessory Uses, General Information & Regulations* and Section 14.03.202 *Accessory Uses, Specific Accessory Structures*, respectively, for regulations)

Accessory Structure, Agricultural Use. A structure located on an active farm, ranch, or orchard in which livestock, feed,

equipment, vehicles, or accessories necessary for the running of the business are kept, including but not limited to, barns, silos, sheds, and exercise pavilions.

Accessory Use. Defined as any land use or building that by its nature is not the primary use of the tract of land upon which it is located. For example, a garage is secondary to the residence. In commercial districts, an accessory use is that which occupies less than fifty percent (50%) of the square footage of the main building. (see Sections 14.03.201 and 14.03.202 for regulations)

Acts of Nature. An extraordinary interruption by a natural cause (such as a flood or earthquake) of the usual course of events that experience, prescience, or care cannot reasonably foresee or prevent.

Administrative Official. An officer or other designated authority charged with the administration and enforcement of this chapter, and a duly authorized representative.

Advertising Sign or Structure. Any cloth, card, paper, metal, glass, wooden, plastic, plaster, or stone sign or other sign, device, or structure of any character whatsoever, including a statuary or place for outdoor advertising purposes on the ground or any tree, wall, bush, rock, post, fence, building, or structure. The term “placed” shall include erecting, constructing, posting, painting, printing, tacking, mailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever that is visible. Neither directional, warning nor other signs posted by public officials in the course of their public duties shall be construed as an “advertising sign” for the purpose of this Ordinance. See Sign Ordinance for further details.

Alley. A minor drive that is used primarily for vehicular access to the rear or side of properties otherwise facing on a street.

Applicant. Any person or entity that submits to the City an application for a permit required by the City for a project. To be qualified as an applicant under this Ordinance, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this Ordinance. The term shall be restricted to include only the property owner(s), or a duly authorized agent or representative of the property owner.

Application for a Permit. Any document filed with the City that clearly indicates that the applicant is seeking consideration for a permit, the type of permit sought, and which provides the City with fair notice of the project, and when used in this Zoning Ordinance, shall include a plan for development of real property or a plan for development; but excluding applications to establish or amend a zoning district, including but not limited to a request to establish or amend a Planned Development District or to receive or amend a Specific Use Permit.

Automobile. For the purposes of this Ordinance, an “automobile” is defined as a self-propelled mechanical or electrical vehicle designed for legal use on streets, highways, or waterways for the conveyance of goods and people, including, but not limited to, passenger cars, trucks, buses, and boats, but excludes motorcycles and motor scooters.

Barn. A structure intended for storage of products, equipment and supplies related to the production of livestock and farming. (See Section 14.03.202(b), *Barns & Farm Accessory Structure Regulations*)

Basement. A story or portion of a building located primarily below the natural grade line of the property.

Bay. A large opening in a wall or building, whether with or without bay doors, which is designed to allow vehicle access. Also referred to as docks or internal loading spaces.

Bay Door. An oversized door, typically with roll-up or swing-type doors, commonly used in conjunction with docks, bays, and loading spaces.

Block. An area enclosed by streets and occupied by or intended for buildings.

Block Face. The portion of a block adjacent to the street.

Block Length. The length of the block face between two street intersections.

Buildable Area. The allowable area available to construct a building or structure after complying with the City’s applicable set back and maximum lot coverage requirements.

Building. For the purpose of this Ordinance, a “building” is a structure built for the support, shelter, and enclosure of persons, animals, chattels or movable property of any kind.

- **Building Ends.** Those sides of a rectilinear building having the lesser dimensions. As used herein for the building spacing regulations for multi-family dwelling, a “building end” shall be interpreted as being the more narrow side

of a building regardless of whether it fronts upon a street, faces the rear of the lot, or is adjacent to the side lot line or another building.

- **Building Height.** The vertical distance between the average of the highest and lowest points of grade of that portion of the lot covered by the building to the highest point of a structure.
- **Building Line.** A line parallel or approximately parallel to the street line at a specific distance there from, marking the minimum distance from the street line that a building may be erected.
- **Building Site.** A single tract of land located within a single block, which (at time of filing for a building permit) is designed by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. It shall front upon a street or approved place. A building site may be subsequently subdivided into two or more building sites, and a number of building sites may be combined into one building site, subject to the provisions of this Chapter and Subdivision Ordinance.
- **Building, Main.** A building in which the principal use of the lot on which it is situated is conducted. In a residential district, any dwelling shall be deemed to be a main building on the lot on which it is situated.

Building Official. The building inspector or administrative official charged with responsibility for issuing permits and enforcing the Zoning Ordinance and building code.

Build-To Line. A line parallel or approximately parallel to the street line at a specific distance there from, marking the maximum distance from the street line that a building may be erected – generally used in form-based zoning districts.

Candlepower. The quantity of light required to illuminate a surface one (1) foot distance from a light source to the intensity of one (1) foot-candle.

Carport. A structure open on a minimum of three sides designed or used to shelter vehicles. Also called "covered parking area."

Cellar. See "Basement."

Certificate of Occupancy or Compliance. An official certificate issued by the City through the enforcing official which indicated conformance with or approved conditional waiver from the zoning regulations and authorized legal use of the premises for which it is issued.

Commercial Antenna, Stealth. A stealth antenna is a commercial antenna that is designed to be non-obtrusive, or virtually transparent or invisible to the surrounding neighborhood. Stealth antennas include, but are not limited to:

- Antennas located within a building's attic space or upper story;
- Antennas on the roof of a minimum three-story building and not visible from the property line of the lot on which the antenna is located;
- Antennas that are painted to match the structure;
- Antennas with no visible racks or wires;
- Antennas located within a structure such as a flagpole, church steeple, subdivision monument, clock tower; or similar architectural feature, and antennas located on an athletic field light poles.

Comprehensive Plan. The long-range policy adopted by the City Council which govern the future development of the City and which consist of various components governing specific geographic areas as well as functions and services provided by the City.

Court. An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is an open space entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanent open space.

Decibel. A unit of measurement of sound pressure.

Development. Any manmade change to improved or unimproved real estate, including but not limited to, buildings and/or other structures, paving, drainage, utilities, storage, and agricultural activities.

Disability or Handicap. With respect to an individual:

- A physical or mental impairment which substantially limits one or more of such person's major life activities,
- A record of having such an impairment, or
- Being regarded as having such an impairment, but such term does not include the illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act -21 U.S.C. 802).

Director. The Director of Development Services for the City of Celina or his designee.

District. A geographical area of the City for which the regulations governing the area, height, or use of buildings are uniform for each type and class of structure.

Drive-Thru. A vehicle drive aisle that is designed for the customer to order food at a window or screen and pick up the order at an exterior window of the retail/restaurant establishment. No through traffic is permitted to use the drive-thru aisle.

Drive-Thru, Escape Lane. A vehicle drive aisle adjacent to the drive-thru lane that allows the driver of the vehicle to exit the drive-thru lane.

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Enclosed Building. A structure that has a floor and roof and is surrounded by outside walls.

Fence. For the purpose of this Ordinance, a fence is any physical structure or series of trees/bushes meant to separate one property from another.

- *Fence, Ornamental.* Ornamental fencing is generally constructed of wrought iron, tubular steel, or similar materials and designed to allow for partial visibility from one side of the fence to the other. Ornamental fences may have solid masonry foundations, columns, or similar features. Chain link fences are not included in this definition.
- *Fence, Residential.* A physical barrier separating residential properties. (See Section 14.04.302, *Residential Fences*)
- *Fence, Screening Wall.* Screening walls are defined as being constructed of solid masonry with masonry columns. (See Section 14.04.301, *Screening* for regulations)

Fire Lane. A Fire Apparatus Access Road according to the International Fire Code.

Floodplain. Any property within the limits as delineated by Federal Emergency Management Agency (FEMA) of the 100-year floodplain or as amended by an engineering flood study of the ultimate developed conditions prior to any reclamation.

Floor Area. The total square feet of floor space within the interior dimensions of a building including each floor level, generally considered “air conditioned space,” but excluding cellars, carports, or garages.

Floor Area Ratio (FAR). An indicated ratio between the number of square feet of total floor area in the main building on a lot and the total square footage of land in the lot; it is the number resulting from dividing the main building floor area by the lot area.

Foot-Candle. A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle. When metric units are used, lux is the unit of light quantity. One (1) lux equals one (1) lumen per square meter of area. One (1) foot-candle equals 10.76 lux.

Frequency. The number of times per second a vibration or sound wave oscillates.

Glare. Direct light emitted from a light source, which is sufficient to cause annoyance, discomfort, or temporary loss of visual performance and visibility (see Section 14.04.608, *Glare* for more information).

Grade.

- For buildings having walls adjoining only one street, “grade” is defined as the elevation of the sidewalk at the center of the wall adjoining the street.
- For buildings having walls adjoining more than one street, “grade” is defined as the average of the elevations of the sidewalks at the center of all walls adjoining the street.
- For buildings having no wall adjoining the street, “grade” is defined as the average level of the finished surface of the ground adjacent to the exterior wall of the building.
- Where no sidewalk has been constructed, the building inspector shall establish such sidewalk grade or its equivalent for the purpose of these regulations.

Gross Floor Area. The gross floor space of an apartment house shall be measured by taking the outside dimension of the apartment building at each floor level, excluding, however, the floor area of basements or attics not used for residential

purposes.

Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest of any boundary wall.

Infill Development. The development of structures on vacant lots within developed areas which can utilize existing infrastructure.

Junk. The term “junk” shall mean all worn out, worthless, or discarded material, including but not limited to any of the following materials, or parts of said materials or any combination thereof: new or used iron, steel or nonferrous metallic scrap, brass or waste materials; used and/or inoperative household appliances, household electrical or plumbing fixtures, floor coverings and/or window coverings not currently in use; used lumber, brick, cement block, wire, tubing, and pipe, tubs, drums, barrels, and/or roofing material not currently in use; air conditioning and heating equipment not currently in use; used vehicle components and parts not currently in use; used furniture other than that designed for outdoor use or that which would normally be considered as antique furniture; used and/or inoperative residential lawn care equipment and machinery not currently in use; used pallets, windows or doors not currently in use; new or used sheet metal, structural steel and/or chain not currently in use; used and/or inoperable vending machines, radios and/or televisions, or other electronic devices not currently in use; and any other type of used and/or inoperable machinery or equipment not currently in use.

Landfill. A tract of land used for the burial of farm, residential, institutional, industrial, or commercial waste that is not hazardous, medical, or radioactive.

Landscape Architect. A person who holds a license to practice landscape architecture in the State of Texas.

Landscaping. Natural materials such as, but not limited to, grass, groundcovers, shrubs, vines, hedges, trees, and non-living durable material commonly used in landscaping, such as rocks, pebbles, sand, walls, or fences.

Loading Space. An off-street space or berth used for the delivery and loading or unloading of vehicles.

Lot. A parcel of land occupied or to be occupied by one building or group of buildings or uses customarily incident thereto, including such open spaces as are required under this Chapter, and having its principal frontage upon a public street or an access drive. The following definitions relate to lots dimensions and setbacks.

- *Lot of Record.* A lot that has been recorded in the office of the county clerk on a plat or through deed records.
- *Lot Coverage.* The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot. Structures shall include main structures and accessory structures with or without a permeable roof. The lot coverage percentage does not include uncovered patios, drives, walkways, swimming pools, or swimming pool decks.
- *Lot Depth.* The mean horizontal distance from the front street line to the rear line. If a lot is an irregular shape, it shall be the horizontal distance between the center of the front and the center of the rear lot lines.
- *Lot Width.* The horizontal distance between side lines, measured at the front building line, as established by the zoning district.
- *Lot Line.* The lines bounding a lot as defined herein.
 - *Lot Line, Front.* The line, defined by zoning district, behind which any structure must be placed from the front property line.
 - *Lot Line, Rear.* The line, defined by zoning district, behind which any structure must be placed from the rear property line.
 - *Lot Line, Side.* The line, defined by zoning district, behind which any structure must be placed from the side property line.
- *Lot, Area.* The square footage or acreage of a lot shall be the net area of the lot and shall not include portions of public street or alley rights-of-ways.
- *Lot, Corner.* A lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building inspector.
- *Lot, Flag or Panhandle.* A lot having access to a street by means of a parcel of land having a depth greater than its frontage, and having a width less than the minimum required lot width, but not less than twenty-five (25) feet. The maximum distance of the area less than the required width from the front property line shall be 110 feet.
- *Lot, Interior.* A lot whose side lines do not abut upon any street.

- *Lot, Key.* A corner lot that is so designed that the lots located directly behind it face the side street of the corner lot and are not separated by an alley shall be considered a key lot.
- *Lot, Reverse Corner.* A corner lot abutting upon two intersecting streets where the rear lot line of one lot is also the side lot line of an adjoining lot.
- *Lot, Through.* An interior lot having frontage on two streets.

Mews Street. A grassy, landscaped area on which houses or housing units may face in lieu of facing a paved street. (See the Subdivision Ordinance for more information.)

Mobile Food Vendor, Food Truck. Any person who operates and sells food from a motorized vehicle capable of moving from place to place during the course of the day and may include some preparation of food or drink for sale.

Nonconforming Use. A building, structure, or use of land lawfully occupied as of the effective date of this chapter or amendments thereto, but which does not conform to the use regulations of the district in which it is situated. (see Article II, Part Five, *New & Nonconforming Uses* for regulations)

Nonresidential. Property zoned or used for other than residential purposes. For the purposes of this Ordinance, multi-family developments are considered to be “non-residential” land uses.

Occupancy. The use or intended use of the land or buildings by proprietors or tenants.

Octave Band. A portion of the audible sound spectrum. An octave band analyzer divides the audible sound spectrum into eight octave bands.

Odor Threshold. The concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve of a normal person. Determination of the odor threshold is prescribed by A.S.T.M.D. 1391-57, Standard Method for Measuring Odor in Atmosphere.

Open Space. Area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projection of cornices, eaves, or porches, but generally excludes paved areas such as drives, sidewalks, and parking lots.

Open Space, Usable. The portion of the designated open space that is designed and intended to be used for outdoor living and/or recreation. Usable open space would exclude land within a floodplain designation, land that is too steep for normal recreation, landscape buffers along roadways, detention and retention ponds, and other open areas that are unsuitable for active enjoyment.

Outside Merchandise Display, Temporary. A temporary display of merchandise for sale outside of a building. (See Section 14.03.501(d), *Open Storage Regulations, Temporary*)

Outside Storage & Display, Temporary, Under Eave Display. The temporary display of merchandise for sale located immediately outside the main entrance to the building and generally in the area that is adjacent to the building and between the building and the walkway/entrance. Items include, but are not limited to, firewood, plants, pumpkins, shopping carts, and other items. (See Section 14.03.501(e), *Open Storage Regulations, Under Eave Display*)

Parking Space. An area of not less than 180 square feet (measuring approximately nine feet by twenty (9 X 20) feet, surfaced with concrete, enclosed or unenclosed, together with a driveway connecting the parking space with a street or alley permitting free ingress and egress.

Parking Structure. A multi-storied building whose primary purpose is the parking of vehicles.

Particulate Matter. Finely divided solid or liquid matter, other than water, which may be released into the atmosphere.

Permit. A license, certificate, approval, registration, consent, permit, contract, or other agreement for the construction or provision of service from a utility owned, operated, or controlled by the City, or other form of authorization required by law, rule, regulation, order, or ordinance, which has been approved by the City, that a person or entity must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought, and for which the application for the permit or information required to be submitted for consideration provides fair notice of the project to the City. Notwithstanding, an ordinance establishing or changing a zoning district, including but not limited to an ordinance establishing or amending a Planned Development District or Specific Use Permit, is not considered a permit under this definition.

Photometric Plan. A point-by-point plan depicting the intensity, type, height of support structure, and location of lighting

on the property.

Planned Development District. A Planned Development District generally integrates several land uses such as industrial parks or industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single family dwellings, or any appropriate combination of uses which may be planned, developed, or operated or integral land use units either by a single owner or a combination of owners under one set of development standards or guidelines that have been approved by the City Council.

Planning & Zoning Commission. The agency whose members are appointed by the City Council as an advisory body to Council and which is authorized to recommend changes in the Zoning Ordinance and is authorized to decide matters relating to platting.

Plat. A plan for land subdivision creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City and subject to approval by the Planning & Zoning Commission or staff, as required by State Law.

Premises. Land together with any buildings or structures occupying it.

Primary Use. The principal or predominant use of any lot or building.

Private Franchised Utility, other than Listed. A nonpublic utility requiring special facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or the normal franchised utilities. Railroad track and right-of-way, but not including railroad stations, sidings, team tracks, loading facilities, dockyards, or maintenance areas.

Private Street Development. A development of two (2) or more lots sharing private gated vehicular access ways that are not dedicated to the public and are not publicly maintained. Private streets and alleys may be established only under the terms of both the Subdivision Ordinance and the Zoning Ordinance, Sections 14.03.301(i), *Private Street Development Regulations - Existing Subdivisions* and (j), *Private Street Development Regulations - New Subdivisions*. The term "Private Street" shall include alleys within the designated subdivision.

Riparian Buffer. An area of permanent vegetation adjacent to a water course and actively managed to maintain the integrity of stream channels to reduce the impact of upland sources by trapping, filtering, and converting pollutants and supplying food, cover, and thermal protection to fish and other wildlife.

Riparian Corridor. An ecosystem that includes three (3) major components: stream channel, floodplain, and transitional upland fringe.

Room. A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters, but not including toilet or cooking facilities.

Seasonal Sales. Temporary display and sale of cut holiday trees with incidental sales of holiday decorations and firewood; or the temporary display and sale of pumpkins with the incidental sale of fall decorations; or the temporary display and sale of firewood with incidental sale of firewood accessories.

Screening. Screening is defined as a solid barrier of permanent material of sufficient height and density so that the objects being screened are not visible from any point on the lot line when viewed from ground level.

Secondary Use. A use included in a building or on a lot that is incidental to the primary use and occupies less than fifty percent (50%) of the primary use.

Shopping Cart. A shopping cart is a metal or plastic conveyance meant to move goods from the store to a vehicle. The carts are owned by the store and not to be taken off premises. (See Section 14.03.501(d), *Open Storage Regulations, Temporary* and (e), *Open Storage Regulations, Under Eave Display* for regulations)

Sign. Any device, including its structure and component parts, which conveys commercial messages for visual communication or advertising that is used for the purpose of attracting attention of the public, but not including any lawful display of merchandise. Signs are governed by Article 3.07 of the Code of Ordinances.

Site Plan. A detailed set of plans including such things as building footprints, parking, landscaping, photometrics, and building elevations.

Smoke. The visible discharge of particulate matter from chimney, vent, exhaust, or combustion process. (See Section 14.04.603, *Smoke & Particulate Matter* for regulations)

Sno-Cone Establishment. A structure for the temporary sale of sno-cones and similar pre-packaged food items. (See Section 14.03.501(g), *Seasonal Sales Regulations*)

Special Exception. A special exception may be made to the regulations of the Zoning Ordinance if the Board of Adjustment finds that the use or exception, if controlled as to number, area, or location would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. (See Section 14.01.202(e), *Authority to Grant Special Exceptions*, for regulations)

Story. That part of a building included between the surface of one floor and the surface of the floor next above, or if there is no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half-story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface not more than four (4) feet above the curb level established or mean street grade or average ground level, as mentioned in "height of buildings" of this section. The standard height for a story is eleven (11) feet, six (6) inches.

Story, Half. A single room within a dwelling unit above the second floor. A half-story will occupy no less than two-thirds (2/3) of the area under the roof, and shall have non-operating opaque windows for façades that face adjacent properties. Transparent windows may face the front yard. A half-story containing independent apartment, living quarters, or bedroom shall be counted as a full story.

Street Line. The dividing line between the street and the abutting property.

Street. A roadway that affords principal means of access to property abutting thereon.

- *Street, Private.* A thoroughfare which affords access to property abutting thereon for residents of that property and service vehicles only via controlled gate access. The land on which the street is constructed is owned by a Homeowners Association and the street is maintained by that entity.
- *Street, Public.* A thoroughfare which affords principal means of access to property abutting thereon. The land on which the street is constructed is owned by a governmental entity and the street is maintained by that entity.

Streetscape. The urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Structure. Anything constructed or erected which requires location on the ground or attached to something having a location on the ground, including but not limited to advertising, signs, billboards, and poster panels but exclusive of customary fences or boundary or retaining walls.

Structural Alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.

Temporary Building. An industrialized or modular building or structure without a permanent foundation shall be considered a temporary building. Membrane structures shall not be considered a temporary building.

Thoroughfare. See "Street."

City Council. The governing body of the City of Celina, Texas.

City. References to the "City" shall mean the City of Celina, Texas.

Toxic & Noxious Matter. Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger health, safety or comfort of persons in the vicinity or which may cause injury or damage to property. (See Section 14.04.606, *Toxic & Noxious Matter* for regulations)

Tri-Partite Design. The technique of dividing the architectural elements of a building into three (3) horizontal planes, with a distinctive base, middle, and top. The top plane is typically smaller in size and considered an architectural accent feature.

Unipole. A wireless transmission facility that has one freestanding vertical structure, fixed into the ground and/or attached to a foundation with no guy wires, containing one or more antennas and associated equipment no larger than seventy-two (72) inches in diameter at any given point, with no externally mounted or visible racks antennas, that tapers from the ground to the sky.

Unsustainable Structure. Any building that does not meet the City of Celina Architectural Design Standards, as they exist or many be amended by the Fire or Building Code.

Urban Mixed Use. A development or portion of a development that includes a mixture of residential and nonresidential uses in a configuration where a majority of the buildings are two or more stories tall and pedestrian oriented.

Variance. An adjustment in the application of the specific regulations of the Zoning Ordinance or Subdivision Ordinance to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the Board of Adjustment may grant a variance. (See Section 14.01.202(e), *Authority to Grant Variances* for regulations)

Vehicle. Any motorized car, truck, or van designed to transport people and/or goods.

Vehicle, Heavy Load. Any motorized car, truck, or van that exceeds 11,000 pounds in weight.

Vested Rights. The specific land use rights that are granted upon receipt of certain applications (see Section 14.01.310, *Vested Rights* for regulations)

Vibration. A periodic displacement of the earth measured in inches (related to sound). (See Section 14.04.607, *Vibration* for regulations)

Water Reservoir or Well. An artesian well or artificial underground reservoir where water is collected and kept in quantity for use by a water system.

Wing Wall. A solid, constructed extension of a building, without a roof, that may be used to screen outdoor placed equipment.

Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear year, the smallest horizontal distance between the lot line and the main building shall be used.

- **Yard, Front.** The space across the full width of the lot contained between the front property line of the lot and any portion of the main building.
- **Yard, Rear.** The space between the rear lot line and the rear line of the main building and the side lot lines.
- **Yard, Side.** The space between the building and the side line of the lot and extending from the front yard to the required minimum rear yard.
- **Yard, Size.** The space between the main building and the adjacent side line of the lot, and extending entirely from the front yard to the rear yard thereof.

14.01.116 to 14.01.200.....RESERVED

ARTICLE I – ADMINISTRATION
PART TWO – APPROVAL AUTHORITY

Section 14.01.201Planning & Zoning Commission.

- (a) **Authority, Duties, & Responsibilities.** In addition to any authority granted to the Planning & Zoning Commission (Commission) by the TEXAS LOCAL GOVERNMENT CODE, Ch. 212 and ordinances of the City, the Commission shall have the following powers and duties under the provisions of these regulations:
- (1) To make recommendations to the City Council concerning adoption, modification, and implementation of the following:
 - i. Comprehensive Plan and supporting studies;
 - ii. Zoning Ordinance Amendments, including Specific Use Permits (SUPs);
 - iii. Subdivision Ordinance Amendments;
 - iv. Land use portions of any Pre-Annexation Development Agreements;
 - v. Master Thoroughfare Plan;
 - vi. Matters relating to civic improvements, including but not limited to, public utilities and traffic regulations;
 - vii. Sign Ordinance Appeals & Meritorious Exceptions; and
 - viii. Any other long-range planning activities of the City.
 - (2) To approve or disapprove all plats pursuant to the terms of TEXAS LOCAL GOVERNMENT CODE, Ch. 212 and the Subdivision Ordinance, except those that may be administratively approved.
 - (3) The Commission shall act as the City's designated Capital Improvements Program (CIP) Advisory Committee. Ad hoc voting members may be added, as necessary, to meet state requirements when acting as this Committee, per State Law. The duties of the CIP Advisory Committee are listed in SECTION 395.058 of the TEXAS LOCAL GOVERNMENT CODE, as it exists or may be amended.
 - (4) To keep informed regarding city planning "best practices" and formulate studies for the improvement of any plans of or for the City with a view to the present and future movement of traffic, the convenience, health, recreation, safety, general welfare, and any other future needs of the City.
 - (5) Staff should provide Commission members with periodic workshops regarding the subject of planning, zoning, comprehensive plans, open meetings, or other subjects of benefit to the members and the functioning of the Commission.
- (b) **Composition of Commission & Terms of Service.** The Planning & Zoning Commission shall be composed of seven (7) regular members. Each member shall be appointed by the City Council, shall be a resident citizen of the City, and must forfeit his office should he cease to reside within the City limits during his term of office. The City Council will consider for appointment to the Commission only citizens who have demonstrated civic interest, general knowledge of the community, independent judgment, interest in planning and zoning matters, and availability to prepare for and attend meetings. It is the intent of the City Council that members shall be broadly representative of the community.
- (1) Terms shall be staggered to expire September 30th of every year, with two to three Commissioners' terms to either be extended or terminated at that date.
 - (2) Members shall serve at the will and pleasure of the City Council. The terms of office for members of the Commission shall be three (3) years. Vacancies shall be filled for unexpired terms. Newly appointed members shall be installed at the first regular Commission following their appointment.
 - (3) No person shall serve as a regular member of the Commission for more than three (3) consecutive, full terms of office. For purposes of this section, the phrase "terms of office" shall not include the unexpired portion of any three (3) year term.
 - (4) Members of the Commission shall serve without compensation and may not hold any elective office of the State of Texas or any other political subdivision thereof during their terms.
- (c) **Meetings & Procedures.** Meetings of the Planning & Zoning Commission may be held as often as necessary to conduct the business of the Commission and are generally held on the third Tuesday of each month or at the call of the Director. The Commission shall adopt its own rules of procedure and keep records of its proceedings

consistent with the provisions of this section and the requirements of law. All meetings and hearings of the Commission shall be open to the public in accordance with applicable law and shall be conducted in accordance with the procedures set forth in these regulations and rules of procedure adopted by the Commission. Any action calling for a formal vote shall take place only at a public meeting. Executive sessions shall not be open to the public and shall be conducted in accordance with the procedures consistent with the laws of the State of Texas.

- (1) Quorum. Four (4) members of the Commission shall constitute a quorum for the transaction of business.
- (2) Chairman's duties. The Chairman shall preside over meetings. If a question regarding procedures arises, Robert's Rules of Order, most recently revised, shall apply.
- (3) Vice-Chair's duties. The Vice-Chair shall assist the Chairman in directing the affairs of the Planning & Zoning Commission. In the absence of the Chairman, the Vice-Chair shall assume the duties of the Chairman. Should the Chairman and the Vice-Chair both be absent, the remaining Commissioners shall elect a Chairman Pro Tem to serve at the meeting.
- (4) Motions. A motion may be made by any member other than the presiding officer (i.e. the Chairman or the member acting as Chairman).
- (5) Voting. Approval of all matters and motions before the Commission shall require the affirmative vote of a majority of all members of the Commission present and voting, unless otherwise provided by law or the adopted by rules of procedure.
- (6) Minutes. The Director shall maintain minutes of its proceedings.
- (7) Voluntary disqualification for conflict of interest. A member shall recuse himself from voting whenever he finds that he has a personal or monetary interest in the property under review, or that he will be directly affected by the decision of the Commission or the subsequent decision by the City Council on that case, in compliance with State law.

Section 14.01.202Board of Adjustment.

- (a) **Authority, Duties, & Responsibilities**. In addition to any authority granted to the Board of Adjustment by the TEXAS LOCAL GOVERNMENT CODE, Ch. 212, and ordinances of the City, the Board of Adjustment shall have the following powers and duties under the provisions of these regulations:

- (1) To make decisions on the following:
 - i. To hear and decide upon an appeal where it is alleged there is error in an order, requirement, decision, or determination made by the Director in the enforcement of this Chapter.
 - ii. To hear and decide upon special exceptions to the terms of the adopted regulations when the Board is authorized to make such decisions; and to grant special exceptions with such conditions and safeguards as are appropriate under this Chapter, or to deny special exceptions when not in harmony with the purpose and intent of this Chapter (See Section 14.01.202(e), below).
 - iii. To hear and decide upon a variances or modifications of the height, yard, area, coverage and parking regulations as the Board of Adjustment is specifically authorized to pass on pursuant to the terms of this Chapter and the Subdivision Ordinance (See Section 14.01.202(f), below).
 - iv. To act as the Building Standards Board and decide any issue that may come before that board.
 - v. To act as the Tree Board and decide any issue that may come before that board.

- (b) **Composition of the Board of Adjustment & Terms of Service**.

- (1) The Board of Adjustment shall consist of five (5) members and two (2) alternates who shall be appointed by the City Council. Two (2) of the members shall be appointed in one (1) year and the remaining three (3) members shall be appointed in the following year, with terms expiring or being extended on September 30th of the year the term ends.
- (2) Each member of the Board of Adjustment shall be a resident citizen and qualified voter of the City, at the time of his appointment. A member or alternate member who ceases to reside within the City limits during his term of office must immediately forfeit his office.
- (3) The term of office for all members shall be two (2) years. All vacancies on the Board of Adjustment shall be filled by the City Council.
- (4) A member may not serve more than two (2) consecutive, full terms.

- (5) Members of the Board of Adjustment may be removed by the City Council in accordance with CHAPTER 211 of the TEXAS LOCAL GOVERNMENT CODE.
 - (6) Members shall serve without compensation.
- (c) **Meetings & Procedures.** All meetings and hearings of the Board of Adjustment shall be open to the public in accordance with applicable law and shall be conducted in accordance with the procedures set forth in these regulations and rules of procedure adopted by the Board of Adjustment. Any action calling for a formal vote shall take place only at a public meeting. Executive sessions shall not be open to the public and shall be conducted in accordance with the procedures consistent with the laws of the State of Texas.
- (1) **Quorum.** Four (4) members of the Board of Adjustment shall constitute a quorum for the transaction of business.
 - (2) **Chairman's duties.** The Chairman shall preside over meetings. If a question regarding procedures arises, Robert's Rules of Order, most recently revised, shall apply.
 - (3) **Vice-Chair's duties.** The Vice-Chair shall assist the Chairman in directing the affairs of the Board. In the absence of the Chairman, the Vice-Chair shall assume the duties of the Chairman. Should the Chairman and the Vice-Chair both be absent, the remaining Board of Adjustment members shall elect a Chairman Pro Tem to serve at the meeting.
 - (4) **Motions.** A motion may be made by any member other than the presiding officer (i.e. the Chairman or the member acting as Chairman).
 - (5) **Voting.** Approval of all matters and motions before the Board of Adjustment shall require the affirmative vote of no less than four (4) members of the Board.
 - (6) **Minutes.** The Director shall maintain minutes of its proceedings.
 - (7) **Voluntary disqualification for conflict of interest.** A member shall recuse himself from voting whenever he finds that he has a personal or monetary interest in the property under review, or that he will be directly affected by the decision of the Board of Adjustment on that case, in compliance with State law.
- (d) **Appeal of Director's Decision.** In exercising its powers, the Board of Adjustment may, **in conformance with State law**, reverse or affirm, wholly or partly, or may modify the order, requirements, decision, or determination appealed from and make such order, requirement, decision, or determination, in the Board of Adjustment's opinion, as ought to be made and shall have all the powers of the officer from whom the appeal is sought.
- (1) Appeals to the Board of Adjustment concerning interpretation or administration of this ordinance may be taken by any person aggrieved or by any officer, department, or board of the City affected by any decision of the Director. Such appeals shall be taken within a reasonable time, not to exceed ten (10) days after the decision has been rendered by the Director by filing with the said official a notice of appeal, specifying the grounds thereof. The Director shall forthwith transmit to the Board of Adjustment all papers constituting the record upon which the action to be appealed was taken.
 - (2) The **Director** shall fix a reasonable time for the hearing of the appeal, give public notice thereof as well as due notice to the parties in interest. At the hearing, any party for or against the appeal may appear in person or by agent or attorney.
 - (3) An appeal stays all proceedings in furtherance of the action appealed from, unless the Director from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal is filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Adjustment or by a court of record, on notice to the Director from whom the appeal is taken and on due cause shown.
- (e) **Authority to Grant Special Exceptions.**
- (1) A special exception shall not be granted by the Board of Adjustment unless and until:
 - i. Written application for a special exception is submitted indicating the section of the Code of Ordinances under which the special exception is sought and stating the grounds on which it is requested;
 - ii. Notice must be given at least fifteen (15) days in advance of the public hearing. The owner of the

property for which special exception is sought or his agent shall be notified by mail. Notice of such hearings must be posted on the property for which the special exception is sought, at City Hall, and notice must be provided in one other public place, such as a newspaper, at least fifteen (15) days prior to the public hearing;

- iii. A public hearing shall be held. Any party may appear in person or by agent or attorney;
- iv. The Board of Adjustment is empowered under the section to grant, deny, or modify the special exception request, so long as the granting of the special exception will not adversely affect the public interest.

- (2) In granting any special exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Chapter. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Chapter and the penalties set forth in Section 14.01.111, *Penalties and Enforcement* shall apply. The Board shall prescribe a time limit within which the action for which the special exception is required shall begin or be completed, or both. Failure to begin or complete, or both, such action within the time limit set shall void the special exception, without necessity of further action by the Board of Adjustment.

(f) **Authority to Grant Variances.**

- (1) The Board of Adjustment is authorized to grant variances from the terms of this Chapter and the Subdivision Ordinance so long as the variance will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of these Chapters would result in unnecessary hardship so that the spirit of these Chapters are observed and substantial justice is achieved. A variance from the terms of this Chapter or the Subdivision Ordinance shall not be granted by the Board of Adjustment unless and until a written application for a variance is submitted demonstrating that all of the following conditions have been met:
 - i. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district or area;
 - ii. That a literal interpretation of the provisions of this Chapter or the Subdivision Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district or area under the terms of this Chapter or the Subdivision Ordinance;
 - iii. That the special conditions and circumstances did not result from the actions of the applicant; and
 - iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Chapter or the Subdivision Ordinance to other lands, structures, or buildings in the same district or area.
- (2) Nonconforming use of neighboring lands, structures, or buildings in the same district, and permitted use of lands, structures, or buildings in other districts shall not be considered grounds for the issuance of a variance.
- (3) Notice of public hearing shall be published and/or sent a minimum of ten (10) days prior to the public hearing;
- (4) A public hearing shall be held. Any party may appear in person, or by agent or attorney;
- (5) The Board of Adjustment shall make findings that all of the requirements of this section have been met by the applicant for a variance;
- (6) The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (7) The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Chapter or the Subdivision Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- (8) In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Chapter or the Subdivision

Ordinance and the penalties set forth in Section 14.01.111, *Penalties and Enforcement* shall apply.

- (9) Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this Chapter in the district involved or any use expressly or by implication prohibited by the terms of this Chapter in said district.
- (10) Each decision by the Board of Adjustment in granting a variance is considered on a case-by-case basis and does not establish precedence.

- (g) **Appeals Resulting from Board of Adjustment Action.** Any persons, jointly or severally, aggrieved by a decision of the Board of Adjustment under this section, or any taxpayer or any officer, department, or board of the municipality may file in a District Court or court of competent jurisdiction a petition, setting forth that such decision is in error, in whole or in part, and specifying the grounds of the error, in compliance with State law.

Section 14.01.203Historic Preservation Commission.

- (a) **Authority, Duties, & Responsibilities.** Hereby is created a Historic Preservation Commission (HPC). The powers of the HPC shall include the authority to do the following:
- (1) Adopt rules and procedures;
 - (2) Conduct and administer history resource surveys;
 - (3) Develop public outreach/education/awareness programs;
 - (4) Approve/disapprove Certificates of Appropriateness for the OT district;
 - (5) Provide design and other reasonable forms of advice to owners and tenants of historic properties in the certificates of appropriateness review process, coordinated with such efforts;
 - (6) Recommend acquisition of endangered historic resources to the city council when necessary;
 - (7) Recommend acceptance of donation of preservation easements;
 - (8) Recommend tax or other financial incentive[s] to encourage preservation of historic resources;
 - (9) Promote design guidelines for the OT district;
- (b) **Composition of HPC & Terms of Service.**
- (1) The HPC is composed of seven (7) members and two (2) alternate members to be appointed by the City Council. All HPC members shall have a demonstrated outstanding interest in the historic traditions of the City and experience in the preservation of the historic character of Celina. The City Council shall endeavor, to the extent reasonably available, to appoint members from the following categories:
 - i. Architect, planner, or design professional;
 - ii. Historian;
 - iii. Licensed real estate broker/appraiser;
 - iv. Attorney at law;
 - v. Owner of, or resident or tenant in the OT district;
 - vi. Member of the Celina Area Heritage Association;
 - vii. Archaeologist or person from a related discipline; or
 - viii. Other specific background as desired.
 - (2) Each member of the HPC shall be a resident citizen and qualified voter of the City, or a Downtown business owner, or a Downtown property owner at the time of his appointment. A member or alternate member who ceases to establish one of the three criteria for membership during his term of office must immediately forfeit his office.
 - (3) A member of the Planning & Zoning Commission shall be appointed by the Mayor to serve as a nonvoting liaison to the HPC.
 - (4) HPC members shall serve for a period of two years, their terms to be staggered (four members appointed one year and three members appointed the next year). Alternate commission members shall also serve for a period of two years.
- (c) **Meetings & Procedures.**
- (1) The Chair and Vice-Chair of HPC shall be elected or re-elected by and from members of HPC annually.
 - (2) The City Manager, the Downtown Development Manager for the Celina Main Street Program, and the City

Attorney also serve as ex-officio members of the HPC.

- (3) **The HPC shall meet as needed as determined by the Director.** The City Manager may, when necessary and with adequate notice, call special meetings of the HPC. All meetings will be held in conformance with State law.
- (4) **Notice of public hearing shall be published in the newspaper of record and sent to the adjacent property owners of the subject property a minimum of five (5) days prior to the public hearing.**
- (5) A quorum shall consist of four (4) HPC members. A positive vote of a majority of the quorum shall be required to take any official action.

(d) **Support Staff & Historic Preservation Officer.**

- (1) The City Manager or his designee shall administer the ordinance and the permitting and zoning functions thereof contained in this and other applicable ordinances.
- (2) The Celina Downtown Development Manager shall serve as Historic Preservation Officer, coordinating the HPC's and City's preservation activities with the County, State, and Federal agencies as appropriate and advising the HPC on relevant issues.

(e) **Authority to Approve Certificates of Appropriateness (CA).** The HPC shall follow the United States Secretary of the Interior's formal written Standards for the Rehabilitation of Historic Buildings in its consideration of all applications for Certificates of Appropriateness. These standards shall be made available to owners and tenants of property within the OT district.

- (1) **A person, entity, agent, attorney, or corporation shall not alter a property or cause to have a property altered** within the OT district or any portion of the exterior of a structure on the site, or a person shall not alter a property within a OT district or any portion of the exterior of a structure on the site, or designated adjacent right-of-way or place, construct, maintain, expand or remove any structure on the site without first obtaining a Certificate of Appropriateness (CA) in accordance with this chapter. A Certificates of Appropriateness shall be obtained prior to the issuance of any building permit, although the Certificates of Appropriateness review and building permit and other required permit review processes may be conducted simultaneously. A Certificates of Appropriateness may also be required for work not otherwise requiring a building permit. The Certificates of Appropriateness shall be required in addition to, and not in lieu of, any required building permit.
- (2) The City Council shall exempt, except as otherwise provided herein, noncontributing properties from the Certificates of Appropriateness review process and from complying with the OT district design guidelines. Allowing noncontributing properties to be exempt from a Certificates of Appropriateness does not exempt the requirement for a Certificates of Appropriateness for new construction that is to replace a noncontributing property (building, or structure) or new construction on a vacant lot.
- (3) Prior to commencement of any work, the owner shall file an application for a Certificates of Appropriateness with the City Manager or his designee. The application shall contain pertinent information necessary for the HPC to make an informed decision.
- (4) The HPC shall deny, approve, or approve with conditions any Certificates of Appropriateness application within thirty (30) calendar days of receipt of a completed application, determining whether the proposed work is consistent with the regulations contained in this Section 14.01.203, in all applicable ordinances, and in the Zoning Ordinance and design guidelines. Upon posted notice, and notification by regular mail at least five (5) days in advance to the immediately adjacent property owners as that ownership appears on the last approved tax roll, the HPC shall conduct a public hearing on the application, at which time an opportunity is provided for proponents and opponents of the application to present their views.
- (5) All decisions of the HPC shall be in writing, stating its approval or the specific reasons for denying or modifying any applications. A copy of the Certificates of Appropriateness shall be sent to the applicant (by registered mail) and a copy filed with the Director.

(f) **Appeal of Historic Preservation Commission Actions.**

- (1) An applicant for Certificates of Appropriateness dissatisfied with the action of the HPC on the application may appeal the decision to the City Council within fifteen (15) days after receipt of notification of such

action. The applicant shall be advised by the Director of the time and place of the hearing at which the appeal will be considered and the applicant shall have the right to attend and be heard as to the reasons for filing the same.

- (2) In determining the appeal, the City Council shall consider the same factors as the HPC, the HPC report, and other matters presented at the hearing on the appeal.
- (3) The City Council shall affirm, modify or reverse the decision by the HPC on the application for the Certificates of Appropriateness, and may impose such conditions as are necessary to assure that the proposed action meets the criteria for approval. If the application is disapproved, the City Council may indicate what changes in the plans and specifications would meet the condition for protecting the distinctive historical character of the district. The Director shall notify the applicant and the HPC of the Council's decision.

(g) **Issuance of Permits.**

- (1) Upon approval of an application for a Certificates of Appropriateness, Director shall be authorized to issue a building permit or other permits required to undertake the action proposed in the application consistent with all applicable City standards.
- (2) No change shall be made in the scope of work or any building permit after issuance of Certificates of Appropriateness without submittal of an application to amend the Certificate, which shall be considered by the HPC in the same manner as provided above. If a property owner wishes to change the scope of work under a Certificates of Appropriateness, the property owner shall consult the Director who shall have the authority to approve non-substantive changes. If the Director deems the requested changes to be substantive, such changes shall be referred to the HPC for action.

(h) **Minor Exterior Alterations.**

- (1) If the HPC determines that the applicant is seeking a Certificates of Appropriateness to authorize only minor exterior alterations, as defined in this section, the HPC shall review the application to determine whether the proposed work complies with the regulations contained in this section and all applicable OT district regulations, including the design guidelines, and approve or deny the application within thirty (30) calendar days of receipt.
- (2) Any interested person may appeal the City staff's decision by submitting to the City staff a written request for appeal within thirty (30) days of the City staff's decision. The written request for appeal starts the standard certificate of appropriateness review procedure by the Historic Preservation Commission.
- (3) Minor exterior alteration. Minor exterior alteration is the installation of or to awnings, fences, gutters and downspouts; signs; incandescent lighting fixtures; landscaping and hardscaping comprising less than twenty-five percent (25%) of the front or side yard; restoration of original architectural features that constitute a change from existing conditions; painting of wood or other appropriate elements that constitutes a change in color from existing color; and additions and changes not visible from any street to the rear of the main structure or to an accessory structure.

(i) **Demolition Permits and Economic Hardship.**

- (1) The Director shall not issue a demolition permit for a structure within the OT district until review and issuance of a completed Certificates of Appropriateness application by the HPC. The Director shall not forward the application to the HPC until the application is complete. The following information shall be supplied by the applicant before the application is considered complete:
 - i. Information describing the condition of the structure;
 - ii. Estimated cost of restoration or repair;
 - iii. Demonstration that the adaptive use or restoration of the structure has been seriously considered;
 - iv. Any available historic records of the building (drawings, photographs);
 - v. Architectural drawings for any proposed new construction which is intended to replace the historic structure;
 - vi. Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the historic landmark structure;
 - vii. Any other information that the staff finds appropriate for the Commission to render a decision on the

application.

- (2) The HPC shall hold a public meeting on the application within thirty (30) calendar days of receipt of the completed application. A copy of the decision shall be forwarded to the Director and to the applicant within ten (10) days following the public meeting.
 - (3) An applicant whose demolition permit has been denied may apply for hardship relief. In order to prove the existence of hardship, the applicant shall have the burden to establish that:
 - i. The property is incapable of earning a reasonable return on the owner's investment;
 - ii. The property cannot be adapted for another use that can result in the reasonable return; or
 - iii. No potential purchaser of the property with a reasonable offer who intends to preserve it can be identified.
 - (4) The HPC shall hold a public meeting on the hardship application within sixty (60) calendar days following the original date of application for the demolition permit, at which time proponents and opponents of the application may present their views. The HPC may seek expert assistance in the fields of real estate development, appraisal, financing, and other related disciplines to review the hardship application.
 - (5) The applicant shall consult in good faith with the HPC, interested local groups, and individuals in a diligent effort to investigate alternatives that will result in preservation of the property.
 - (6) All decisions of the HPC shall be in writing. Copies shall be sent to the applicant and a copy filed with the City Secretary.
 - (7) If disapproved, the applicant may appeal to the City Council in the same manner as for a Certificate of Appropriateness. If demolition is approved, the HPC shall notify the Building Official or Director so the appropriate permits may be issued for demolition.
- (j) **Enforcement.** All work performed pursuant to a Certificates of Appropriateness issued under this Section shall conform to all its requirements. It shall be the duty of the Director to inspect periodically to ensure such compliance.

Section 14.01.204Director of Development Services.

- (a) **Administration and Enforcement.** The Director of Development Services ("Director") shall administer and enforce this Chapter. If the Director shall find that any of the provisions of this Chapter are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation, and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures, or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Chapter to ensure compliance with or to prevent violation of its provisions.
- (b) **Director or Designee.** The Director may designate appropriate staff members to assist and guide decision making for those items that require staff approval.
- (c) **Director Authority to Interpret the Zoning Ordinance.**
The Director of Development Services shall have the authority to make judgements regarding the interpretation of the regulations of the Zoning Ordinance that are deemed to meet the intent of the Chapter, including any minor modifications or waivers, and to make necessary interpretations or decisions that are not contrary to the stated goals and intent of the Chapter. Any deviations or waivers that are deemed by the Director to have major importance or that may be contrary to the stated goals and intent of the Chapter shall be processed as described in Article I, Part Three, *Procedures*.
- (d) **Approval of Plans.** Building permits or certificates of occupancy issued on the basis of plans and applications approved by the Director authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, construction, or variance with that authorized shall be deemed violation of this Chapter, and punishable as provided by Section 14.01.111, *Penalties and Enforcement*, hereof.

Sections 14.01.205 to 14.01.300Reserved.

Article I, ADMINISTRATION
PART THREE - PROCEDURES

Section 14.01.301Zoning upon Annexation.

- (a) **Home Rule Authority.** The City may, from time to time, alter its boundaries by annexing or disannexing territory in any size or shape desired in any manner provided by State law.
- (b) **Concurrent Annexation & Permanent Zoning.** All property in the process of annexation into the City shall be concurrently considered for a permanent zoning classification. The Planning & Zoning Commission shall be advised by City staff regarding a proposed annexation, and it shall hold a public hearing regarding the requested zoning classification prior to the City Council's final annexation and zoning consideration. The Planning & Zoning Commission shall make a recommendation to the City Council so that the City Council may act on the matter of annexation and permanent zoning at the same meeting. Should the City Council fail to act on the permanent zoning immediately following the annexation of the property into the City, the temporary zoning classification of AG, Agricultural shall automatically be assigned.

Section 14.01.302Creation of a Building Site.

- (a) **Legal, Buildable Site.** No permit for construction of a building or buildings upon any property within the City shall be issued until a building site, building tract, or building lot has been created in compliance with one of the following conditions:
 - (1) The property is within the boundaries of an approved plat, is located within the City limits of the City of Celina, and has been permanently zoned by the City Council.
 - (2) The property is outside the City limits of the City of Celina but within its Extraterritorial Jurisdiction (ETJ) and platted according to the City of Celina Subdivision Regulations, unless stated otherwise in an approved facilities or development agreement.
 - (3) No non-residential buildings or structures are allowed to be constructed within the extraterritorial jurisdiction (ETJ) of the City of Celina unless sufficient water pressure is available to support fire suppression systems, as required by the applicable County Fire Code.
 - (4) The property is all or part of a concept plan adopted as part of the regulations of an approved Planned Development District and the associated plat that shows all utility and drainage easements, necessary streets and other public improvements, and has been approved by the Planning & Zoning Commission. The final plat shall be filed subsequent to the construction and dedication of the required easements, alleys, and streets by the developer, and inspection and acceptance of same by the City.

Section 14.01.303Zoning Change Process (i.e. Changes to the Official Zoning Map).

- (a) **Purpose.** From time-to-time, property owners may propose changes in zoning for a tract of land. The process by which such change is accomplished is outlined below. If approved, said zoning change will cause the Zoning Map of the City to be amended accordingly.
- (b) **Authority.**
 - (1) **Property owners.** Any person, entity, or corporation having a legal or equitable ownership interest in any real property may apply to the City Council for an amendment to the Official Zoning Map or the regulations relating to a specific tract of land located within the City.
 - (2) **City of Celina.** The City may, from time to time, amend or change by ordinance the boundaries of the various zoning districts or the use and development regulations relating to a specific property in accordance with the manner provided by State law.
- (c) **Procedure & Approval.**
 - (1) **Compliance with Comprehensive Plan & Future Land Use Map (FLUP).** Before taking action on any proposed amendment or change, Staff shall determine if the proposed amendment is consistent with the goals of the Comprehensive Plan and include that finding in the staff report.
 - (2) **Comprehensive Plan & Zoning Amendment considered concurrently.** A Comprehensive Plan or future land use plan (FLUP) amendment and a zoning change may be requested together, noticed together, and be

considered at the same Planning & Zoning Commission meeting and subsequent City Council meeting. If processed together there will not be an additional application fee. However, if a Comprehensive Plan amendment is requested separately from a zoning request, an application fee is required to be paid. The amount shall be equal to the zoning application fee schedule, **as shown in the Master Fee Schedule.**

- (3) **Notification prior to the Planning & Zoning Commission public hearing.** The Commission must hold a public hearing on any application for any zoning change prior to making its recommendations to the City Council. The following State-mandated regulations must be met before the public hearing may be convened:

- i. Written notice of all public hearings **on a proposed zoning change coming** before the Commission, including an amendment or change to the use and development regulations governing a specific tract of land, must be sent to all owners of real property lying within the corporate city limits that are located within 200 feet of the subject property. Notice must be given a minimum of ten (10) days prior to the date set for the public hearing by mailing such notice, properly addressed and postage-paid, to each taxpayer as the ownership appears on the last approved county tax roll.
- ii. Public notification signs posted, stating that a zoning change is requested, shall be erected on the subject property a minimum of ten (10) days prior to the Planning & Zoning Commission public hearing and shall remain in place until after the City Council public hearing.
- iii. Notice of the public hearing must be posted in a publicly accessible place at City Hall a minimum of seventy-two (72) hours prior to the Commission hearing.
- iv. **For any residential or multi-family zoning change, a written notice of the proposed change must be mailed to the affected school district at least ten (10) days prior to the Planning & Zoning Commission hearing.**

- (4) **Commission recommendation.** The City Council shall not take action on a proposed zoning amendment without a recommendation from the Planning & Zoning Commission.

- (5) **Notification prior to the City Council public hearing & decision.** A public hearing must be held by the City Council before adopting any proposed **zoning change** or **development regulation change** relating to a specific tract of land. The following State-mandated regulations must be met before the public hearing may be convened:

- i. Notice of the City Council public hearing must be given by publication in the official newspaper of the City of Celina stating the time and place of such hearing, a minimum of fifteen (15) days prior to the hearing.
- ii. Public notification signs posted, stating that a zoning change is requested, shall be erected on the subject property a minimum of fifteen (15) days prior to the City Council hearing.
- iii. Notice of the City Council public hearing must be posted in a publicly accessible place at City Hall a minimum of seventy-two (72) hours prior to the hearing.

- (6) **Written protest procedures.** **If a written protest against said zoning change is submitted in accordance with State Law, staff will present the protest petition and its validity to the Planning & Zoning Commission and the City Council as part of the staff report. The written protest shall be considered "valid" only if signed by the owners of twenty percent (20%) or more of either the area of the lots or land covered by the proposed change within the corporate city limits OR the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area within the corporate city limits.**

- (7) **Valid written protest vote.** **If a valid written protest is submitted to the Director, the requested zoning change shall not become effective except by the favorable vote of three-fourths (¾) of all the members of the City Council.**

(d) **Public Notification Signage.**

- (1) **Any person, firm, or corporation requesting a change in zoning from one zoning classification to another zoning classification on a specific site or other amendments to the use and development regulations governing such property shall erect and maintain a sign or signs upon said property.**
- (2) **Such signs shall be placed on the subject property by the Development Services staff, in compliance with Section (c)(3)(ii) and Section (c)(5)(ii), above and a fee for this service shall be charged to the applicant, per the Master Fee Schedule.**

- (3) It shall be unlawful for anyone to remove, destroy, deface, or obstruct the view of a required sign that gives notice that a zoning hearing has been requested.

Section 14.01.304Text Amendments to the Zoning Ordinance.

- (a) **Purpose.** The text of the Zoning Ordinance may be changed from time-to-time due to changes in market forces, new materials, or new best practices for issues relating to zoning. This section describes the process by which the Zoning Ordinance text may be changed.
- (b) **Authority.** Text amendments to the provisions of this zoning ordinance may only be initiated by the City.
- (c) **Procedure & Approval.**
- (1) Planning & Zoning Commission public hearing. The Commission shall hold a public hearing on any text amendment prior to making its recommendation to the City Council. In compliance with State law, the City shall provide notification of the proposed change in in the official newspaper of the City of Celina stating the time and place of such hearing, a minimum of fifteen (15) days prior to the hearing.
 - (2) Planning & Zoning Commission recommendation. The City Council shall not take action on a proposed zoning text amendment without a recommendation from the Planning & Zoning Commission.
 - (3) City Council public hearing. A public hearing shall be held by the City Council shall follow the same procedure detailed in Section 14.01.303(c)(5), *City Council notification & approval* before adopting any proposed text amendment.
 - (4) City Council approval. The City Council may, from time to time, amend, supplement, or change by Ordinance this Zoning Ordinance as provided by State law.

Section 14.01.305Concept Plan Approval.

- (a) **Purpose.** The purpose of a concept plan is to promote safe, efficient, and harmonious use of land through application of City-adopted design standards and guidelines; protect and enhance the City's environmental and aesthetic quality; ensure adequate public facilities to serve development; prevent or mitigate adverse development impacts on the natural environment; aid the evaluation and coordination of land subdivision; and promote the public health, safety, and welfare.
- (b) **Applicability.** A concept plan shall be included in all Planned Development districts and Specific Use Permits.
- (c) **Concept Plan Format & Submission Requirements.** The concept plan submission shall be comprised of the items set forth in the concept plan checklist (available online) and any additional information/materials, such as plans, maps, or exhibits as deemed necessary by the Director in order to ensure that the Planned Development or SUP request is legible, able to be understood, and that the applicable regulations have been met.

Section 14.01.306Site Plan Approval.

- (a) **Purpose.** The purpose of a site plan is to promote safe, efficient, and harmonious use of land through application of City-adopted design standards and guidelines; protect and enhance the City's environmental and aesthetic quality; ensure adequate public facilities to serve development; prevent or mitigate adverse development impacts on the natural environment; aid the evaluation and coordination of land subdivision; and promote the public health, safety, and welfare.
- (b) **Applicability.** Site plan review is required for non-residential development, multi-family development having four (4) or more dwelling units, mobile home parks, parking lot development (reconstruction and reconfiguration), non-public agricultural buildings, and residential accessory structures, and as otherwise required by the Director. Site plan approval is required prior to issuance of a building permit in order to ensure compliance with all provisions of the Zoning Ordinance, the Comprehensive Plan, the Thoroughfare Plan, and other applicable ordinances of the City of Celina.
- (c) **Approval.** Site plans are administratively approved by the Director.
- (1) Site plan approval is revocable if it is determined that the conditions of the approval have not been met or if the plan contains or is based upon incorrect, fraudulent, or misrepresented information.

- (2) Site plans expire one year after approval if an associated building permit application has not been submitted, reviewed, and approved. The Director may extend the approval up to two (2) additional years for cause.
- (3) Staff shall consider the approval, disapproval, or conditional approval of a site plan application solely on the basis of any regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time.

Section 14.01.307Conditional Approvals.

- (a) **Purpose of Conditional Approvals.** The purpose of a conditional approval is to allow certain land uses so long as the application meets specific stated requirements (or conditions). If the applicant cannot or will not meet the requirements listed, then the Director may choose to bring the requested item before the Planning & Zoning Commission and the City Council through the Specific Use Permit (SUP) process.
- (b) **Applicability.** Land uses subject to specific conditions for approval are marked in the Schedule of Uses with a “C.” Explanatory notes are set forth in Section 14.03.401, *Permanent Land Uses That Require Conditional Approval* and Section 14.03.501, *Temporary Land Uses That Require Conditional Approval*.
- (c) **Criteria for Approval.** Building permits shall be processed once the applicant has shown that the stated conditions for approval has been met.
- (d) **Director Approval.** Conditional Approvals are administratively approved by the Director of Development Services.

Section 14.01.308Specific Use Permit (SUP) Approval.

- (a) **Purpose.** A Specific Use Permit is a permanent zoning change and as such, the City Council has considerable discretion on approving, denying, or modifying such a request. The purpose of an SUP is to add or modify specific land use rights to those already granted within a zoning district. Approvals shall consider the intensity of the proposed use within the context of the proposed location for compatibility, traffic generated, noise, and other issues determined by the Director to be pertinent to the case. Since zoning “runs with the land” and not the proposed use, thoughtful consideration should be exercised in approving an SUP since it will remain as part of the Official Zoning Map even should the use for which the SUP was sought has ceased operation.
- (b) **Applicability.** Land uses subject to approval of a Specific Use Permit are marked in the Schedule of Uses with a “S.” Explanatory notes are set forth in Section 14.03.301, *Permanent Land Uses That Require SUP Approval*.
- (c) **Procedure & Approval.**
 - (1) **Planning & Zoning Commission public hearing.** The Commission must hold a public hearing on any SUP application prior to making its recommendations and report to the City Council. The public noticing must follow the same procedure detailed in Section 14.01.303(c)(3), *Zoning Change Process, Procedure & Approval*.
 - (2) **Commission recommendation.** The City Council shall not take action on a proposed Specific Use Permit request without a recommendation from the Planning & Zoning Commission.
 - (3) **City Council public hearing.** A public hearing must be held by the City Council shall follow the same procedure detailed in Section 14.01.303(c)(5), *Zoning Change Process, Procedure & Approval* before approving any SUP.
 - (4) **City Council approval.** The City Council is authorized to approve, deny, or modify Specific Use Permit requests.
 - (5) **City Council discretion.** The City Council may impose such additional development standards and safeguards important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions.
- (d) **Official Zoning Map.** All SUPs approved in accordance with the provisions of this Chapter in its original form or as hereafter amended shall be referenced on the Zoning Map as such.
- (e) **Expiration or Reversal of Specific Use Permits.**
 - (1) A Specific Use Permit shall expire if required City permits for development are not obtained and construction, if applicable, has not commenced within twenty-four (24) months from date of approval.

- (2) A Specific Use Permit may be revoked or modified, after notice to the property owner and a hearing before the City Council, for either of the following reasons:
 - i. The SUP was obtained by fraud or deception; or
 - ii. That one or more of the conditions imposed by the SUP has not been met or has been violated.
- (3) Should a Specific Use Permit **expire or be reversed**, the Zoning Map shall be amended to reflect this change.

Section 14.01.309Platting.

- (a) **Property within the City Limits**. The City shall not approve any plat of any subdivision within the City limits of the City until the area covered by the proposed plat shall have been permanently zoned by the City Council.
- (b) **Plat Delay Pending Annexation**. The City shall not approve any plat of any subdivision within any area where a petition for annexation or a recommendation for annexation to the City is pending before the City Council unless and until such annexation shall have been approved by the City Council.
- (c) **Regulations for Property within City Limit & ETJ**. All plats in the City limits or the City's extraterritorial jurisdiction (ETJ) must comply with the City of Celina Subdivision regulations, unless stated otherwise in an approved facilities or development agreement.

Section 14.01.310Vested Rights.

- (a) **Purpose, Applicability, & Effect**.
 - (1) **Purpose**. The purpose of a vested rights petition is to determine whether one or more standards of this Chapter should not be applied to a development application by operation of State law, or whether certain permits are subject to expiration.
 - (2) **Applicability**. A vested rights petition may be filed for an application, permit, plan or plat, or any development application authorized under this Chapter, **filed in accordance with Texas statutes**. A vested rights petition may not be filed with a petition for a text amendment, a zoning map amendment, or any other request for a legislative decision by the City Council. A vested rights petition also may be filed prior to expiration of certain permits pursuant to subsection (b) below of this section.
 - (3) **Effect**. Upon granting of a vested rights petition in whole or in part, the responsible official (subsection (d) below) shall process the development application and the Director of Development Services shall decide the application in accordance with the standards specified in the relief order based on prior ordinance requirements or development standards, or extend the permit otherwise subject to application pursuant to subsection (b), below.
- (b) **Expiration for Projects Began on or after [date of ordinance]**.
 - (1) **Two-year permit expiration**. Notwithstanding any other provision of this Chapter, for any development permit authorized by this Chapter for which an expiration date is established and which is submitted for filing on or after **[date of ordinance]**, the expiration date shall be two years following the date of approval of the permit. Exception: The holder of the permit files a petition before **[date of ordinance]** for a vested rights determination pursuant to this subsection, alleging that progress has been made toward completion of the project for which the application subject to expiration was filed. If a vested rights petition is filed according to the timeframes of this Section, the City Manager shall determine the expiration date of the permit in deciding the petition.
 - (2) **Five-year application/project expiration**. Notwithstanding any other provision of this Chapter, for any development permit authorized by this Chapter which is submitted for filing on or after **[date of ordinance]**, and which has expired under subsection (b)(1) above of this section, all previously approved development applications for the same land also shall expire no later than five years from the date of filing of the first application for the project for which the expired application was filed, if the filing of an application for or approval of the expired permit was required to avoid expiration for the previously approved permit or permits, unless the holder of such permits files a petition before such date for a vested rights determination pursuant to this Section alleging that progress has been made toward completion of the project for which the applications subject to expiration were filed. If a vested rights petition is filed according to the

timeframes of this Section, the City Manager shall determine the expiration date of the previously approved permits in deciding the petition.

(c) **Petition Requirements.**

- (1) **Who may petition.** A vested rights petition may be filed by a property owner or the owner's authorized agent with any development application or by the holder of a permit subject to expiration pursuant to subsection (b) above.
- (2) **Form of petition.** The vested rights petition shall allege that the petitioner has a vested right for some or all of the land subject to the development application under **any applicable Texas law** that requires the City to review and decide the application under standards in effect prior to the effective date of the currently applicable standards. The petition shall include the following information and documents:
 - i. A narrative description of the grounds for the petition;
 - ii. A copy of each approved or pending development application that is the basis for the contention that the City may not apply current standards to the development application that is the subject of the petition;
 - iii. The date of submittal of the application for the permit, or of a development plan pursuant to which the permit was subsequently filed, if different from the official filing date;
 - iv. The actual start date the project for which the application for the permit was submitted;
 - v. Identification of all standards otherwise applicable to the development application from which relief is sought;
 - vi. Identification of any current standards which petitioner agrees can be applied to the development application at issue;
 - vii. A narrative description of how the application of current standards affects proposed use of the land, landscaping or tree preservation, open space, or park dedication, lot size, lot dimensions, lot coverage or building size shown on the development application for which the petition is filed;
 - viii. A copy of any prior vested rights determination involving the same land; and
 - ix. Where the petitioner alleges that a permit subject to expiration under subsection (b), above, of this section should not be terminated, a description of the events constituting progress toward completion of the project for which the permit subject to expiration was approved.

- (d) **Timing for Filing Petition.** A vested rights petition must be filed with a development application for which a vested right is claimed, except that the petition may be filed before the date of expiration of any permit when filed pursuant to subsection (b), above. Where more than one application is authorized to be filed by this Chapter, the petition may be filed simultaneously for each application.

(e) **Procedure & Approval.**

- (1) **Responsible official.** The responsible official for processing the development application in conjunction with a vested rights petition is the Director of Development Services. The Director shall promptly forward a copy of the vested rights petition, along with his recommendation, to the City Manager and City Attorney for their review.
- (2) **Decision by City Manager.** The City Manager is the final decision-maker on all vested rights petitions. A request must be accompanied by a waiver of the time for decision-making on the application imposed under this Section pending decision by the City Manager on the vested rights petition, which shall stay further proceedings on the application. Upon receipt of the request, the Director of Development Services or his designee shall prepare a recommendation and forward the matter to the City Manager for decision, who shall decide the petition within thirty (30) calendar days following the petitioner's request.
- (3) **Appeals.** Appeals to the City Manager's decision shall be brought to the Board of Adjustment. Appeals to the decision made by the Board of Adjustment may be brought to the District or County Court, **as stipulated by State law.**

(f) **Criteria for Approval.**

- (1) **Factors.** The City Manager shall decide the vested rights petition based upon the following factors:
 - i. The nature and extent of prior development applications filed for the land subject to the petition;

- ii. Whether any prior vested rights determinations have been made with respect to the property subject to the petition;
 - iii. Whether any prior approved applications for the property have expired or have been terminated in accordance with law;
 - iv. Whether current standards adopted after commencement of the project affect proposed use of the land, landscaping or tree preservation, open space, or park dedication, lot size, lot dimensions, lot coverage or building size based upon the proposed development application;
 - v. Whether any statutory exception applies to the standards in the current Zoning Ordinance from which the applicant seeks relief;
 - vi. Whether any prior approved applications relied upon by the petitioner have expired;
 - vii. Any other provisions that **are applicable under State law**.
- (2) Conditions. If the claim of vested rights under a petition is based upon a pending application subject to standards that have been superseded by current standards under this Chapter, the decision-maker may condition any relief granted on the petition on the approval of the application under such prior standards.

(g) **Application for Permits Following Final Decision on the Vested Rights Petition**. Following the City Manager's decision on the vested rights petition, the property owner shall revise the development application or permit to conform to the final decision. The decision-maker on the development application shall consider any application revised under this Article in accordance with the procedures for deciding the initial application under this Chapter and in conformity with the relief granted on the petition. If the relief granted on the vested rights petition is consistent with the development application on file, no revisions are necessary. If proceedings have been stayed on the development application pending referral of the vested rights petition, proceedings on the application shall resume after the City Manager's decision on the vested rights petition.

(h) **Action on Petition & Order**.

- (1) Action on the petition. The City Manager's decision on the vested rights petition may take any of the following actions:
- i. Deny the relief requested in the petition, and direct that the development application shall be reviewed and decided under currently applicable standards;
 - ii. Grant the relief requested in the petition, and direct that the development application shall be reviewed and decided in accordance with the standards contained in identified prior regulations; or
 - iii. Grant the relief requested in part, and direct that certain identified current standards shall be applied to the development application, while standards contained in identified prior regulations also shall be applied; or
 - iv. For petitions filed pursuant to subsection (b) above of this section, specify the expiration date or the conditions of expiration for the permit(s).
- (2) Order on the petition. The City Manager's report and each decision on the vested rights petition shall be memorialized in an order identifying the following:
- i. The nature of the relief granted, if any;
 - ii. The approved or filed development applications upon which relief is premised under the petition;
 - iii. Development standards which shall apply to the development application for which relief is sought;
 - iv. Prior standards which shall apply to the development application for which relief is sought, including any procedural standards;
 - v. The statutory exception or other grounds upon which relief is denied in whole or in part on the petition;
 - vi. To the extent feasible, subordinate development applications that are subject to the same relief granted on the petition; and
 - vii. For petitions filed pursuant to subsection (b) of this section, the date of expiration of the permit or permits.

(i) **Expiration & Extension**.

- (1) Expiration. Relief granted on a vested rights petition shall expire on occurrence of one of the following events:

- i. The petitioner or property owner fails to submit a required revised development application consistent with the relief granted through the vested rights decision within forty-five (45) days of the final decision on the petition;
 - ii. The development application for which relief was granted on the vested rights petition is denied under the criteria made applicable through the relief granted on the petition; or
 - iii. The development application for which relief was granted on the vested rights petition expires.
- (2) Extension. Extension of the date of expiration for the development application for which relief was granted on a vested rights petition shall result in extension of the relief granted on petition for a like period.

Section 14.01.311Building Permits & Certificates of Occupancy.

(a) **Building Permits.**

- (1) Applicability. No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefore issued by the City's Building Official authorized to issue the same. No building permit shall be issued except in conformity with the provisions of this Chapter and all applicable building codes of the City.
- (2) City & ETJ. Building permits are required within the City limits and on all property within the City's extraterritorial jurisdiction (ETJ) that was platted through the City.
- (3) Site plan required. No building permit shall be issued for the construction of a building or buildings upon any tract or plot unless the tract is a platted lot of record and the structure has been reviewed and approved through the site plan process, unless otherwise declared eligible by the Director or the City's Building Official.
- (4) Approval. Building permits are approved by the City's Building Official following review and approval of applicable department staff.

(b) **Certificate of Occupancy.**

- (1) Applicability. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Certificates of Occupancy shall have been issued by the Building Official stating that the proposed use of the building or land conforms to the requirements of this Chapter.
- (2) Non-conforming structures. No nonconforming structure or use shall be maintained, renewed, changed, or extended until a Certificates of Occupancy shall have been issued by the Building Official.
- (3) Conformance with Zoning Ordinance. No permit for the erection, alteration, moving, or repair of any building shall be issued until an application has been made for a Certificates of Occupancy and the CO shall be issued in conformity with the provisions of this Chapter upon completion of the work.
- (4) Approval. Certificates of Occupancy and Temporary Certificates of Occupancy are approved by the City's Building Official following review and approval of applicable department staff.
- (5) Temporary approval. A temporary certificate of occupancy may be issued by the Director for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion, provided that such temporary certificate may require such conditions and safeguards as will protect the safety of the occupants and the public.

Sections 14.01.312 to 14.01.400Reserved.

ARTICLE II – ZONING DISTRICTS
PART ONE – DISTRICTS ESTABLISHED

14.02.101.....Established Districts. The established zoning districts in the City of Celina are as follows:

ARTICLE II, PART ONE, TABLE 1 - FORMER & CURRENT ZONING DISTRICTS				
<i>Former & Obsolete Zoning Classifications</i>	<i>New Zoning Classification</i>	<i>Zoning Description</i>	<i>Zoning Ordinance Section</i>	<i>Page Number</i>
SINGLE-FAMILY ZONING DISTRICTS				
SF-E	SF-E	Single-Family Residential Estate District	14.02.202	43
SF-15, SF-10, SF-9, SF-7.5, and SF-R	SF-R	Single-Family Residential Detached District	14.02.203	44
PH, 2F, and TH	SF-A	Single-Family Residential Attached District	14.02.204	45
MH	SF-M	Single-Family Residential Manufactured Home District	14.02.205	45
OT-R	OT-R	Old Town Residential District	14.02.206	46
MULTI-FAMILY ZONING DISTRICTS				
MF1	MF-1	Multi-Family Garden Style District	14.02.302	52
MF2	MF-2	Multi-Family Urban Edge District	14.02.303	53
MF2	MF-3	Multi-Family Urban Living District	14.02.304	54
NON-RESIDENTIAL ZONING DISTRICTS				
CF	CF	Community Facilities District	14.02.402	57
C-1, C-2, B-1, B-2, B-3, B-4, ONS, and RO	C	Commercial, Office, & Retail District	14.02.403	57
I-1, I-2, and HI	I	Industrial District	14.02.404	57
AG	AG	Agricultural District	14.02.405	58
MU-1, MU-2	MU	Mixed Use District	14.02.406	58
HD	OT	Old Town District (current)	14.02.407	60
SPECIAL DISTRICTS				
PD	PD	Planned Development District	14.02.501	63
PRO	PRO	Preston Road Overlay District	14.02.502	65
DNTO	DNTO	Dallas North Tollway Overlay District	14.02.503	71
-	CCO	Collin County Outer Loop Overlay District	14.02.504	77
HD	OT	Downtown District (future)	14.02.505	80

Attachment: Proposed Zoning Ordinance Revision (Zoning Ordinance Amendment)

ARTICLE II – ZONING DISTRICTS
PART TWO – RESIDENTIAL DISTRICTS

14.02.201.....Residential Districts, General Requirements.

- (a) **Purpose.** The overall purpose of the single-family residential districts is to create a mix of home ownership opportunities within the City.
- (b) **Permitted Uses.** No building, structure, land, or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in Section 14.03.101, *Schedule of Uses – Residential*.
- (c) **General Regulations.** Given that the City of Celina is an area designated with historical, cultural, and architectural importance and significance, the following provisions apply to all residential districts unless otherwise specified within their respective descriptions in Sections 14.02.202 through 14.02.206.
 - (1) **Open space.** All residential districts are subject to twenty percent (20%) open space with a minimum of fifty percent (50%) of that open space being “usable open space,” as defined in Section 14.01.115, *Other Zoning Ordinance Definitions*. Areas of “non-usable open space” may be allowed to be counted as a portion of the “usable open space” if the area is sufficiently amenitized, per Director approval.
 - (2) **Ownership & maintenance.** Any open space area shall be platted as a common area lot, be owned and maintained by the homeowners’ association or HOA, and be designated with an “X” on the plat. Open space should be located to preserve existing trees and other desirable physical features.
 - (3) **Minimum lot width for front entry garages.** Any lot width less than sixty (60) feet shall have a rear entry, alley-loaded garage. Front-loading garages are allowed only on lots that are sixty (60) feet or greater in width.
 - (4) **Garage placement.**
 - i. Front facades & front-facing garage placement – one-story homes. The face of garage doors shall not extend beyond the front façade of any residential structure unless one or both of the following conditions apply; and in that case, the face of the garage door may extend up to a maximum of eight (8) feet beyond the front façade:
 - a. A front porch extending a minimum of fifty percent (50%) of the front façade is provided; or
 - b. A bay window is provided on the longest wall face of the front façade.
 - ii. Front facades & front-facing garage placement – two story homes. The face of garage doors may extend beyond the front façade of any residential structure up to a maximum of eight (8) feet beyond the front façade. Any additional garages to be provided must be placed with side (J-swing) or rear access.
 - iii. Front facades & J-swing garage placement. When the doors of garages are designed to be perpendicular to the street access (as in J-swing garages), the garage facade may extend in front of the main front façade of the residential structure.
 - iv. Side facades & J-swing garages. J-swing garages shall have a minimum of twenty (20) feet from the door face of the garage to the side property line for maneuvering and tandem parking.
 - (5) **Pedestrian connectivity.** All residential developments shall provide pedestrian connections within the subdivision and stub out these trails or sidewalks to the edge of the property for future connections.
 - (6) **Foundations required.** All residential units shall be constructed on a permanent foundation that complies with the currently adopted International Building Codes, with the exception of single-family manufactured homes.
 - (7) **Plat requirements.** All single family homes shall be platted on an individual lot. This lotting requirement applies to single family attached and detached dwelling units with the exception of duplexes, which allows both units to be platted on a single lot.
 - (8) **RV use.** Recreational vehicles, manufactured homes, travel trailers, or motor homes may not be used for on-site dwelling purposes.
 - (9) **Additional on-site dwellings.** Accessory dwelling units shall adhere to the regulations listed in Section 14.03.202(a), *Accessory Dwelling Units*.

- (10) Open storage. Open storage is prohibited except for materials for the resident's personal use or consumption such as firewood, garden materials, etc. Open storage on one's property must be maintained in a proper manner and is subject to Code Enforcement for any nuisance violation.
- (11) Nonresidential uses. Site plan approval (see [Section 14.01.307](#)) shall be required for any nonresidential use (such as an amenity center, school, church or house of worship, child-care center, etc.). Any nonresidential land use that may be permitted in residential districts shall conform to the C, Commercial, Office, & Retail district standards for setbacks and exterior materials as shown in [Article 14.04, Part One, Architectural Design Standards](#), of the Zoning Ordinance, as exists or may be amended.
- (12) Gated Communities. Private, gated communities are discouraged since this concept limits connectivity to other residential communities as well as to goods and services provided nearby, including access to public schools.

(d) **Other Applicable Regulations.**

- (1) Article III, Use Regulations, Part Two, *Accessory Uses*.
- (2) Article IV, Site Development Standards, Part One, *Architectural Design Standards*.
- (3) Article IV, Site Development Standards, Part Two, *Landscaping & Tree Preservation*.
- (4) Article IV, Site Development Standards, Part Three, *Screening Walls & Fencing*.
- (5) *Neighborhood Vision Book*.

14.02.202.....SF-E, Single-Family Residential Estate District.

- (a) **Purpose**. The purpose of the SF-E Single-Family Estate District is to allow single-family detached dwellings on large lots of not less than one (1) acre in size, together with allowed incidental and accessory uses. This district is intended to provide for residential living within a more rural setting.
- (b) **Height & Area Regulations**. The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot shall be as follows:

ARTICLE II, PART TWO, TABLE 1 SF-E, SINGLE-FAMILY ESTATE DEVELOPMENT STANDARDS	
Maximum Height	50'
Minimum Front Yard Setback	40'
Minimum Side Yard Setback	20'
Minimum Side Yard Setback on corner	30'
Minimum Rear Yard Setback	25'
Minimum Lot Width (at building line)	100'
Minimum Lot Depth (average)	200'
Minimum Lot Area	1 acre
Minimum Floor Area (air conditioned space)	3,000 sq. ft.
Minimum Number of Garage Spaces	2
Minimum Number of Additional Spaces	2

(c) **Other Applicable Regulations.**

- (1) Open space. Because of the large lots associated with SF-E zoning, there is no specific requirement for open space in this district.
- (2) Additional dwelling unit allowed. A separate "mother-in-law" unit is allowed as an accessory structure and may be built in conjunction with a garage or other allowed accessory building. Exterior standards for the additional dwelling unit shall be the same as the primary residence (see also [Section 14.03.202\(a\), Accessory Dwelling Unit Regulations](#)).
- (3) Gated drives. Gates for gated entry driveways shall be set back from the edge of pavement by a minimum of twenty-five (25) feet to avoid interfering with traffic flow on the adjacent street.
- (4) Fencing. Livestock enclosures may deviate from the fencing standards of Article IV, *Site Development Standards*, Part Three, *Screening Walls & Fencing* and may be constructed of materials suitable for

containment of livestock (but not barbed wire or razor wire).

14.02.203SF-R, Single-Family Residential Detached District.

- (a) **Purpose.** The Single-Family Residential Detached District applies to any single-family detached dwelling unit that does not meet the acreage requirement of the SF-E, Single-Family Estate District, the geographic location requirement of the OT, Downtown District, or the exterior material standards of the SF-M, Single-Family Manufactured Home District. The SF-R district is established to create neighborhoods in which there is a blend of home sizes and styles. The neighborhoods will include amenities that support and augment the overall development and individual property investments. The SF-R district is considered a generic district and may have a wide variety of lot sizes and dwelling unit types. Standards listed below are minimums that are required for safety and/or maneuverability. However, when applied within a Planned Development, the actual standards may exceed or differ from the minimum standards listed below.
- (b) **Height & Area Regulations.** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per residential unit permitted on any lot, shall be as follows:

ARTICLE II, PART TWO, TABLE 2A SF-R, SINGLE-FAMILY RESIDENTIAL DETACHED DEVELOPMENT STANDARDS	
Maximum Height	40'
Minimum Front & Rear Sliding Setbacks (excluding garage) with either setback a minimum of 10 feet ¹	40' total
Minimum Garage Setback (to allow for additional tandem parking)	20'
Minimum Side Yard Setback ²	5'
Minimum Side Yard Setback on Corner (measured from curb) ³	15'
Minimum Lot Width (at building line)	35'
Maximum Overall Density ⁴	3.5 units/acre
Minimum Lot Area	-
Minimum Floor Area	1,200 sq. ft.
Minimum Number of Garage Spaces per Unit	2
Minimum Number of Additional Parking Spaces per Unit	2

Note 1. Total front and rear setback is a minimum of 40' with the minimum of either being 10'.

Note 2. If a zero or reduced lot line product is planned, the total distance between dwelling units shall be per the adopted Building Codes and Fire Codes of the City.

Note 3. If no curb is present, the minimum side yard on a corner shall be 10' from the pavement edge.

Note 4. Smaller lots may be clustered to allow for a greater open space area to be owned and managed by the HOA.

(c) **Other Applicable Regulations.**

- (1) **Minimum percentages of lot sizes.** In developments ten (10) acres or greater in size and where the developer intends to provide house lots of different sizes, the following minimums and maximums percentages apply:

ARTICLE II, PART TWO, TABLE 2B SF-R, SINGLE-FAMILY RESIDENTIAL MAXIMUM/MINIMUM LOT PERCENTAGES		
	Minimum Percentage	Maximum Percentage
Smallest lot size	-	50%
Medium lot size(s)	flexible	flexible
Largest lot size	15%	-

- (2) **Amenities.** A minimum of three (3) of the following shall be included within the overall residential development: private amenity center, swimming pool, sports court, passive recreation field, community meeting room, amenitized pond or lake, and/or dog park. Hike and bike trails that are in addition to those shown on the Master Trail Plan may also be included in the amenity count. See the adopted *Neighborhood Design Guidelines* for more information regarding amenities.

14.02.204.....SF-A, Single-Family Residential Attached District.

- (a) **Purpose.** The SF-A, Single-Family Residential Attached District is established to provide a more dense housing type that still affords home ownership. Each dwelling unit shall be sited on an individually platted lot (with the exception of duplexes), although there may be no separation between dwelling units other than fire walls as may be required by the Fire Code. In general, these homes are more vertical in nature, are clustered within the development, and have shared open space.
- (b) **Site Plan Review Required.** All townhome, patio homes, and duplex developments are subject to site plan review and approval by Director of Development Services. The site plan shall show the typical layout of the attached home lots, the overall layout of the development, and shall be reviewed as an exhibit as part of the civil review process.
- (c) **Height & Area Regulations.** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per residential unit permitted on any lot shall be as follows:

ARTICLE II, PART TWO, TABLE 3	
SF-A, SINGLE-FAMILY RESIDENTIAL ATTACHED DEVELOPMENT STANDARDS	
Maximum Height	60'
Minimum Front & Rear Sliding Setbacks (excluding garage) with either setback a minimum of 10 feet ¹	30' total
Minimum Garage Setback (to allow for additional tandem parking)	20'
Minimum Side Yard Setback (3 to 6 units)	5'
Minimum Side Yard Setback (7 to 10 units)	10'
Minimum Side Yard Setback on Corner	15'
Minimum Lot Width (at building line)	25'
Maximum Block Length	600'
Maximum Number of Units per Building	10
Maximum Impervious Surface	80%
Minimum Number of Garage Spaces per Unit	2

Note 1. Total front & rear setback is a minimum of 30' with the minimum of either being 10'.

- (d) **Landscaping & Setbacks.** In addition to the general requirements listed in Article IV, Part Two, *Landscaping & Tree Preservation*, the following regulations apply to any single family attached development:
- (1) **Landscape buffer.** A ten (10) foot wide landscape buffer shall be provided and shall contain one (1) urban tree in a tree well, large canopy, or evergreen tree every thirty (30) linear feet. For every three (3) urban trees, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture is required.
 - (2) **Mews lots.** Any single-family attached development that faces a mews rather than a street or fire lane shall be required to adhere to the regulations in Section 10.03.073(f) of the Subdivision Ordinance.
- (e) **Parking Regulations.** In addition to the general requirements listed in Article IV, Part Four, *Parking & Loading Standards*, the following regulations apply to any single family attached development:
- (1) **Minimum parking & garage access.** All single-family attached developments shall provide rear entry, off-street parking within a minimum two (2) car garage.
 - (2) **On-street parking.** Parallel or angled parking shall be provided along the curb in the right-of-way adjacent to single family attached units. These spaces shall not count toward the minimum number of parking spaces required per unit but may apply to required visitor parking ratio.

14.02.205.....SF-M, Single-Family Manufactured Home District.

- (a) **Purpose.** The purpose of this zoning district is to provide the opportunity for certain manufactured and modular dwellings with specific reference to the seal of approval granted by appropriate State agencies and meeting federal standards. All regulations listed below apply to both the SF-M District or SF-M Park.
- (b) **Definitions.**
- i. SF-M Park. An area zoned as a place on which manufactured homes may be sited on a temporary or semi-

permanent basis on lots that are leased by a manufactured home park owner or manager.

- ii. SF-M District. An area zoned as a permanent subdivision of manufactured homes that are permanently sited on individually platted lots.

- (c) **Area Minimums & Maximums.** The location of an SF-M zoning district shall be sited on a tract of land that is at least five (5) acres and not more than twenty-five (25) acres.
- (d) **Height & Area Regulations.** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

ARTICLE II, PART TWO, TABLE 4	
SF-M, SINGLE-FAMILY MANUFACTURED HOME DEVELOPMENT STANDARDS	
Maximum Height	20'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback on corner	15'
Minimum Rear Yard Setback	10'
Minimum Lot Width (at building line)	60'
Minimum Lot Depth	-
Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area	650 sq. ft.

14.02.206.....OT-R, Downtown Residential District.

- (a) **Purpose.** The Downtown residential district (OT-R) is intended to provide for the development of primarily detached, single-family residences on existing lots of not less than 7,000 square feet in size, churches, schools, and public parks in logical neighborhood units around the central business area.
- (b) **Site Plan Approval.** Site plan approval shall be required for any nonresidential use (such as a school, church, child care center, private recreation facility, etc.) in the OT-R district. Any nonresidential land use that may be permitted in this district shall conform to the C, Commercial, Office, & Retail district standards and shall be reviewed as an exhibit as part of the civil review process.
- (c) **Height & Area Regulations.** In said OT-R, Downtown Residential District the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot, shall be as follows:

ARTICLE II, PART TWO, TABLE 5A	
OT-R, DOWNTOWN RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS	
Maximum Height (main building or house)	40'
Minimum Front Yard Setback ¹	25'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback on corner ¹	15'
Minimum Rear Yard Setback	25'
Minimum Lot Width (at building line)	50'
Minimum Lot Depth	110'
Maximum impervious surface	50%
Minimum Lot Area	7,000 sq. ft.
Minimum floor area (new buildings)	1,200 sq. ft.

Note 1. Porches, eaves and awnings may encroach up to 6' into the front yard. Front entry garages shall be flush or set back from the front facade of the house. Projections from the front facade of the house such as porches, eaves and awnings shall not count as the front facade.

- (d) **Architectural Standards.**

- (1) To achieve the architectural style and characteristics of homes constructed from the 1890's to the 1930's, a minimum of four (4) of the following elements must be incorporated into the design of the primary structure:

- i. Multiple pane (divided light) windows:



- ii. Decorative columns and railings within the front porch area:



- iii. Gables with decorative vents and windows:



- iv. Dormer windows:



- v. Cupolas:



vi. Bay windows with a maximum projection of 24 inches:



vii. Window shutters:



- (2) Exterior materials. The exterior of the primary structure shall be clad in masonry, smooth stucco, stone, horizontal wood, cementitious material (such as Hardiplank® or Hardiboard®) or other high-quality wood substitute.
 - i. Decking required. For homes with exteriors clad in HardiBoard®/ Hardiplank®, wood or other allowed high-quality wood substitute, such cladding shall be installed over plywood or OSB sheathing with a minimum thickness of 1/2 inch.
 - ii. Joins for all HardiBoard® or Hardiplank® or other high-quality wood substitute shall be centered and face nailed on a stud with a maximum gap of 1/8 inches or as otherwise specified by the manufacturer. Joins shall be staggered at random lengths and in accordance with manufacturers' specifications and "zipper joins" shall be prohibited (as shown, right).
- (3) Minimum roof pitch. All single-family structures within the OT-R shall have a minimum roof pitch of 6:12.
- (4) Window percentage. Walls facing a public street must contain a minimum of ten percent (10%) of the wall area in windows or doors.



- (5) Window enhancements. Windows shall be encased with appropriate architectural trim. Windows shall not be flush with the exterior building facade and shall be provided with an architectural surround at the jamb.

(e) **Site Development Standards.**

- (1) Side-entry garages. Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty (20) feet from the door face of the garage or carport to the side property line for maneuvering.
- (2) Garages. Garages shall not be required, however if they are provided they must meet the following regulations:
 - i. Garages shall be recessed from the front of the primary structure by a minimum of ten feet.
 - ii. Garages shall not comprise more than thirty percent (30%) of the front building elevation.
 - iii. A minimum setback of 20 feet shall be maintained between the garage door and a public right-of-way.
 - iv. Garages shall be limited to two (2) bays, not to exceed a total of 400 square feet.
- (3) Vehicle parking.
 - i. A minimum of two (2) off-street parking spaces shall be provided for each primary residential structure.
 - ii. All off-street parking spaces and related driveways shall be permanently surfaced and paved of concrete in accordance with the City's standards for paving of off-street parking and driveways.
 - iii. A minimum of one (1) off-street parking space shall be covered by a permanent structure, carport, or garage.
 - iv. All parking structures and carports, exclusive of garages, shall incorporate a fully enclosed storage area containing a minimum of seventy (70) square feet within the parking structure or carport.
 - v. All parking structures or carports shall be constructed of like or similar materials to those of the primary structure.
- (4) Covered porches required. Front covered porches shall be required for each structure. These covered porches must meet the following minimum criteria:
 - i. A front covered porch that is permanently attached to and is an integral part of the primary structure shall be constructed of like and similar materials to those of the primary structure.
 - ii. Each front covered porch must include a minimum depth of five feet from the primary structure as measured perpendicular to the front door.
- (5) Minimum roof pitch. A minimum roof pitch of 5:12 is required for all front covered porches that are constructed as extensions to the front building elevation.

(f) **Other Applicable Regulations.**

- (1) On-site dwellings. Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (2) Open storage. Open storage is prohibited except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.
- (3) Temporary facilities. There shall be no permanent use of temporary facilities or buildings.
- (4) Article 14.03, Use Regulations, Part Two, *Accessory Uses*.
- (5) Article 14.04, Site Development Standards, Part Two, *Landscaping & Tree Preservation*.
- (6) Article 14.04, Site Development Standards, Part Three, *Screening Walls & Fencing*.

(g) **Affordable Housing Regulations.**

- (1) Nonprofit organization criteria. These regulations are applicable only to new construction on existing lots by certain nonprofit organizations meeting the following criteria:
 - i. The organization is a nonprofit organization that develops housing for low-income individuals and families as a primary activity to promote community-based revitalization of the City of Celina; or
 - ii. Be a nonprofit corporation described by 26 U.S.C. section 501(c)(3) that:
 - Has been incorporated in the State for at least one (1) year;
 - Has a corporate purpose to develop affordable housing that is stated in its articles of incorporation, bylaws or charter;
 - Has at least one member of its board of directors residing in the City of Celina; and

- Engages primarily in the building, repair, rental, or sale of housing for low-income individuals and families; or
- iii. Be a religious organization that:
 - Owns other property located in the City of Celina that is exempt from taxation under section 11.20, Tax Code; and
 - Has entered into a written agreement with the City regarding the revitalization of the land.
- (2) Existing subdivisions. These regulations are applicable only to new construction on existing lots within the following subdivisions: Old Donation, Malone Addition, Ousley Addition, Perkins Addition, Bateman Addition, J.K. Rice Addition, and Massey Addition.
- (3) Height & Area Regulations. In said OT-R, Downtown Residential District the height of buildings, the minimum dimensions of Affordable Housing lots and yards, and the minimum lot area per family permitted on any lot, shall be as follows:

ARTICLE II, PART TWO, TABLE 5B DOWNTOWN RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS AFFORDABLE HOUSING CRITERIA	
Maximum Height (main building or house)	35'
Minimum Front Yard Setback ¹	25'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback on corner ¹	15'
Minimum Rear Yard Setback	25'
Minimum Lot Width (at building line)	50'
Minimum Lot Depth	100'
Maximum impervious surface	50%
Minimum Lot Area	5,000 sq. ft.
Minimum floor area (new buildings)	-

1. Note 1. Porches, eaves and awnings may encroach up to 6' into the front yard.
Front entry garages shall be flush or set back from the front facade of the house.
Projections from the front facade of the house such as porches, eaves and awnings shall not count as the front facade.

- (4) Minimum design standards.
 - i. The outside shape of a dwelling unit shall contain a minimum of five (5) outside corners with a minimum wall length of two (2) feet.
 - ii. No single building elevation shall be duplicated within six (6) lots.
- (5) Minimum roof pitch required. A minimum 5:12 roof pitch is required for each primary structure.
- (6) Minimum overhang required. Each primary structure must be constructed with a roof overhang of not less than eight (8) inches as measured from the finished exterior building facade to the soffit.
- (7) Roofing system required. Installed roofing shingles must consist of three-tab or dimensional shingles with a minimum manufacturer's rating of twenty (20) years.

Sections 14.02.207 to 14.02.300Reserved.

ARTICLE II – ZONING DISTRICTS

PART THREE – MULTI-FAMILY ZONING DISTRICTS

14.02.301.....Multi-Family Development, General Requirements.

- (a) **Purpose.** The overall purpose of the three multi-family zoning districts is to create a mix of rental housing opportunities within the City of Celina.
- (b) **Permitted Uses.** No building, structure, land, or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in Section 14.03.102, *Schedule of Uses – Non-Residential*.
- (c) **Regulations.** Given that the City of Celina is an area designated with historical, cultural, and architectural importance and significance, the following provisions apply to all multi-family districts unless otherwise specified within their respective descriptions in Sections 14.02.302 through 14.02.304.
- (1) **Site Plan Approval.** Façade and siting approval shall be part of the overall site plan approval process. This will include, but not be limited to, the materials used on each façade, the orientation of buildings to the street, adjacency to single-family residential developments and commercial buildings, and location of open space. Site plans may be approved by the Director of Development Services through the civil plan review process or as part of a Planned Development.
- (2) **Setbacks Adjacent to Single-Family Residential.** When any multi-family development is sited adjacent to a single-family zoning district or vacant land designated as single-family on the Comprehensive Plan, the following regulations apply:
- Any multi-family building that is one (1) or two (2) stories in height shall be setback from the single-family district property line a minimum of forty (40) feet.
 - Any multi-family building that is three (3) stories in height shall be setback from the single-family district property line a minimum of sixty (60) feet.
 - Any multi-family building that is four (4) stories in height or greater shall be setback from the single-family district property line a minimum of eighty (80) feet.
- (4) **Parking Regulations for multi-family developments.** The minimum off-street parking and loading regulations shall comply with the following:
- No garage doors shall face a public street.
 - No covered parking spaces and/or detached garages may be placed between an MF-1 building and a public street.
 - Stacking spaces (tandem spaces between the garage door and fire lane) shall not be counted towards required parking spaces.
 - The ratio of required parking spaces per bedroom shall be as follows:

ARTICLE II, PART THREE, TABLE 1A MULTI-FAMILY PARKING SPACES PER UNIT SIZE	
Type of Unit	Number of Spaces
Studio	1.5
1 bedroom	1.5
2 bedrooms	2.0
3+ bedrooms	2.5
Total required spaces	No less than 1.8 spaces per dwelling unit overall

- v. Percentage of parking that shall be enclosed or structured shall be as follows:

ARTICLE II, PART THREE, TABLE 1B MULTI-FAMILY PERCENT OF ENCLOSED OR STRUCTURED PARKING	
Type of Multi-Family	Minimum Percent of Enclosed or Structured Parking
MF-1, Garden Style	10%
MF-2, Urban Edge	none required
MF-3, Urban Living	75%

- (5) Maximum number of 3+ bedroom units. No more than ten percent (10%) of the total units of any multi-family development shall have three (3) or more bedrooms.
- (6) Mail kiosks. Mail kiosk shall have a minimum of three (3) required parking spaces for the development within fifty (50) feet of the kiosk, unless a drive-thru facility is provided. The mail kiosk must be constructed of the same materials as the main structure.

(d) **Other Applicable Regulations.**

- (1) Article IV, Site Development Standards, Part One, *Architectural Design Standards*.
- (2) Article IV, Site Development Standards, Part Two, *Landscaping & Tree Preservation*.
- (3) Article IV, Site Development Standards, Part Three, *Screening Walls & Fencing*.
- (4) Article IV, Site Development Standards, Part Five, *Lighting Standards*.
- (5) *Neighborhood Vision Book*.

14.02.302.....MF-1 – Multi-Family District, Garden Style.

- (a) **Purpose.** The MF-1 District is intended as a relatively low density multi-family development that is designed with commonly used open space, some garage or covered parking options for residents, amenities such as a fitness centers, community rooms, tennis courts, dog parks, or other amenities typically provided in a suburban, garden-style multi-family development.
- (b) **General Locations.** Locations of MF-1 zoning districts should be sited adjacent to areas that have generally low to medium density residential development and are not anticipated to develop with an urban character.
- (c) **Open Space.** The MF-1 district requires twenty percent (20%) open space with a minimum of fifty percent (50%) of that open space being “usable open space,” as defined in Section 14.01.115, *Other Zoning Ordinance Definitions*. Open space should be located to preserve existing trees and other desirable physical features.
- (d) **Specific MF-1, Garden-Style Design Regulations.**
 - (1) Maximum height. Maximum height of MF-1 developments shall be three (3) stories.
 - (2) Enclosed parking. A minimum of ten percent (10%) of all parking provided on the MF-1 site shall be in enclosed garages or parking structures.
 - (3) Courts. Where MF-1 buildings are designed to create inner courts, the façade materials of all exterior walls shall extend into such court area for a distance greater than five (5) feet.
 - (4) Exterior stairs. Stairs between floors shall be screened with architectural features to avoid a direct view of a stairwell from any public street or open space.
 - (5) Balconies & patios. Where MF-1 residential buildings are designed with balconies or patios facing a public street, such balconies shall not extend beyond the building line.
 - (6) Building orientation & spacing.
 - i. MF-1 buildings, when located adjacent to any single-family residential district or use shall be sited perpendicular to the single-family lots.
 - ii. MF-1 buildings on a single parcel of land shall have the following minimum distance between structures:

ARTICLE II, PART THREE, TABLE 2 MF-1 DISTANCE BETWEEN STRUCTURES	
<i>Orientation</i>	<i>Distance Between Structures</i>
Face to Face	50 feet
Face to End	30 feet
Corner to Face or End	30 feet
End to End	30 feet

- (e) **Required Amenities.** A minimum of four (4) of the following must be incorporated into each MF-1 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.
 - (1) Major amenities:

- i. Dog park.
 - ii. Indoor exercise facility.
 - iii. Jogging trail.
 - iv. Sport courts or fields (volleyball, baseball, tennis etc.).
 - v. Swimming pool.
- (2) Minor amenities:
- i. Gazebo.
 - ii. Improved picnic areas (with tables, grills, shading).
 - iii. Playground or tot lot.
 - iv. Splash pad.
 - v. Putting green.

14.02.303.....MF-2 – Multi-Family District, Urban Edge.

- (a) **Purpose.** The MF-2 District is more urban in nature than garden style multi-family developments, may provide a portion of the parking in enclosed garages or covered spaces, and provides a mid-range of density for apartment complexes. This type of district places the buildings close to the street and makes use of wide sidewalks and more narrow streets, often with limited open space and interior sited parking garages or surface lots. The MF-2 development is typically provided at the edges of urban centers, often combined with commercial, office, and entertainment uses in close proximity.
- (b) **General Locations.** Locations of MF-2 zoning districts should be sited in areas that will develop with an urban character, such as at major intersections of the Dallas North Tollway and crossing arterials or other dense urban-type hubs throughout Celina. MF-2 zoning should not be located adjacent to any single-family residential district or use, unless appropriate spatial buffering is provided.
- (c) **Open Space.** All multi-family districts are subject to twenty percent (20%) open space with a minimum of fifty percent (50%) of that open space being “usable open space,” as defined in Section 14.01.115, *Zoning Ordinance Definitions*. Any open space area shall be platted as a common area lot, be owned and maintained by the owner or management firm, and be designated with an “X” on the plat. Open space should be located to preserve existing trees and other desirable physical features.
- (d) **Specific MF-2, Urban-Edge Design Regulations.**
- (1) **Height minimums.** All buildings within an MF-2, Urban-Edge development shall be a minimum of four (4) stories in height.
 - (2) **Courts.** Where MF-2 residential buildings are designed to create inner courts, the faces of all opposite walls of such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court area for a distance greater than five (5) feet.
 - (3) **Balconies/patios.** Where MF-2 residential buildings are designed with balconies or patios facing a public street, such balconies shall not extend beyond the building line.
- (e) **Required Amenities.** A minimum of four (4) of the following must be incorporated into each MF-2 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.
- (1) Major amenities:
 - i. Indoor exercise facility.
 - ii. Jogging trail.
 - iii. Sport courts or fields (volleyball, baseball, tennis etc.).
 - iv. Swimming pool.
 - (2) Minor amenities:
 - i. Gazebo.
 - ii. Improved picnic areas (with tables, grills, shading).
 - iii. Playground or tot lot.
 - iv. Splash pad.

14.02.304.....MF-3 – Multi-Family District, Urban Living.

- (a) **Purpose.** The MF-3 District is strictly urban in nature and is typically part of a mixed-use development. This type of district places the buildings close to the street and makes use of wide sidewalks and more narrow streets, often with limited open space and interior sited garages making up the majority of the parking. The MF-3 development is provided in an urban setting, often combined with commercial, office, and entertainment uses as part of the same development or in close proximity.
- (b) **General Locations.** Locations of MF-3 zoning districts should be sited in areas that will develop with an urban character, such as at major intersections of the Dallas North Tollway and crossing arterials or other dense urban-type hubs throughout Celina. MF-3 zoning should not be located adjacent to any single-family residential district or use, unless significant spatial buffering is provided.
- (c) **Open Space.**
 - (1) All multi-family districts are subject to twenty percent (20%) open space of the building footprint. The Director has the discretion to reduce this percentage if conditions dictate that reducing the open space will be in the best interest of the City.
 - (2) It is expected that some or all of the shared amenities for MF-3 developments will be provided within interior spaces. Therefore, the open space requirement for this type of multi-family development may be reduced by the amount of shared interior open space provided, such as interior or rooftop swimming pools, sports courts, community rooms, etc.
- (d) **Specific MF-3, Urban Living Design Regulations.**
 - (1) **Minimum & Maximum Density.** MF-3 developments shall have a minimum twenty-eight (28) units per acre and a maximum sixty (60) units per acre. These density figures may be amended by the City Council.
 - (2) **Mixed-use integration.** Urban-character projects shall be integrated at the time of construction within mixed-use developments. Residential units may be located in separate, freestanding buildings or may be combined vertically in multi-use buildings of multi-story design.
 - (3) **First floor retail.** Where buildings face a public street or an active pedestrian area, the first floor shall be “retail-ready” and shall be constructed with a minimum twelve (12) foot high ceilings and mechanical chases necessary for conversion to commercial uses.
 - (4) **Height minimums.** All buildings within an MF-3, Urban-Living development shall be a minimum of four (4) stories in height.
 - (5) **Balconies/patios.** Where MF-3 buildings are designed with balconies or patios facing a public street, such balconies shall not extend beyond the building line.
 - (6) **Enclosed Parking.** A minimum of seventy-five percent (75%) of all parking provided on the MF-2 site shall be in enclosed garages or parking structures.
- (e) **Required Amenities.** A minimum of three (3) of the following must be incorporated into each MF-3 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.
 - (1) Major amenities:
 - i. Indoor exercise facility.
 - ii. Indoor jogging trail.
 - iii. Sport courts or fields (volleyball, baseball, tennis etc.).
 - iv. Swimming pool.
 - v. Meeting room.
 - (2) Minor amenities:
 - i. Playground or tot lot.
 - ii. Splash pad.

ARTICLE II – ZONING DISTRICTS**PART FOUR – NON-RESIDENTIAL ZONING DISTRICTS**

14.02.401.....Non-Residential Districts, General Regulations.

- (a) **Purpose.** The overall purpose of non-residential zoning districts, excluding the multi-family zoning districts discussed in Article II, Part Three, is to afford opportunities to conduct business within the City of Celina in an orderly manner.
- (b) **Permitted Uses.** No building, structure, land, or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in Section 14.03.102, *Schedule of Uses – Non-Residential*.
- (c) **Regulations.** Given that the City of Celina is an area designated with historical, cultural, and architectural importance and significance, the following provisions apply to all non-residential districts and uses unless otherwise specified within their respective descriptions in Sections 14.02.402 through 14.02.407, and apply to the Overlay Districts unless the specific Overlay District includes a higher or more stringent standard.
 - (1) **Site Plan Approval.** Façade and siting approval shall be part of the overall site plan approval process. This will include, but is not limited to, the materials used on each façade, the orientation of buildings to the street, adjacency to single-family and multi-family developments, and location of open space. Site plans may be approved by the Director of Development Services through the civil plan review process or as part of a Planned Development.
 - (2) **Setbacks.** The following setbacks apply based on zoning district adjacency:
 - i. Adjacent to single-family district.
 - a. Any non-residential building that is one (1) or two (2) stories in height shall be setback from the single-family district property line a minimum of forty (40) feet.
 - b. Any non-residential building that is three (3) stories in height shall be setback from the single-family district property line a minimum of sixty (60) feet.
 - c. Any non-residential building that is four (4) stories in height or greater shall be setback from the single-family district property line a minimum of eighty (80) feet.
 - d. Parking and/or drive aisles may be located within these setbacks.
 - ii. Adjacent to any district other than single-family district. When a non-residential building is adjacent to a similar land use, the setbacks shall be the minimum allowed by the adopted Building Codes and Fire Codes.
 - (3) **Access.** Access and off-street parking shall be provided in conformance with the City standards.
 - i. Developments shall incorporate a shared access drive (minimum of twenty-four (24) foot in width via platted or properly recorded easements) through neighboring properties of similar land uses, such that each lot or development site has at least two points of access to public roads.
 - ii. The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking.
 - (7) **Loading & Service Areas.** Loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described in Section 14.04.109(d), *Building Articulation Standards for All Non-residential Structures*, is not required on the facade of buildings containing a loading dock and/or service area, provided that such area is not readily visible from the right-of-way.
 - (8) **Sidewalk Standards.** Per the *Engineering Design Standards*.
 - (9) **RV-Use.** Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for commercial purposes.
 - (10) **Open Storage.** Open storage is prohibited in all non-residential districts, unless specifically allowed within the Schedule of Uses (see Section 14.03.102).
- (d) **Other Applicable Regulations for all Non-Residential Districts.**
 - (1) **Access.** A minimum of two (2) vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
 - (2) Article IV, Site Development Standards, Part One, *Architectural Design Standards*.
 - (3) Article IV, Site Development Standards, Part Two, *Landscaping & Tree Preservation*.

- (4) Article IV, Site Development Standards, Part Three, *Screening Walls & Fencing*.
- (5) Article IV, Site Development Standards, Part Four, *Parking & Stacking Standards*.
- (6) Article IV, Site Development Standards, Part Five, *Lighting Standards*.
- (7) Article IV, Site Development Standards, Part Six, *Performance Standards*.
- (8) *Neighborhood Vision Book*.

14.02.402.....CF, Community Facilities Zoning District.

- (a) **Purpose.** The Community Facilities district is established to apply to those lands where Federal, State, or local government activities are conducted, where governments hold title to such lands, for public and private educational facilities, and hospitals. In addition, certain non-governmental and non-institutional uses may be permitted in this district to provide necessary services to governmental and institutional uses.
- (b) **Height & Area Regulations.** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in CF district shall be as follows:
 - (1) **Maximum height.** Sixty (60) feet. This height limitation may be waived by action of the City Council.
 - (2) **Minimum front yard setback.** Twenty (20) feet.
 - (3) **Other setbacks.** Refer to Section 14.02.401(c)(2), *Setbacks* for minimum setbacks based on zoning district adjacency.

14.02.403.....C, Commercial, Office, & Retail Zoning District.

- (a) **Purpose.** The Commercial, Office, & Retail district is established to be a generic district that provides areas for retail sales that are not part of an overall larger mixed-use development. Buildings in this zoning district may be freestanding, fully contained on a single lot or tract of land, or a shopping center that consists of various retail shops, along with restaurant and/or office uses.
- (b) **Height & Area Regulations.** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in CF district shall be as follows:
 - (1) **Maximum height.** Eighty (80) feet. This height limitation may be waived by action of the City Council.
 - (2) **Minimum front yard setback.** Twenty (20) feet.
 - (3) **Minimum lot area.** One (1) acre.
 - (4) **Other setbacks.** Refer to Section 14.02.401(c)(2), *Setbacks* for minimum setbacks based on zoning district adjacency.

14.02.404.....I, Industrial Zoning District.

- (a) **Purpose.** The Industrial district is established to provide areas intended primarily for manufacturing, assembling, and fabrication activities, and for warehousing, research & development, wholesaling, and service operations that do not depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares and/or other means of transportation, such as railroads or large-scale transport vehicles. Industrial uses that are permitted “by right” are not listed within the “Heavy” or “High Risk” manufacturing or industrial uses, but are those types of manufacturing and industrial uses that have low or no impact on the environment and are considered “employment generators.” Those “Heavy” or “High Risk” manufacturing or industrial uses require a Specific Use Permit (SUP) for approval, which affords greater scrutiny by the City Council as to the location and proximity to other non-compatible uses.
- (b) **General Locations.** Locations of Industrial zoning districts should be sited away from areas that have residential development. These could be located behind retail zoning districts or on land that is less accessible or desirable for residential development. The ideal location for industrial districts is adjacent to railroad rights-of-way, along or set back from major thoroughfares, and areas that include other uses with higher traffic flow, noise, and commercial interactions.
- (c) **Height & Area Regulations.**
 - (1) **Maximum height.** Eighty (80) feet. This height limitation may be waived by action of the City Council.
 - (2) **Minimum front yard setback.** Twenty (20) feet.

- (3) Minimum lot area. One (1) acre.
- (4) Other setbacks. Refer to Section 14.02.401(c)(2), *Setbacks* for minimum setbacks based on zoning district adjacency.

- (d) **Performance Standards**. Such uses shall not propagate excessive dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise due to street traffic at that point and provided that such use does not create fire hazards to surrounding property. Any application for a Specific Use Permit (SUP) in this district must include an emission and dust mitigation plan. See Article IV, Part Six, *Performance Standards*, for detailed information.

14.02.405.....AG, Agricultural Zoning District.

- (a) **Purpose**. The Agricultural district is established to permit the use of land for the ranching, propagation, and cultivation of crops and similar uses of raw land. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed and not immediately zoned into the appropriate district for development is automatically zoned AG, Agricultural District. It is anticipated that Agricultural zoned land will eventually be rezoned to another zoning classification in the future, as appropriate, unless said land is preserved for rural purposes. However, the AG, Agricultural Zoning District also encompasses both private agricultural land uses and commercial agricultural land uses, the latter of which requires the approval of a Specific Use Permit (SUP).
- (b) **General Locations**. Locations of Agricultural zoning districts shall be any location with sufficient acreage to sustain farming and/or ranching.
- (c) **Height & Area Regulations**. The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in Agricultural district shall be as follows:
 - (1) Maximum height. Fifty (50) feet. This height limitation may be waived by action of the City Council.
 - (2) Minimum front yard setback. Fifty (50) feet.
 - (3) Minimum lot area. Ten (10) acres.
 - (4) Setback for agricultural buildings. Agricultural accessory structures that contain livestock shall be set back from any single-family district a minimum of 100 feet.
 - (5) Other setbacks. Refer to Section 14.02.401(c)(2), *Setbacks* for minimum setbacks based on zoning district adjacency.
- (d) **Other Applicable Regulations**.
 - (1) Agricultural open storage. Open storage is prohibited except for materials for the resident's personal use or consumption such as firewood, garden materials, etc. Agricultural, ranching, and crop production storage is allowed, including agricultural vehicles necessary for the agricultural use.
 - (2) Agricultural fencing. If livestock (animals typically kept in pastures and/or stables and not in the home), then the restriction for fencing within the front yard setback shall not apply. Fences suitable for containment of livestock (but not barbed wire or razor wire) shall be allowed along the property boundary (see Article 14.04, Part Three, *Screening Walls & Fencing*).

14.02.406.....MU, Mixed-Use Zoning District.

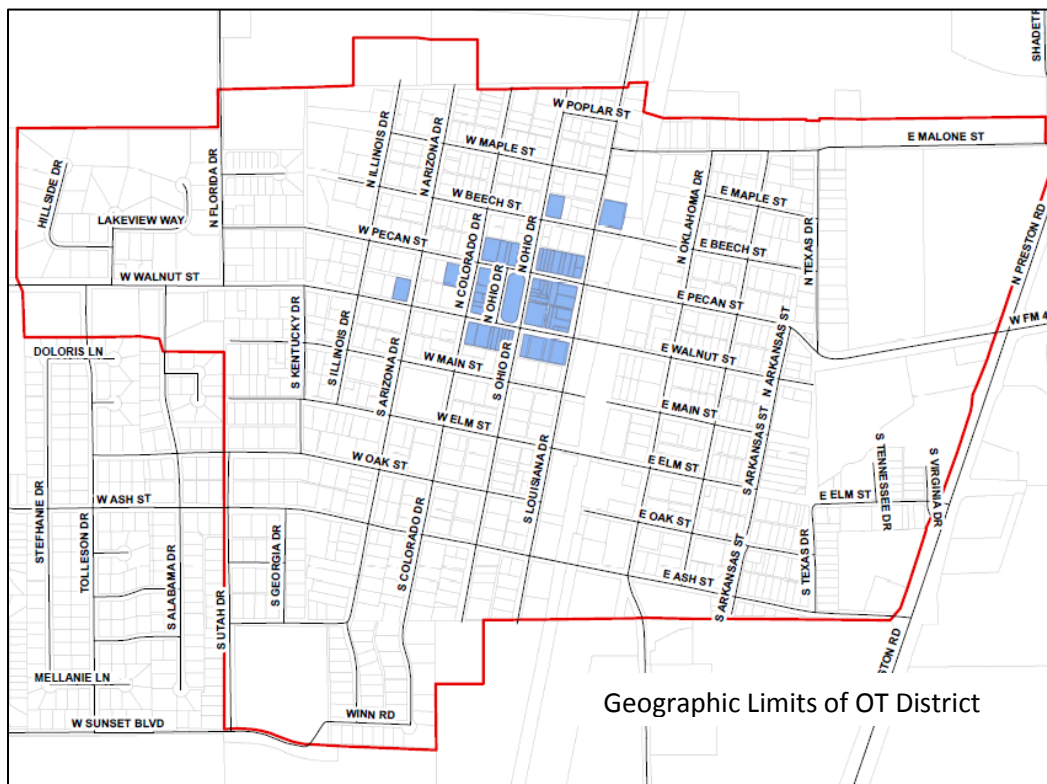
- (a) **Purpose**. The Mixed-Use district is established to encourage and promote well-planned, compact, and viable development consisting of an integrated blend of residential, retail, commercial, and office uses. The proposed uses may be located in a single building (integrated) or in separate buildings (stand-alone). Through the mixing of uses, a more diverse selection of residential, retail, and office space will be provided within the City, and at the same time, allowing developers the flexibility to respond to a changing economic conditions. It is expected that Mixed-Use districts will be developed as Planned Developments and therefore the development standards may be amended to better suit the specific site, development attributes, and economic platform at the time of development.
- (b) **General Locations**. Mixed-Use developments should encourage efficient land use by facilitating blended vertical

and/or horizontal development, with a strong relationship to the surrounding environment. This type of development shall promote full utilization of public services, whether existing or new, such as water lines, sewers, streets, and emergency services, by centralizing the demands on these services. It is expected that these districts will have an urban character.

- (c) **Height & Area Regulations.** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in Mixed-Use district shall not be spelled out, but shall be in keeping with the urban character sought in the development.
- (d) **Land Use Mix.** All MU zoning districts will have a mix of residential and nonresidential uses. The development may choose to eliminate all single-family uses, but must have a multi-family component to be considered “Mixed Use.”
 - (1) Commercial, Office, & Retail: Minimum of thirty percent (30%).
 - (2) SF-R, Single-Family detached residential uses: Maximum twenty-five percent (25%).
 - (3) SF-A, Single-Family attached residential uses: Maximum fifty percent (50%).
 - (4) MF-1, Multi-Family Garden Style: Maximum fifteen percent (15%) but no fewer than fifteen (15) acres.
 - (5) MF-2, Multi-Family Urban Edge: Maximum thirty percent (40%).
 - (6) MF-3, Multi-Family Urban Living: Maximum fifty percent (60%).

14.02.407.....OT, Downtown Zoning District.

- (a) **Purpose.** The Downtown Commercial district is established to maintain and encourage development and redevelopment within the central business section of the City. Standards for the district are generally intended to regulate development such that new structures can be developed similar to existing historic structures within this section of the City. They are also intended to preserve and enhance the image, character and unique qualities of the City's historic original business district. Pedestrian activity and access is also of extreme importance within this district. Pedestrian spaces shall be treated with amenities that are selected based upon their ability to unify the streetscape with the area's historic past. The City hereby declares that as a matter of public policy, the protection, preservation and enhancement of landmarks of architectural, archaeological, cultural and historic importance is necessary to promote the economic, cultural, educational and general welfare of the citizens of Celina. The unique identity of the City of Celina and the history of the area prior to its founding, which produced significant historic, architectural, archaeological and cultural resources, requires this zoning district to:
- (1) Protect and enhance the landmarks, which represent distinctive elements of Celina's historic, architectural and cultural heritage;
 - (2) Foster civic pride in accomplishments of the past;
 - (3) Protect and enhance Celina's attractiveness to visitors and the support and stimulus to the economy thereby provided;
 - (4) Ensure the orderly, efficient and appropriate growth and development of Celina;
 - (5) Promote economic stability and prosperity of the community by encouraging the most appropriate use of such significant property in Celina; and
 - (6) Stabilize and improve property values.
- (b) **Boundaries of OT District.** Boundaries of the OT district shall be as shown on the map, below. Any area currently zoned OT-R, Old-Town Residential, may be rezoned to OT upon Council approval.



- (c) **Permitted Uses.** No building, structure, land, or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in Section 14.03.102, *Schedule of Uses – Non-Residential*.

- (d) ***Height & Area Regulations.*** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in OT shall be as follows:

ARTICLE II, PART FOUR, TABLE 1 OT, DOWNTOWN DEVELOPMENT STANDARDS	
Maximum Height	40'
Minimum Front Yard Setback	-
Minimum Side Yard Setback	-
Minimum Rear Yard Setback (if adjacent to alley)	15'
Minimum Rear Yard Setback (if adjacent to SF)	25'
Minimum Lot Width (at building line)	25'
Minimum Lot Depth	-
Maximum impervious surface	-
Parking spaces	-
Landscaping Requirements	-

- (e) ***Definitions.***

Alteration. Alteration is the introduction of different forms, colors, textures, materials and shapes to property within the Historic District.

Appropriate alterations. Appropriate alterations shall mean the introduction of compatible forms, colors, textures, materials, and shapes which harmonize with existing historical property characteristics yet relate through the sensitive use of proportion, color, scale, and landscaping.

Certificate of appropriateness within the Historic District. Certificate of appropriateness is a certificate approved by the Downtown Development Manager for minor exterior alterations or by the Celina Historic Preservation Commission authorizing an alteration, new construction, demolition, or relocation.

Compatible. Compatible shall mean a pleasing visual relationship between elements of a property, building, structure, and site to the same elements of another property. Aspects of compatibility may include, but are not limited to, open space, setbacks, scale of buildings, height, proportion of facade, proportion of openings, rhythm, architectural detail, materials and texture, and architectural style.

Contributing (property, building, or structure). Contributing (property, building, or structure) shall mean a building or structure, within the boundaries of the Historic District, that adds to the historic significance of the district.

Design guidelines. Design guidelines shall mean guidelines that are recommended by the historic preservation commission for property within the Historic District to protect and enhance the historical, cultural, architectural, or archeological character of the district.

Economic hardship. Economic hardship shall mean an owner's inability to earn a reasonable return on their investment (property) or the property cannot be adapted for another use that can result in a reasonable return.

Historic District. The specified geographical area within the OT District that is considered to have significant historical significance and is subject to the Historic Preservation Commission's oversight.

Historic landmark. Landmark shall mean any building, land areas, or districts of architectural, archeological, or cultural importance or value, which the City Council determines shall be protected, enhanced and preserved in the interest of the culture, prosperity, education and welfare of the people.

Historic Preservation Officer. Historic Preservation Officer shall mean the Celina Downtown Development Manager or if non-existent, a City staff member appointed by the City Manager to serve as staff to the HPC.

Historic significance. Historic significance shall mean the importance for which a property or landmark has been evaluated to meet designation criteria. Any property, with a principal structure, classified as "noncontributing," is not considered to possess historical significance.

Integrity (historic). Integrity (historic) shall mean the unimpaired ability of a property to convey its historical significance. The elements of integrity include location, design, setting, workmanship, feeling, and association.

Landscape. Landscape shall mean the general arrangement of grounds, including, but not limited to, the topographic grade, types and sites of plant material, types and sites of surface materials, and types and sites of construction such as fences, retaining walls, fountains, arbors, and gazebos.

New construction. New construction shall mean the erection of a new principal or accessory structure on a lot or

property, or an addition to an existing structure.

Noncontributing. Noncontributing shall mean a building or structure, within the boundaries of the Historic District that does not contribute to the historic significance of the district.

Ordinary maintenance. Ordinary maintenance shall mean any work that does not constitute a change in design, material, color, or outward appearance, and includes in-kind replacement or repair of existing materials. This includes any work, the purpose and effect of which is to correct any deterioration or decay or damage to a structure or property, or any part thereof, to its condition prior to such deterioration, decay, or damage.

Period of significance. Period of significance shall mean the span of time in which a property attained the significance for which it meets the designation criteria for historic landmark designation.

Preservation. Preservation shall mean the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Reconstruction. Reconstruction shall mean the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time in its historic location.

Rehabilitation. Rehabilitation shall mean the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or that convey its historical, cultural, or architectural values.

Relocation. Relocation shall mean the disassembly, relocation to a different site and reassembly of a building.

Restoration. Restoration shall mean the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Significance. Significance shall mean having aesthetic, architectural, cultural, or historical qualities of importance to the consideration of property, building, or structure for classification as a designated property that has been evaluated to meet designation criteria.

(f) **Designations within the Historic District.**

(1) **Designations.** The City Council may use the following designation for individual buildings and structures which are within the Historic District:

- i. Contributing; or
- ii. Noncontributing.

(2) **Noncontributing exemption.** The City Council may also allow noncontributing properties to be exempt from the Certificate of Appropriateness review process and from complying with Historic District design guidelines.

- i. **New construction/replacement.** Allowing noncontributing properties to be exempt from a Certificate of Appropriateness does not exempt the requirement for a Certificate of Appropriateness for new construction that is to replace a noncontributing property (building or structure) or new construction on a vacant lot.
- ii. **Noncontributing exterior facade remodeling.** The City Council may require noncontributing properties undergoing exterior facade remodeling to be visually and architecturally similar to contributing Historic District buildings.

(g) **Ordinary Maintenance.** Nothing in this section should be construed to prevent ordinary maintenance or repair of any exterior architectural feature of a property in the Historic District. Ordinary maintenance shall be defined as any work that does not constitute a change in design, material, color, or outward appearance, and includes in-kind replacement or repair of existing materials. The City Manager or his designee shall be the designated official in charge of making the decisions as to what is "ordinary maintenance."

Sections 14.02.408 to 14.04.500Reserved.

ARTICLE II, ZONING DISTRICTS
PART FIVE - SPECIAL DISTRICTS

14.02.501.....PD, Planned Development District.

- (a) **Purpose.** The Planned Development district is established to permit flexibility and encourage a more creative, efficient, and aesthetically desirable design and placement of buildings, open spaces, and circulation patterns by allowing a mixture or combination of uses, and utilizing special site features such as topography, size, and shape. A planned development district may be used to permit new or innovative concepts in land utilization not permitted by a single zoning district within this Zoning Ordinance. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow certain development to occur, the requirements established herein ensure against misuse of increased flexibility.
- (b) **Permitted Uses.** A planned development district may contain any use or combination of uses permitted in the zoning districts, Article 14.02, and use regulations, Article 14.03. Uses shall conform to the standards and regulations to the base zoning district stated in the ordinance establishing the planned development district unless otherwise spelled out in detail within adopted Development Standards and illustrated with a Concept Plan.
- (c) **Modified Development Standards.** Development standards for each planned development shall be set forth in the granting ordinance adopting the planned development zoning and shall include standards listed in the following documents as well as related standards which the City may determine are in the public interest:
 - (1) Zoning Ordinance;
 - (2) Subdivision Ordinance;
 - (3) Engineering Design Standards (and construction details);
 - (4) Sign Ordinance; and
 - (5) Other requirements as the Planning & Zoning Commission and City Council may deem appropriate.
- (d) **Procedure & Approval.** The procedure for establishing a planned development district shall follow the procedure in Section 14.01.303, *Zoning Change Process*, as set forth in this code. An applicant for a planned development district shall refer to the application requirements outlined in Section 14.02.501(f), below. Once established, a planned development may further amend the zoning within each PD tract individually and not require the entire acreage of the planned development to be reconsidered or noticed per State law.
- (e) **Neighborhood Meeting.** The applicant is encouraged to conduct a neighborhood meeting with the area homeowners in the vicinity of the rezoning/planned development request prior to appearing before the Planning & Zoning Commission. The applicant shall notify the Director of Development Services of any scheduled neighborhood meetings at least seven (7) calendar days prior to the meeting and the Director or his designee may attend the neighborhood meeting to offer guidance in the process and timing of rezoning.
- (f) **Application Requirements.**
 - (1) **Base zoning district.** The ordinance establishing a planned development district shall specify the base zoning district or districts and identify same on the Concept Plan. The land uses permitted by right in the base zoning district shall be allowed by right in the planned development district. Any additional land uses not allowed in the designated base zoning must be specified in writing in the adopting ordinance. In selecting a base zoning district, the uses allowed in the base zoning district must be similar or compatible with those allowed in the planned development district. The planned development district shall conform to all other sections of the ordinance unless expressly provided otherwise in the granting ordinance. If the standards of the base zoning district are amended (through a Zoning Ordinance text amendment), the most recently amended standards shall apply to the PD at the time of development.
 - (2) **Letter of intent.** All applications shall include a written statement of purpose that addresses the following:
 - i. Explanation of proposal and the justification for the planned development including the impact on public health, safety, and welfare.
 - ii. Explanation of how the proposed planned development will be a benefit to the City.
 - iii. Details of how the proposed planned development is consistent with the Comprehensive Plan.
 - iv. Anticipated schedule of development and phasing.

- (3) Legal description. A legal description (i.e. metes and bounds) for the property.
- (4) Concept plan. The Concept Plan shall show the boundaries of the subject property, roadways, adjacent zoning districts, and the applicant's intent for the use of the land within the proposed planned development district. (See Section 14.01.305, *Concept Plan Requirements & Approval* for more information regarding Concept Plans). Receipt of the Concept Plan (during review and prior to approval) does not vest rights for any property.
- (5) Development standards. The applicant shall provide a bullet point list of all development regulations that are proposed to vary from those listed in the Zoning Ordinance. These shall include, but are not limited to, land uses, density, lot area, lot width, lot depth, setbacks, building height, building materials, lot coverage, off-street parking & loading, open space, access, screening, landscaping, project phasing or scheduling, property or homeowner management associations, and other conditions or requirements the staff, the Planning & Zoning Commission, and/or the City Council may deem appropriate. Any development standards not listed shall be assumed to conform to the Zoning Ordinance, as it exists or may be amended. The Development Services staff shall transpose the bulleted list into written development standards, so that the development standards of all planned developments follow a prescribed format.

~~(g) Required Open Space. For all residential uses (including multifamily uses) within a planned development district, open space (whether dedicated to public use or owned and maintained in common by all or part of the occupants of the planned development district through a property or homeowners' association) shall be provided within the planned development district reserved primarily for the leisure and recreational use of the occupants of the residential uses. The open space shall comprise not less than one (1) acre of land for each 75 dwelling units. Applicants are discouraged from submitting a concept plan that varies from the requirements for open space set forth herein without a recommendation of approval by the Director of Development Services. See Section 10.03.080, *Parks & Open Space* of the Subdivision Ordinance for more information regarding open space.~~

~~The amount of open space for large lot developments which include lots approximately one half acre in size or greater may be reduced by the City Council when a lesser amount of open space would be more appropriate to the density of the development, or where the availability and nature of adjacent public open space is such that a lesser amount of open space would adequately protect the health, safety and welfare and promote the orderly development of the planned development district. The determination of whether land is eligible for open space shall be within the discretion of the City Council.~~

- (g) Home Owners Association. A home owners' association (HOA) shall be established for the purpose of ownership, maintenance, and management of open spaces within any Planned Development district for residential uses. ~~A similar property owners association shall be established for the purpose of ownership, maintenance, and management of open spaces within any Planned Development district for non-residential uses.~~
- (h) Facilities Agreements & Development Agreements. The Development Services Director may require that the owner submit a Facilities Agreement in compliance with the Subdivision Ordinance or a Development Agreement prior to or in conjunction with plat approval. This agreement shall reflect conditions of the City and the developer as to the cost sharing for the installation or oversizing of utility systems, perimeter streets, mandatory construction, dedication of park or open space area, landscaping or greenbelt development or other comparable items, phasing of the development, timing of required improvements by phase, maximum density or intensity of use during the construction process, and the maintenance of open space (See Section 10.03.044 of the Subdivision Ordinance for more information regarding Development Agreements).
- (i) Reference on Zoning Map. All planned development districts approved in accordance with the provisions of the Zoning Ordinance, by the original ordinance or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses ~~and development standards~~ permitted therein, shall be maintained as part of this Code.

14.02.502.....PRO, Preston Road Overlay District

- (a) **Purpose.** The Preston Road overlay (PRO) district is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in the City, to regulate the character of growth along the Preston Road, and to ensure the careful and orderly growth of a historical trail and entryway into the City. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The Preston Road overlay district is limited to specified areas and supplements the standards of the underlying conventional zoning districts.
- (b) **Permitted & Prohibited Uses.**
- (1) Permitted land uses and all development standards in the City's zoning ordinance, subdivision ordinance, building codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply unless otherwise provided specifically herein. In the event of a conflict between the standards of the PRO and the regulations of the underlying zoning district, the more stringent requirements shall apply. Regulations of the underlying zoning district not augmented or otherwise supplemented by the PRO will continue to prevail.
 - (2) In cases where another corridor overlay district's requirements conflict with base zoning requirements or with the requirements of this overlay district, the more stringent requirements shall apply. Unless specifically provided otherwise herein, the base zoning of a property (including permitted uses and development standards) shall not be affected by the applicable PRO district.
 - (3) The following list of uses are prohibited within the Preston Road Overlay.
 - i. Limited vehicle-related uses: Specifically new and used car sales, salvage yards, commercial parking lots, and towing yards.
 - ii. Heavy industrial uses: Specifically uses that are hazardous, environmentally severe in character, or generate high volumes of truck traffic.
 - iii. Self-storage or mini storage uses.
 - iv. Single-Family Attached and detached) and duplex residential uses.
 - v. Single-Family Detached residential uses.
 - (4) Notwithstanding the prohibited uses of single-family listed in subsection (3) above, a planned development that incorporates a significant amount of retail, office, and commercial development with vertically integrated residential development may be considered by the City Council and become an approved use within the PRO.
- (c) **District Boundaries.** The PRO's boundaries shall be measured 750 feet from the right-of-way boundary line along both sides of State Highway 289. The corridor and its subsequent regulations apply to all land within the corridor and properties beyond 750 feet of the right-of-way with ingress and egress (access) to State Highway 289. The district boundaries excludes all single-family subdivisions platted prior to the date of this ordinance amendment [3/13/18].
- (d) **Lot & Setback Standards.**
- (1) Landscape buffers/easements along Preston Road and between land uses shall conform to Article 14.04.208, Roadway Landscape Easements & Buffers.
 - (2) Buildings, parking, and drive aisles shall be set back a minimum of forty (40) feet from Preston Road.
 - ~~(1) The minimum front yard building setback adjacent to the right of way of Preston Road shall be sixty (60) feet.~~
 - ~~(2) The minimum setback for all screening walls and fences, including residential subdivision fences, from the right-of-way line of Preston Road shall be forty (40) feet.~~
 - ~~(3) The minimum setback for all outside display areas (where permitted by the underlying zoning district) from the right-of-way line of Preston Road shall be fifty (50) feet.~~
 - ~~i. No buildings, parking areas, or other impervious structures (except as noted herein), are permitted within the recognized floodway, as identified by FEMA, or within fifty (50) feet of the high bank, whichever is greater, of a creek or other drainageway.~~

ii. Permitted exceptions include drainage related structures and pavement, paved pedestrian or bike trails, picnic tables, and paved surfaces beneath picnic tables.

(4) Buildings, parking areas, or other visual obstructions shall not be located in any required visibility triangle.

(e) **Building Facade Standards.** Requirements are applicable to all structures. A facade concept plan of the entire proposed project shall be submitted with site plan review documents.

(1) **Building articulation and facade treatments.** The following design requirements shall apply within all nonresidential and multifamily zoning districts.

i. All nonresidential buildings shall be architecturally finished with similar exterior materials on all four sides with a higher level of finish and articulation on the primary (i.e., primary entrance, or front door) facade(s).

ii. The entrance or entrances on all buildings shall be articulated and defined with a strong architectural feature. All buildings shall be designed to incorporate no less than five (5) of the following architectural elements. Buildings over 50,000 square feet must include a minimum of seven (7) of the following elements. Buildings over 100,000 square feet must include a minimum of eight (8) of the following elements. Each item may only be used once per entrance:

a. Canopies (not drive-through canopies), awnings, valances or porticos;

b. Overhangs (five (5) feet minimum);

c. Recesses or projections (three (3) feet minimum);

d. Architectural arcades;

e. Peaked roof forms;

f. Arches;

g. Outdoor patios;

h. Recessed or "popped-out" display windows (2 feet minimum);

i. Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or

j. Integrated planters or wing walls that incorporate landscape and sitting areas.

iii. Ground floor facades facing Preston Road and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the facade.

(e) **Architectural Standards.** The area adjacent to Preston Road is nationally recognized as a significant historical corridor where a significant number of cattle was moved from ranch to market in the 1800s. This corridor is considered to be and is hereby established as an area of historical, cultural, and architectural importance. All structures within the Preston Road Overlay shall comply with Article IV, Part One, *Architectural Design Standards*. The regulations are not meant to hinder or restrict innovative design. If, at the discretion of the Director, an applicant proposed alternate materials that are deemed to be equal to or better than the required exterior products in terms of quality and durability of those required in this Section, the Director may allow such materials to be used.

(f) **Landscaping Standards.** See Article IV, Part Two, *Landscaping & Tree Preservation*.

(g) **Trash & Recycling Receptacles.** See Article IV, Part Three, *Screening Walls & Fences*.

(h) **Sidewalk Standards.** Per the *Engineering Design Standards*.

(i) **Neighborhood Vision Book.**

(e) In addition to the requirements in Article IV, Part One, *Architectural Design Standards*, all buildings shall incorporate a basic level of architectural variety as follows. If the standards in this section conflict with the standards in Article IV, Part One, *Architectural Design Standards*, the stricter rule shall apply.

(1) **Horizontal Articulation.** Facades greater than 100 feet in length that are visible from the right-of-way shall incorporate wall projections or recesses of five (5) feet or greater. Projections, inserts, or recesses shall be at least twenty percent (20%) of the length of the facade. No uninterrupted length of facade may exceed 100 feet in length.

(2) ~~Vertical articulation.~~ Facades greater than 100 feet in length shall provide variations in elevation to prevent a straight or uninterrupted building line to discourage a bulk or box type look to a building. Offsets, reveals, or projecting ribs shall be used to express architectural or structural bays.

(3) ~~Building materials.~~ The following design requirements shall apply within all districts.

i. ~~Detailed elevations (i.e., facade plans) and sample boards shall be submitted for review and approval with the site plan application for all uses.~~

ii. ~~Windows shall not be glazed or reglazed with mirrored or reflective glass.~~

iii. ~~Exterior construction of all buildings shall be in accordance with the following:~~

a. ~~100% masonry construction is required on all sides of the building. Masonry is defined as brick, stone, synthetic stone, split-faced CMU, and stucco (although stucco is limited to a maximum of ten percent (10%) on any one facade). Tilt wall construction may be allowed for industrial uses.~~

b. ~~Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent (10%) of the exterior surface of any building facade. Textured paint/EIFS skim coat on masonry construction will not be included in the EIFS minimum percentages.~~

c. ~~No single building material shall cover more than eighty-five percent (85%) of any facade.~~

d. ~~Areas of a facade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as "wall surface" when calculating the masonry requirement.~~

e. ~~Metal or wood exterior construction is not allowed on any multifamily structure unless specifically approved on the site plan. (For example, a restaurant that uses such materials as part of its "signature design aesthetic," in which case a maximum of ten percent (10%) of any wall facade may be devoted to such materials).~~

f. ~~Minimum roof pitch shall be at least 4:12 (unless otherwise stated in a PD ordinance), except for flat roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.~~

(f) ~~Loading & Service Areas.~~ Loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described in subsection (f)(1) of this section are not required on the facade of buildings containing a loading dock and/or service area, provided that such area is located to not be readily visible from Preston Road or any intersecting thoroughfare.

(g) ~~Trash Receptacles & Recycling Receptacles.~~ Trash and recycling receptacles shall be screened with a six (6) foot solid masonry wall on three (3) sides with a solid metal gate and located outside buffer yards, and to the side or rear of the principal building.

(h) ~~Convenience Stores & Gas Stations.~~ For the purpose of encouraging the safe, healthy, attractive and convenient location and development of convenience stores and gas stations, the following supplementary standards apply:

(1) ~~Canopies on such sites should not exceed twenty (20) feet in total height.~~

(2) ~~The roofs of convenience store buildings and pump canopies shall be 4:12 pitched.~~

(3) ~~Canopies and its supporting structures should be architecturally integrated with the convenience store building and all other accessory structures on the site through the use of the same or complementary materials, design motif and colors. Canopy columns shall be fully encased with masonry.~~

(4) ~~Canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit or used as signage.~~

(5) ~~Lighting fixtures (LED only) or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy.~~

(6) ~~The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries.~~

(7) ~~Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures.~~

(8) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the city's sign regulations.

(i) Access. Access and off-street parking shall be provided in conformance with the city standards.

(1) Developments shall incorporate a twenty-four (24) foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads.

(2) The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking.

(j) Landscaping Standards. In addition to the requirements in Article 14.04, Part Two, the following are required:

(1) Front yard landscape buffer. A minimum forty (40) foot wide front yard landscape buffer shall be required of all properties located within the PRO zone. This landscape buffer shall include the required twenty-five (25) foot wide water and sewer easement. The landscaping within the easement shall consist of grass and shallow-rooted shrubs. Driveways and sidewalks may cross the buffer area to provide access to the site. The required landscape buffers shall be exclusive of detention facilities.

i. Corner lots of intersecting streets designated as an arterial street, or greater, shall provide for a twenty-five (25) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within fifty (50) feet to the adjacent required landscape buffer.

ii. Corner lots of intersecting streets designated as a collector street shall provide for a fifteen (15) foot landscape buffer. The buffer shall extend the distance of the lot frontage and transition within twenty-five (25) feet to the adjacent required landscape buffer.

(2) Tree requirements.

i. Large trees. One row of large trees, a minimum three-inch caliper in size, shall be planted for each 40 linear feet of street frontage, exclusive of drives in the required front yard. The row of trees shall be located a minimum of twenty-five (25) feet from the front right-of-way line, outside of the twenty-five (25) foot utility easement.

ii. Small trees. A minimum of one small tree shall be planted for every 5,000 square feet of front yard area. The small trees shall be planted a minimum of thirty (30) feet from the front right-of-way line.

iii. Purchase of credits. Tree credits not exceeding seventy-five percent (75%) of the total required trees can also be purchased. The amount per tree type and size is listed in the Master Fee Schedule and may be paid to the city tree fund. Funds will be used for planting of trees, in locations such as, but not limited to, parks, open space, roadway medians, and along street rights-of-way and other areas within the corporate limits of the city.

iv. Shrub requirements. A landscape planting of sixteen (16) evergreen shallow-rooted shrubs, a minimum three-gallon size at the time of planting, shall be planted for each fifty (50) linear feet of street frontage, exclusive of drives, in groupings or hedgerow style. A minimum three-foot-wide bed shall be provided for the planting of such shrubs. Shallow-rooted shrubs may be placed inside the water/sewer easement.

v. Required interior site landscaping. No parking space shall be located more than fifty (50) feet from the center point of any city required parking lot tree.

vi. Adjacent to a single-family use or zoning district. When a nonresidential development is established on a tract of land that is adjacent to a single-family development or to property zoned for single-family use, there shall be a twenty-five (25) foot wide landscaped buffer along the property line that is adjacent to such use or district. The landscaped buffer shall remain open and unobstructed (i.e., no parking, detention areas, driveways, or other use of the buffer area), and shall be planted with ground cover, such as grass or ivy. This landscaped buffer may be located with the required yard/setback area.

(3) Parking lots.

i. Divided driveways. Parking lots containing more than 200 parking spaces shall construct divided driveways with medians for landscaping.

ii. Earthen berms. Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening.

(k) Screening Standards:

(1) Site elements required to be screened. The following site elements shall be screened from the public view from all Preston Road (State Highway 289):

i. Mechanical & utility equipment.

a. Screening shall consist of a decorative wall or architectural element of the building that is 100% opaque (i.e. unable to see through).

b. Roof mounted equipment shall be screened with materials that are 100% opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.

ii. Vehicle loading/unloading & service areas.

a. Screens shall incorporate shrubbery having year-round foliage and/or a wall or architectural element of the building that is a minimum of six (6) feet in height and is a maximum of seventy-five percent (75%) opaque.

b. Areas shall be screened from view of the rights-of-way along Preston Road and any intersecting roads.

iii. Refuse, refuse containers, and recycling containers. Screens shall consist of a solid masonry wall or architectural element of the building that is a minimum six (6) feet in height.

(2) Screening elements required. All screening walls visible from a public street shall be:

iv. Constructed of a minimum of an eight (8) foot masonry wall with materials that are consistent with the color and design of the primary on-site structure;

v. Consistent in color and design with the building architecture;

vi. Uniform in style and materials along the entire length of the screen within a single development.

(3) Screening elements prohibited. No residential fence or wall visible from a public street shall be:

i. Greater than eight (8) feet in height;

ii. Located within any required visibility triangle;

iii. Constructed with any of the following materials: Surface painted or coated concrete, chain-link, concertina wire, barbed wire, corrugated metal, or fiberglass panels. Exception: Barbed wire may be used solely to control livestock.

(4) Residential subdivision fences.

i. Residential subdivision fences shall be uniform in style, color, and material along the length of the subdivision.

ii. If visible from a street right-of-way, fences shall be constructed of masonry materials. However, large-lot subdivisions, which are defined as subdivisions with average lot sizes of one-half (1/2) acre or more, fences shall be constructed at the property line on a six (6) foot earthen berm and shall be constructed of decorative metal materials, no more than four (4) feet in height.

(l) Sidewalk Standards:

(1) Location. The required sidewalk along all Preston Road (State Highway 289) may be located within the front yard building and parking setbacks as well as the parkway area from the back of curb to the right of way line.

(2) Easement required. A six (6) foot wide public use easement shall be provided for the required sidewalk when placed outside of street right-of-way.

(3) Curved alignment required. The required sidewalk shall have a curved alignment for at least eighty percent (80%) of the major thoroughfare street frontage. Sidewalks on intersecting streets shall not have a curved alignment unless approved by the mayor/city administrator or his or her designee.

(4) Construction criteria. Construction criteria for the required sidewalk:

i. Minimum six (6) feet wide.

ii. Minimum eighty (80) foot centerline radius, maximum intersection angle of twenty (20) degrees, and maximum twenty (20) foot tangent between sidewalk curves.

iii. Minimum six (6) foot separation between back of street curb and edge of sidewalk, except at street intersections and bridge approaches.

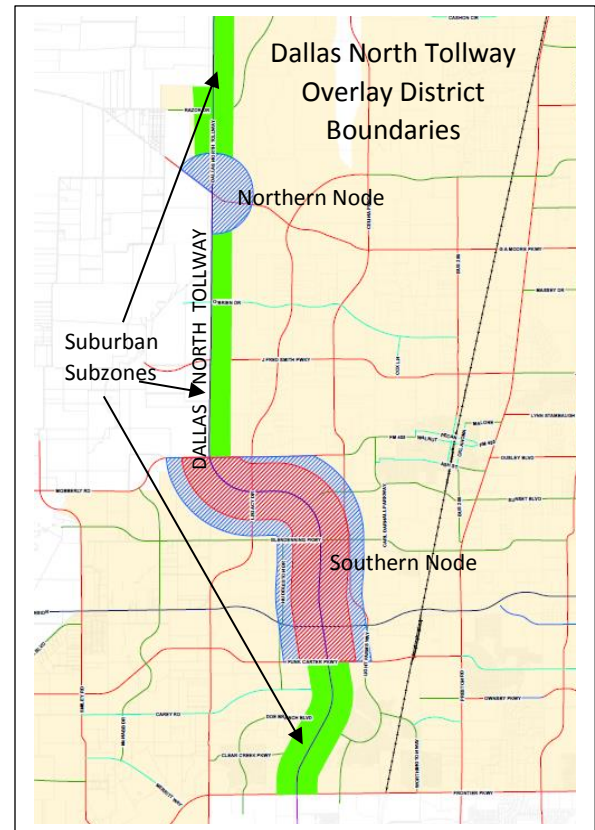
- iv. Sidewalk approaches, including the wheelchair ramp, to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten (10) feet.
- v. Detailed construction plans shall be submitted to the mayor/city administrator or his or her designee for approval prior to construction of the sidewalk.
- vi. Deviations from these criteria may be approved by the mayor/city administrator or his designee for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
- vii. A minimum six (6) foot wide pedestrian sidewalk shall connect the perimeter sidewalk to the building entry. This connecting sidewalk shall be accessible, readily visible, and paved.

(m) *Outdoor Activities & Uses.* In connection with any permitted use, there shall be allowed the incidental display of merchandise out of doors subject to the following limitations:

- (1) *Temporary holiday sales.* The temporary sale of Christmas trees and products associated with celebration of holidays or national events (e.g., Hanukkah, Presidents' Day, Easter, etc.) shall be permitted for a period of forty five (45) days prior to the day of the holiday celebration.
- (2) *Store sales.* The sale of goods in relation to special, local, or store events (e.g., spring sale, civic club event, etc.) shall also be permitted, but shall be limited to one event per calendar year, not to exceed a sale period of more than sixty (60) days.
- (3) *Procedure.* The building official shall issue a permit for such sale when he or she finds:
 - i. That required off-street parking will not be utilized for the temporary use; and
 - ii. That the location and layout of drives and parking areas, of lighting, and of temporary sales signs will not constitute a hazard to public traveling to the abutting public streets and will not obstruct the visibility along such streets.

14.02.503.....DNT0, Dallas North Tollway Overlay District

- (a) **Purpose.** The Dallas North Tollway Overlay District (DNT0) is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in Celina, to regulate the character of growth, determine the highest and best use for valuable land situated adjacent to the future Dallas North Tollway, and to ensure the careful and orderly growth of a major regional thoroughfare that spans the City of Celina. Higher development standards in this significant corridor can effectively enhance the City's image as a desirable place to live, work, and shop. The DNT0 provides development standards within an anticipated high traffic zone and allows greater height for buildings than would otherwise be allowed by the established base zoning districts. The DNT0 district standards recognize that major regional highways act as an economic development engine that will be utilized to leverage a diverse and sustainable non-residential tax base for the City.
- (b) **Intent.** It is not the intent of the DNT0 district to replace the zoning regulations governing the use on any individual parcel of property. Instead, these regulations are intended to supplement the existing zoning district regulations on individual parcels of property within the overlay district and to encourage high value development with an urban character.
- (c) **Official District Boundaries.**
- (1) Linear measurement. The DNT0's boundaries shall be measured 1,000 feet from the right-of-way boundary line of the service roads along the Dallas North Tollway (also known as "Dallas Parkway") that are not designated as a high-rise or mid-rise subzone. These areas shall be designated as "suburban subzones."
 - (2) Northern node. From the intersection box of the Dallas North Tollway and G.A. Moore Parkway (FM 455), a circle shall be drawn with a 2,500 foot radius in all directions within the city limits. This shall be designated as the "northern mid-rise subzone."
 - (3) Southern node (high-rise subzone). From the northern limit of Mobberly Road (CR 8) to the southern limit of Punk Carter Parkway (CR 7), a 1,500 foot width shall be drawn from the Dallas North Tollway right-of-way line outward within the city limits. This shall be designated as the "high-rise subzone."
 - (4) Southern node (mid-rise subzone). From the northern limit of Mobberly Road (CR 8) to the southern limit of Punk Carter Parkway (CR 7), beyond the high-rise subzone described above, a 2,500 foot width shall be drawn from the Dallas North Tollway right-of-way line outward within the city limits (or an additional 1,000 feet beyond the high-rise subzone). However, this subzone will follow the rights-of-way of future Huddleston Parkway as the western boundary and the Light Farms Way extension as the eastern boundary. This shall be designated as the "southern mid-rise subzone."



The corridor and its subsequent regulations apply to all land within the corridor, as defined above, and properties beyond the official boundary lines with ingress and egress (access) to the Dallas North Tollway.

However, the district boundaries exclude all single family subdivisions platted prior to the date of the adoption of Ordinance 2018-63 (11-13-18) establishing the DNT Overlay. The official boundaries of the DNT overlay district and its three subzones shall be as delineated on the City of Celina Official Zoning Map.

- (d) **Permitted Uses.** The following uses are allowed by right, by the approval of a Specific Use Permit (SUP), or as part of the development regulations of a Planned Development (PD). Other uses may be allowed, as allowed within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1A, below, the uses allowed by the chart below prevail.

ARTICLE II, PART FIVE, TABLE 1A Schedule of Permitted Uses for Dallas North Tollway Overlay District						
Land Use	High-Rise Subzone	Mid-Rise Subzones	Suburban Subzones			
Alcohol Sales, all types			S			S
Amusement Venue	P	P		P		
Auto Repair, Minor						S
Auto Sales, Accessories Only				P		
Auto Wash, Secondary Use						S
Bank, Savings & Loan, or Credit Union		P		P		
Batch Plant, Temporary			C			C
Church/Place of Worship		P		P		
Commercial Amusement, all types			S			S
Dwelling, Senior Living, all types			S			S
Entertainment Venues	P	P		P		
Funeral Home/Mortuary			S			S
Gas Pumps/Fuel Sales						
Greenhouse or Nursery, Retail			S	P		
Hospital		P		P		
Hotels, Full Service	P	P		P		
Laundry/Dry Cleaning, Pickup Station			S	P		
Manufacturing and Industrial Uses, Light						S
Median Studio (without tower)		P		P		
MF-1, Multi-Family Garden Style			S			S
MF-2, Multi-Family Urban Edge		P		P		
MF-3, Multi-Family Urban Living	P	P		P		
Mini Warehouse & Self-Storage						S
Mixed Use ¹	P	P		P		
Municipal Uses Operated by the City of Celina	P	P		P		
Office, all types	P	P		P		
Parking Structure	P	P		P		
Restaurant, Dine-In	P	P		P		
Restaurant, Drive-In or Drive-Thru			S			S
Restaurant, Pick-Up or Delivery Only		P		P		
Seasonal Sales			S			S
Store, Big Box ²		S	P		P	
Store, General Retail		S	P		P	
Store, Grocery		S	P		P	
Store, Shopping Centers ³			P		P	
Stores, Regional Mall ⁴	P	P		P		
Theater, Indoor	P	P		P		

1. Mixed use with retail (at a minimum on the ground floor) and multi-family on subsequent floors permitted.
2. A "Big Box" is defined as a major department store, a full-service grocery store, or similarly sized business.
3. "Shopping Centers" are defined as generally one-to-two story and linear in form, with parking at the front and associated pad sites nearer the roadway.
4. "Regional Malls" are defined as a one or more story building containing shops either with an air-conditioned court/walkways (examples are Stonebriar Mall or The Galleria Mall) or with outdoor walkable areas (such as Fire Wheel Center or Fairview Town Center).

- (e) **Prohibited Uses.** The following uses are strictly prohibited. Other uses may be prohibited, as prohibited within the specific zoning district or the base zoning designation of the Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 1B, below, the uses prohibited by the chart below prevail.

ARTICLE II, PART FIVE, TABLE 1B Prohibited Uses for Dallas North Tollway Overlay District						
Land Use	High-Rise Subzone		Mid-Rise Subzone		Suburban Subzone	
Alternative Financial Services	X	X	X	X	X	X
Alternative Retail Services	X	X	X	X	X	X
Auto Repair, Major	X	X	X	X	X	X
Auto Sales, New & Used	X	X	X	X	X	X
Auto Wash, Full Service & Self-Service	X	X	X	X	X	X
Batch Plant, Permanent	X	X	X	X	X	X
Cemetery or Mausoleum	X	X	X	X	X	X
Dwelling, Group Home, all types	X	X	X	X	X	X
Dwelling, Manufactured Home Subdivision	X	X	X	X	X	X
Dwelling, Single-Family Attached	X	X	X	X	X	X
Dwelling, Single-Family Detached	X	X	X	X	X	X
Dwelling, Two-Family	X	X	X	X	X	X
Landfill	X	X	X	X	X	X
Manufacturing & Industrial Uses, Heavy	X	X	X	X	X	X
Manufacturing & Industrial Uses, High Risk	X	X	X	X	X	X
Salvage Yard, Junk Yard, or Wrecking Yard	X	X	X	X	X	X
Sexually Oriented Business	X	X	X	X	X	X
Store, Pawn Shop	X	X	X	X	X	X
Store, Tire dealer, all types	X	X	X	X	X	X
Vending Kiosk, all types	X	X	X	X	X	X
Wastewater Treatment Plant	X	X	X	X	X	X
Water Treatment Plant	X	X	X	X	X	X

(f) **Conflicts.**

~~(1) Permitted land uses and all development standards in the City's Zoning Ordinance, Subdivision Ordinance, building codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply unless otherwise provided specifically herein, unless the land use is specifically prohibited in the list of prohibited uses, above.~~

~~(2) In cases where another overlay district requirements conflict with base zoning requirements or with the requirements of this overlay district, the more stringent requirements shall apply. Unless specifically provided otherwise herein, the base zoning of a property (including permitted uses and development standards) shall not be affected by the applicable DNTD district.~~

(1) The ~~City Manager~~ **Director** shall have the authority to approve minor modifications to development plans. Any major modification must be approved by the City Council.

(2) Notwithstanding the prohibition of single family uses within the DNTD, a Planned Development that incorporates the majority of the overall tract in retail, office, and commercial development with vertically integrated residential development along with a minor component of detached single family uses, may be considered by the City Council and become an approved Planned Development use within the DNTD Suburban Subzone.

(g) **Development Standards.**(1) **Character and intent:**

i. *High-rise subzone:* The intent of the high-rise subzone is to create an urban character within the subzone, with minimal front yard setbacks that are primarily comprised of walkable sidewalks or plazas, especially on interior streets with more narrow travel lanes and on-street parking. Parking lots at the front of buildings is discouraged; although a drop-off zone with a porte cochere may be allowed. Parking should be structured or placed at the rear of buildings to provide minimum intrusion into the public pedestrian realm. Designs and site plans will be considered during the zoning process and approved as a function of the Concept Plan submitted with the zoning application.

ii. *Mid-rise subzone:* The intent of the mid-rise subzone is to act as a transition from the more urban

character of the high-rise subzone and the more typical suburban development found throughout north Texas. The mid-rise zone allows limited parking in front of the building with the majority of parking being located at the side or rear of the building. Site design should consider the pedestrian connections to both the high-rise subzone and the suburban subzones in addition to providing vehicle access.

- iii. *Suburban subzone:* The intent of the suburban subzone is to allow most commercial, office, and light industrial uses and to allow greater latitude with design of individual sites than in the high-rise or mid-rise subzones. The suburban subzone prohibits single-family residential development, but may be located adjacent to such developments.

(2) Height of non-residential buildings:

ARTICLE II, PART FIVE, TABLE 2 Building Height in Dallas North Tollway Overlay District		
<i>Subzone:</i>	<i>Maximum height</i>	<i>Minimum height</i>
High-rise subzone	12 stories*	4 stories
Mid-rise subzone	6 stories	3 stories
Suburban subzone	**	1 story

*Additional height may be allowed by City Council.

**The maximum building heights as specified by the property's governing zoning district shall be applicable. More specifically, this overlay district shall not allow any increase in building height beyond the maximum heights as prescribed by the property's governing zoning district.

- (h) **Building Facade Standards.** Requirements are applicable to all structures. Color elevations as part of a facade concept plan of the entire proposed project shall be submitted with any zoning request, whether the zoning requested is straight zoning or a planned development.

- (1) **Minimum exterior material standards.** Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials include brick, stone, synthetic stone, slate, flagstone, granite, limestone, glass, and marble. Three-step stucco may be used as a masonry product on all floors excluding one through three, unless used as an accent material on those floors and not to exceed twenty-five percent (25%).

- i. Floors one through three (1-3) shall be finished with a minimum of seventy-five percent (75%) masonry, as listed above;
- ii. Floors four through six (4-6) shall be finished with a minimum of twenty-five percent (25%) percent masonry, as listed above;
- iii. Masonry materials are not required but may be used on floors seven and above (7+).
- iv. Tilt wall construction is permitted for manufacturing and industrial uses.
- v. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent (10%) of the exterior surface of any building facade.
- vi. Metal or wood exterior construction is allowed as an accent material to enhance the overall architectural design, not to exceed ten percent (10%) of the exterior surface of any building facade.
- vii. No single building material shall cover more than eighty-five percent (85%) of any facade.
- viii. The balance of any exterior finishing materials shall be masonry, three-step stucco, EIFS, architectural concrete masonry units (CMU), concrete tilt wall construction, architectural metal panels (not including corrugated metal), treated engineered wood, and/or glass curtain wall systems.

- (2) **Exterior materials exceptions.** These regulations are not meant to hinder or restrict innovative design. If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages listed above, the Director may consider reducing or waiving the masonry requirement to accommodate specific "signature design aesthetic" or for specific branding requirements if the elevations/materials proposed are equal to or better than the required exterior products in terms of quality and durability.

- (3) Ground floor façade details. Ground floor facades facing the Dallas North Tollway and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the façade. The entrance or entrances on all buildings shall be defined with strong architectural features.
- (4) Architectural articulation. In addition to the above architectural requirements, all buildings shall incorporate horizontal and vertical articulation as described in Section 14.04.109(d), *Building Articulation Standards Required for Non-Residential Structures*.
- (5) Windows. Windows shall not be glazed or reglazed with mirrored or reflective glass.
- (6) Roof pitch. Minimum roof pitch shall be at least 4:12, except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.

Screening Standards.

- (1) Site elements required to be screened. The following site elements shall be screened from the public view from the Dallas North Tollway:
 - i. Mechanical & utility equipment.
 - a. Screening shall consist of a solid decorative wall or architectural element of the building.
 - b. Roof-mounted equipment shall be screened with solid materials that are compatible and enhance the architecture of the building. Appropriate screening includes an extension of a wall, such as a parapet wall, on which the equipment is mounted.
 - ii. Vehicle loading/unloading and service areas.
 - a. Screens shall incorporate shrubbery having year-round foliage and/or a solid wall or architectural element of the building that is a minimum of six (6) feet in height.
 - b. Areas shall be screened from view of any public rights-of-way.
 - iii. Refuse & recycling containers. Screening shall consist of a solid masonry wall or architectural element of the building that is a minimum eight (8) feet in height with a metal gate (primed and painted) that is to remain closed at all times other than servicing.
- (2) Manner of screening. All screening walls visible from a public street shall be:
 - i. Constructed of a minimum of a six (6) foot masonry wall with materials that are consistent with the color and design of the primary on-site structure;
 - ii. Consistent in color and design with the building architecture;
 - iii. Uniform in style and materials along the entire length of the screen within a single development.
- (3) Prohibited screening elements. No screening wall shall be:
 - i. Greater than eight (8) feet in height;
 - ii. Located within any required visibility triangle;
 - iii. Constructed with any of the following materials: surface painted or coated concrete, chain link, concertina wire, barbed wire, corrugated metal, or fiberglass panels.

(i) Sidewalk & Parking Location Standards.

- (1) Location. The required sidewalk in the DNTD district may be located within the front yard building and parking setbacks as well as the right-of-way parkway area from the back of curb to the property line.
- (2) Easement required. A public use or pedestrian access easement shall be provided for the required sidewalk when placed outside of street right-of-way and on private property.
- (3) Construction and location of sidewalks and parking. Sidewalks in the DNTD must adhere to the following standards:
 - i. High-rise Subzone - Minimum ten (10) foot wide sidewalks adjacent to buildings facing or siding streets, with buildings built to the sidewalk edge. Parking shall be structured with limited surface parking at the sides of buildings that do not face a street or at the rear of the building.
 - ii. Mid-rise Subzone – Minimum ten (10) foot wide sidewalks adjacent to buildings, with buildings either built to the sidewalk edge or separated from the sidewalk by a minimum six (6) foot wide landscaped buffer. One parking row and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street, provided that the landscape buffer is provided to screen the parking row. Additional parking shall be structured or provided as surface parking at the sides of

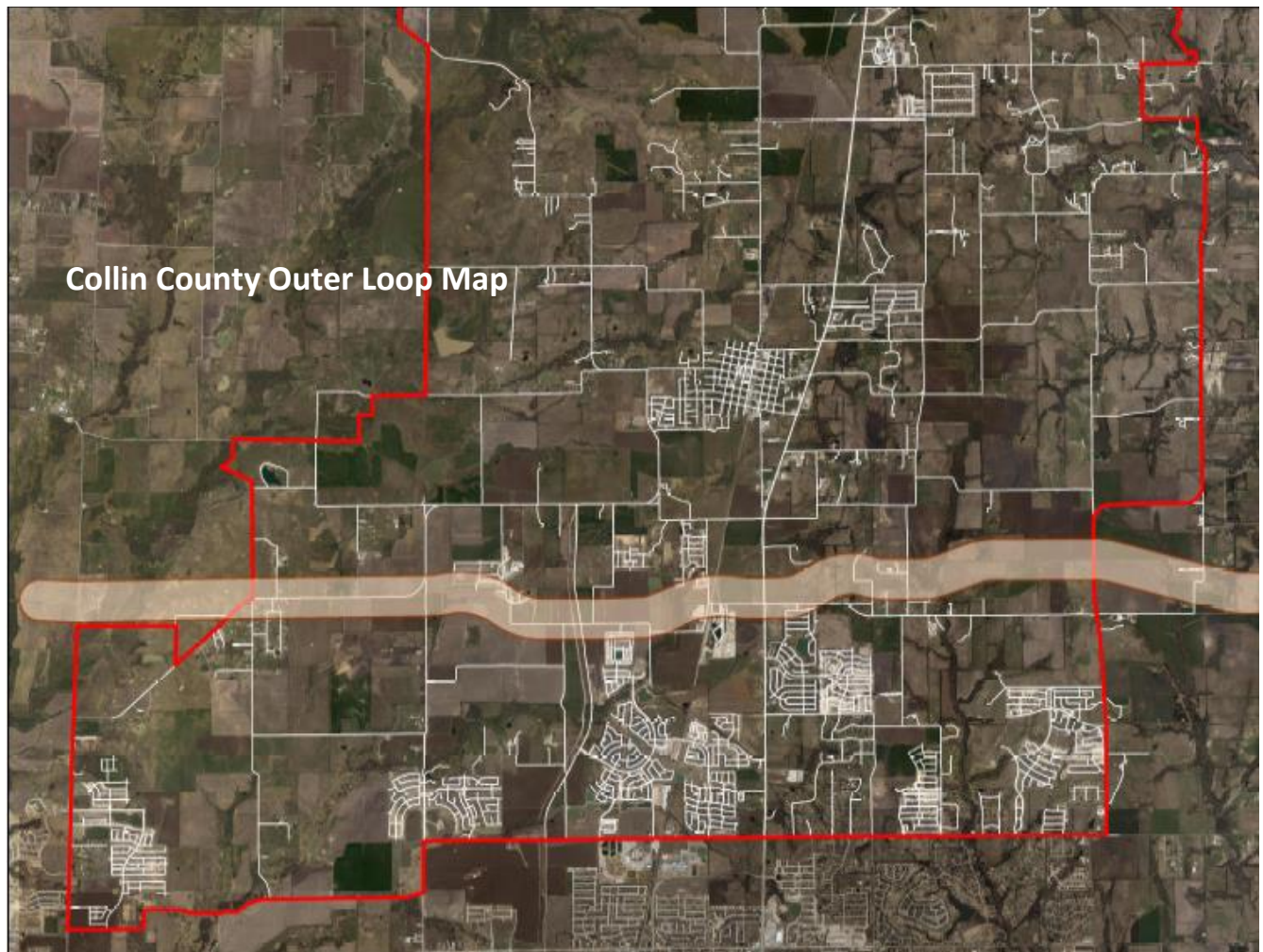
buildings that do not face a street or at the rear of the building.

- iii. Suburban Subzone - Minimum six (6) feet wide (unless adjacent to a four-lane or six-lane roadway), with buildings set back from the sidewalk by a landscape buffer of at least six (6) feet in width. Parking rows and/or an access drive may also be placed between the sidewalk and the façade of a building that faces a street or at the rear of the building.
- iv. Sidewalks must be a minimum width of ten (10) feet wide adjacent to any four-lane or six-lane roadway. All other roadway **adjacencies** may allow a six (6) foot wide sidewalk.
- v. In all subzones, regardless of width of sidewalk, a minimum of six (6) feet of clear walkable space shall be provided, free of street furniture, other seating, trees within tree wells, shrubbery, or landscaped containers.
- vi. Sidewalk approaches to street and driveway intersections shall be straight and parallel to the adjacent street for a minimum of ten (10) feet, constructed with appropriate handicapped access ramps.
- vii. Detailed construction plans shall be submitted to the Director or his designee for approval prior to construction of the sidewalk.
- viii. Deviations from these criteria may be approved by the **Director** for good cause such as cases of unusual or unique topography or to preserve desirable natural features.
- ix. A minimum six (6) foot wide, paved pedestrian sidewalk shall connect the perimeter sidewalk to the building entry, if the building is set back from the perimeter sidewalk. This connecting sidewalk shall be handicapped accessible.
- x. Notwithstanding the above regulations, all sidewalks shall conform to the requirements of the Subdivision Ordinance and the *Engineering Design Standards* of the City of Celina, as they exist or may be amended.

(j) **Trash & Recycling Receptacles.** See Article IV, PART THREE, *Screening Walls & Fences*.

14.02.504.....CCO, Collin County Outer Loop Overlay District.

- (a) **Purpose.** The Collin County Outer Loop Overlay District (CCO) is hereby created to substantially advance legitimate governmental purposes that include enhancing the quality of life in Celina, regulating the character of growth, determining the highest and best use for land adjacent to the Collin County Outer Loop, and ensuring that careful and orderly growth occurs along this major regional thoroughfare. The area adjacent to the Collin County Outer Loop is considered to be and is hereby established as an area of historical, cultural, and architectural importance and significance, as it is and will continue to be a significant corridor within the City, linking Celina with eastern Collin County cities and Denton County. Higher development standards in this corridor will enhance the City's image as a desirable place to invest, live, work, and shop. The CCO allows greater height for buildings than would otherwise be allowed by the established base zoning districts. The CCO standards recognize that major regional highways act as economic development engines that can be leveraged to create and maintain a diverse non-residential tax base for the City.
- (b) **Intent.** It is not the intent of the CCO District to replace the zoning regulations governing the use on any individual parcel or property. Instead, these regulations are intended to supplement the existing zoning district regulations on land within the overlay district and to encourage high value development with a more urban character.
- (c) **District Boundaries.** The CCO District boundaries shall be measured 750 feet from the right-of-way boundary line of the service roads along the Collin County Outer Loop, as established by Collin County. The corridor and its subsequent regulations apply to all land within the corridor, as defined above, and to properties beyond the official boundary lines that have direct access to the Collin County Outer Loop. However, the district boundaries exclude all single-family subdivisions approved and/or platted prior to the date of the adoption of Ordinance [date of ordinance]. The official boundaries of the CCO shall be as delineated on the City of Celina Official Zoning Map.



- (d) **Permitted Uses.** See the Schedule of Use Chart to determine the land uses that are allowed by right, by the approval of a Specific Use Permit (SUP), or as part of the development regulations of a Planned Development (PD).
- (e) **Prohibited Uses.** The following uses are strictly prohibited. Other uses may be prohibited, as prohibited within the specific zoning district or the base zoning designation of a Planned Development, as applicable (see the Schedule of Use Chart). If a conflict exists between the Schedule of Uses and Table 3, below, the uses prohibited by the table below prevail.

ARTICLE II, PART FIVE, TABLE 3	
Prohibited Uses for Collin County Outer Loop Overlay District	
<i>Land Use</i>	<i>Collin County Outer Loop Overlay</i>
Alternative Financial Services	X
Alternative Retail Services	X
Auto Repair, Major	X
Auto Sales, all types	X
Auto Wash, Full Service and Self-Service types	X
Batch Plants (permanent)	X
Cemetery and/or mausoleum	X
Dwelling, Group Home, all types	X
Dwelling, Manufactured Home	X
Dwelling, Single-Family Attached	X
Dwelling, Single-Family Detached	X
Family Home (Adult or Child Care)	X
Funeral Home/Crematorium	X
Landfill	X
Manufacturing or Industrial Uses, Heavy	X
Manufacturing or Industrial Uses, High Risk	X
MF-1 Garden Style Multi-Family	X
Salvage Yard, Junk Yard, or Wrecking Yard	X
Sexually Oriented Business	X
Store, Pawn Shop	X
Store, Tire Dealer, all types	X
Vending Kiosk, Commercial	X
Wastewater Treatment Plant	X
Water Treatment Plant	X

- (f) **Conflict Resolution.**
- (1) The Director of Development Services shall have the authority to approve minor modifications to development plans. Any major modification must be approved by the City Council.
 - (2) Notwithstanding the prohibition of single family uses within the CCO District, a Planned Development that incorporates the majority of the overall tract in retail, office, and commercial development with integrated residential development along with a minor component of detached single family uses, may be considered by the City Council and become an approved Planned Development use within the Collin County Outer Loop Overlay District.
- (g) **Development Standards.**
- (1) **Character and intent.** The intent of the CCO is to create an urban character with minimal front yard setbacks that are primarily comprised of walkable sidewalks or plazas, especially on interior streets with more narrow travel lanes and on-street parking. Parking lots sited at the front of buildings is discouraged; although a drop-off zone with a porte cochere may be allowed. Parking should be structured or placed at the rear of buildings to provide minimum intrusion into the public pedestrian realm. Site design will be considered during the zoning process or as part of the civil plans review.
 - (2) **Height of non-residential buildings.** The maximum height allowed within the CCO is twelve (12) stories unless specifically approved by City Council.

- (i) **Architectural Standards.**
- (1) **Corridor significance.** The area adjacent to the Collin County Outer Loop is recognized as a significant transportation corridor linking the cities of McKinney, Anna, and Melissa in Collin County with Aubrey, Pilot Point, and Denton in Denton County. This corridor is considered to be and is hereby established as an area of historical, cultural, and architectural importance. All structures within the Collin County Outer Loop Overlay shall comply with Article IV, Part One, *Architectural Design Standards*.
 - (2) **Exterior materials exceptions.** These regulations are not meant to hinder or restrict innovative design. If an architectural design or percentage of materials differs from the requirements for minimum masonry percentages listed above, the City Council may consider reducing or waiving the masonry requirement to accommodate specific “signature design aesthetic” or for specific branding requirements if the elevations/materials proposed are equal to or better than the required exterior products in quality and durability.
- (j) **Landscaping Standards.** In addition to the requirements in the Subdivision and Zoning Ordinances, the following standards apply:
- (1) **When a build-to line is used.** Most mixed-use, retail, and office buildings in the high-rise subzone will be built adjacent to the sidewalk and not provide a separate landscape buffer at the front façade of the building. In these cases, the following regulations apply:
 - i. **Trees located within sidewalks.** When buildings are built to the sidewalk without a landscape buffer at the front façade, street trees shall be required to produce shaded areas along the sidewalk. One large canopy tree, appropriate for urban conditions, shall be planted in tree-wells for each thirty (30) linear feet of street frontage.
 - ii. **Street furniture.** Outdoor seating is encouraged. All restaurants that face the street shall provide outdoor seating.
 - (2) **When a build-to line is not used.** Typical development allows for a wide landscaped buffer between a major roadway and the building facades/entrances. When the site is designed in this manner, the following regulations apply:
 - i. **Landscape buffers/easements.** Landscape buffers/easements shall adhere to the requirements of the Landscape Ordinance, Section 14.04.20, *Roadway Landscape Easements & Buffers*.
 - ii. **Landscaping adjacent to a single-family use or zoning district.** When a nonresidential development is established on a tract of land that is adjacent to a single-family development or to property zoned for single-family use, there shall be a fifty (50) foot wide landscaped buffer along the property line that is adjacent to such use or district. The landscaped buffer shall remain open and unobstructed (i.e., no parking, detention areas, driveways, or other active use of the buffer area), and shall be planted with ground cover. Large canopy trees (evergreen) shall be required in this landscaped buffer at a rate of one tree for every thirty (30) linear feet of residential adjacency.
 - (3) **Parking lots.**
 - i. **Divided entrance drives.** Parking lots containing more than 200 parking spaces shall construct a divided driveway with medians for landscaping at the main entrance.
 - ii. **Earthen berms.** Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening, along with shrubs or tall native grasses planted along the peak of the berm.
- (k) **Trash & Recycling Receptacles.** See Article IV, PART THREE, *Screening Walls & Fences*.

14.02.505.....Downtown District. (Reserved)

14.02.506 to 14.02.600 - Reserved.

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ARTICLE III – USE REGULATIONS

PART ONE – SCHEDULE OF USES

14.03.100.....Schedule of Uses Purpose and Description. Land and buildings in each of the following classified districts may be used for any of the following listed uses but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered or converted which is arranged or designed or used for other than uses specified for the district in which it is located as set forth by the use schedule located in Sections 14.03.101 and 14.03.102, *Schedule of Uses - Residential* and *Schedule of Uses - Non-residential*, respectively.

14.03.101.....Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, **S*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit**; Blank=not permitted.

Land Uses that require a Planned Development in any district are so noted.

ARTICLE III, TABLE 1 Residential Zoning Districts	SF-E	SF-R	SF-A	SF-M	OT-R
	Single-Family Estate	Single-Family Detached	Single-Family Attached	Single-Family Manufactured Home	Downtown Residential
Alternate Energy Sources	C	C	C	C	C
Amenity Center	P	P	P	P	P
Assembly Use, Churches & Places of Worship	P	P	P		P
Assembly Use, Other	S	S	S		S
Batch Plant, Temporary	C	C	C		C
Caretaker's or Guard's Residence	Approved as part of the Site Plan Process				
Child Care Center, Primary Use	S	S	S		
Child Care Center, Secondary Use	S	S	S		
Child Care Center, In-Home	P	P	P		
Communication Antenna Tower	S*	S*	S*	S*	
Construction Yard, Field Office, Temporary	C	C	C		C
Dwelling, Accessory Structure	See Article III, Part Two, Accessory Structures				
Dwelling, Factory Built Home				P	
Dwelling, HUD Code Manufactured Home				P	
Dwelling, Manufactured Home Replacement				C	
Dwelling, Model Home	C	C	C	C	C
Dwelling, Single Family Attached (i.e. Duplex, Townhome, Patio Home)			P		
Dwelling, Single Family Detached	P	P			P
Dwelling, Senior Living, Assisted Living Home	P	P	P		
Dwelling, Group Home	S	S	S		S
Electric Substation	P	P	P	P	P
Home Occupation	P	P	P	P	P
Hotel, Bed & Breakfast/Short Term Lodging	C	C	C		C
Park or Playground	P	P	P	P	P
School, Private	S	S	S	S	S
School, Public	P	P	P	P	P
Telephone Exchange Facility	P	P	P	P	P
Vending Kiosk	C	C	C	C	C

14.03.102.....Non-Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, S*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit; Blank=not permitted.

Land Uses that require a Planned Development in any district are so noted.

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG	MF	CF	C	MU	O	I
	Agricultural	Multi-Family All Types	Community Facilities	Commercial, Office, & Retail	Mixed Use	PRO and CCO Overlay Districts	Industrial
Agricultural Use, Commercial							S
Agricultural Use, Private	P						
Airport, Heliport, or Landing Field			P	S*	S*		S*
Alcohol Production, Winery, Brewery & Distillery				S*	S*		S*
Alcohol Sales, Retail Consumption			P	P	P	P	P
Alcohol Sales, Winery, Brewery & Retail Sales				P	P	S	P
Solar Panels & Devices	C	C	C	C	C	C	C
Wind Energy Conversion System (WECS)	C	C	C	C	C	C	C
Alternative Financial Services							S*
Alternative Retail Services							S*
Animal Shelter			P				S
Assembly Uses, Churches & Places of Worship	P		P	P	P	P	P
Assembly Uses, Other			S	S	S	S	S
Athletic Stadium or Field				S	S	S	S
Accessory Uses, Commercial	See Article III, Part Two, Accessory Uses						
Auto, Gas Pumps/Fuel Sales				S	S	S	S
Auto Repair, Major					S	S	S
Auto Repair, Minor				P	P	P	P
Auto Sales, Accessories Only				P	P	P	P
Auto Sales, New				S	S	S	P
Auto Sales, Used							S
Auto & RV Storage							S
Auto Parking Garage				P	P	P	P
Auto Parking Lot				P	P	P	P
Auto Wash, Full-Service				S	S	S	S
Auto Wash, Secondary Use		P		P	P	P	P
Auto Wash, Self-Service				S	S	S	P
Bank, Savings & Loan, or Credit Union				P	P	P	
Batch Plant, Permanent							S
Batch Plant, Temporary	C	C	C	C	C	C	C
Building Material & Hardware Sales, Major				C	C	C	C
Building Material & Hardware Sales, Minor				P	P	P	P
Campground or RV Park	Considered only as a PD						
Catering, Commissary							P
Catering, Service & Sales				P	P	P	P

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG	MF	CF	C	MU	O	I
	Agricultural	Multi-Family All Types	Community Facilities	Commercial, Office, & Retail	Mixed Use	PRO and CCO Overlay Districts	Industrial
Cemetery or Mausoleum	S		P				
Child Care Center, Primary Use				S	S	S	S
Child Care Center, Secondary Use				P	P	P	P
Clinic, Animal (no outside runs)				P	P	P	
Clinic, Animal (with outside runs)				C	C	C	C
Clinic, Emergency Care or Medical Lab				P	P	P	P
Collection Site				C	C	C	C
College, University, or Trade School			P	S	S	S	
Commercial Amusement, Indoor				P	P	P	P
Commercial Amusement, Outdoor				S	S	S	S
Communication Antenna Tower	C	C	C	C	C	C	C
Construction Yard, Field Office, Temporary	C	C	C	C	C	C	C
Donation Bin			C	C	C	C	C
Dwelling, Live-Work Unit				P	P	P	
Dwelling, Mixed Use Building					P		
Dwelling, Multi-Family	P	P			P		
Dwelling, Senior Living, Independent Living		P		S	S	S	
Dwelling, Senior Living, Assisted & Advanced Care				S	S	S	
Electric Power Generating Plant							S
Electric Substation	S	S	S	S	S	S	S
Entertainment Venue			P	S	S	S	S
Farmers Market			C	C	C	C	
Funeral Home/Mortuary			P	P	P	P	P
Funeral Home/Mortuary with Crematorium			S	S	S	S	S
Golf, Tennis, or Country Club (private)				S	S	S	S
Greenhouse or Nursery, Retail				P	P	P	
Greenhouse or Nursery, Wholesale				S	S	S	S
Gun or Archery Range, Indoor				S	S	S	P
Gymnastics/Dance Studio/Martial Arts Studio				P	P	P	P
Health/Fitness Center				P	P	P	P
Heavy Machinery Sales, Service, & Storage						S	S
Hospital			P	S	S	P	
Hotel, Bed & Breakfast/Short Term Lodging		C					
Hotel, Extended Stay				S*	S*	S*	S*
Hotel, Full Service				P	P	P	P
Hotel, Limited Service				S*	S*	S*	S*
Kennel, Indoor (no outside runs)				P	P	P	P
Kennel, Outdoor (with outside runs)				S	S	S	P
Landfill							S

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG	MF	CF	C	MU	O	I
	Agricultural	Multi-Family All Types	Community Facilities	Commercial, Office, & Retail	Mixed Use	PRO and CCO Overlay Districts	Industrial
Laundry/Dry Cleaning, Commercial Plant							S
Laundry/Dry Cleaning, other than commercial plant				P	P	P	
Machine/Welding Shop							P
Manufactured/Mobile Home Display & Sales							S
Manufacturing or Industrial Uses, Heavy							S
Manufacturing or Industrial Uses, High Risk							S
Manufacturing or Industrial Uses, Light				S	S	S	P
Media Studio (Radio/Television/Cable)			P	P	P	P	
Mini-Warehouse/Self-Storage				S	S	S	S
Mixed Use Building				P	P	P	P
Motorcycle Sales & Service				S	S	S	P
Municipal Uses Operated by the City of Celina	P	P	P	P	P	P	P
Museum/Art Gallery			P	P	P	P	
Office, Administrative, Medical, or Professional			P	P	P	P	
Office, with Showroom/Warehouse/Distribution				S	S	S	P
Open Storage & Display, Permanent				S*	S*	S*	P
Park or Playground	P	P	P	P	P	P	P
Parking Structure		P	P	P	P	P	P
Personal Service				P	P	P	
Portable Building Sales				S	S	S	P
Printing, Major Industrial Plant							P
Printing, Minor Retail Shop				P	P	P	P
Recycling Center							S
Research & Development Center				S	S	S	P
Restaurants			P	P	P	P	P
Salvage Yard, Junk Yard, or Wrecking Yard							S
School, Private (K-12)		S	S	S	S	S	S
School, Public (K-12)	P	P	P	P	P	P	P
Seasonal Sales	C	C	C	C	C	C	C
Sexually-Oriented Businesses	See Chapter 4, Section 4.06 of the Code of Ordinances						S*
Stable, Commercial	S						S
Stable, Private	P						
Store, Alternative Retail Services				C	C	C	P
Store, Big Box and/or Grocery				P	P	P	S
Store, Convenience			P	P	P	P	P
Store, General Retail				P	P	P	P
Store, Liquor Sales	Currently not allowed by State Law						
Store, Pawn Shop				C	C	C	C

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG	MF	CF	C	MU	O	I
	Agricultural	Multi-Family All Types	Community Facilities	Commercial, Office, & Retail	Mixed Use	PRO and CCO Overlay Districts	Industrial
Store, Regional Mall				S	S	P	P
Store, Secondary Use		P	P	P	P	P	P
Store, Secondary Use		P	P	P	P	P	P
Store, Tire Dealer, with Outside Display				S	S	S	P
Store, Tire Dealer, without Outside Display				P	P	P	P
Telephone Exchange Facility	P	P	P	P	P	P	P
Theatre, Drive-in				S	S	S	P
Theatre, Indoor				P	P	P	P
Transit Center/Bus Terminal				S	S	S	P
Truck Terminal					S	S	P
Truck, Boat, Trailer, Motorcycle, Heavy Equipment, RV, & Bus Sales, Leasing, & Repair				S	S	S	P
Vending Kiosk				C	C	C	C
Warehouse				S	S	S	P
Wholesale & Distribution Center						S	P

Sections 14.03.103 to 14.05.200Reserved.

ARTICLE III – USE REGULATIONS

PART TWOACCESSORY STRUCTURES **USES.****14.03.201.....General Information and Regulations for Accessory Structures **Uses.****

- (a) **Definition.** An accessory building is defined as any structure, either attached or detached from the main dwelling or commercial building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, detached garages and carports, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire-pits, sheds, and other enclosures. Agricultural accessory buildings include barns, stables, coops, or any enclosure designed to accommodate farming or ranching supplies, livestock or fowl. Fences are not included in this definition of “accessory structure.”
- (b) **Permit Required.** An accessory structure that is less than or equal to 120 square feet (approximately 10’ X 12’) in size shall not be required to obtain a building permit, but shall meet all height and setback requirements of this article. An accessory structure that is greater than 120 square feet in size OR any size structure that is attached to the main building shall be required to have a building permit, be inspected by the City, and meet the requirements of this article.
- (c) **Allowed Accessory Buildings **Uses.**** Allowed accessory uses are listed in the requirements for each zoning district provided for by this Chapter. However, in general, no commercial uses are allowed in an accessory building. In addition, an accessory structure may only be used for dwelling purposes in the AG, Agricultural, SF-E, Single Family Estate, or OT-R, Downtown **City Residential** zoning districts and in no case may be rented to a person other than a family member or permanent member of the household staff.
- (d) **General Provisions.**
- (1) **Attached structures.** Any structure that is attached to the principal building shall be considered a part thereof and shall comply with all the requirements for the principal structure, unless otherwise provided herein. Unenclosed structures, such as patio covers and gazebos, may encroach into the rear and side yard setback so long as a five (5) foot setback is maintained from all property lines.
 - (2) **Detached structures.** Detached structures shall comply with the requirements set out in this article and may not be located in the front yard or between the primary structure and any street.
 - (3) **Easements.** Accessory buildings shall not be located within or over an easement or right-of-way, unless approved in writing by the holder of the easement.
 - (4) **Prohibited storage.** Containerized storage, cargo storage, and/or trailer storage shall not be permitted. Notwithstanding the above, temporary storage pods may be placed within a private driveway (but not blocking any portion of the right-of-way or sidewalk) for a period not to exceed seven (7) days for the purposes of loading or unloading furnishings or other goods.
 - (5) **Not allowed in front yard.** Accessory structures shall not be located in the front yard area. This excludes temporary uses such as basketball hoops, bike, or skateboard ramps, or other moveable recreational devices. However, any such device shall be located entirely within the boundaries of the private property and shall not be placed in the right-of-way, the street, the sidewalk, or the parkway (defined as the grassy area between the sidewalk and the curb).
 - (6) **Utility lines.** All associated service and utility lines shall be buried.
 - (7) **Approval.** Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services, **as applicable.**
- (e) **General Development Standards for Accessory Buildings.**

ARTICLE III, TABLE 3 Standards for Accessory Buildings MAXIMUM NUMBER, TYPE, AND SQUARE FOOTAGE PER LOT SIZE in RESIDENTIAL DISTRICTS			
	Less than one acre	One acre or greater, but less than 3 acres	Three acres or greater
Max number of accessory structures	2	3, plus barn	No limit

Max square footage of all accessory structures	600 or 25% of house square footage, whichever is greater	4,000	10,000
Max height of accessory structures, measured at eave of structure (other than barns)	10 feet	16 feet	20 feet
Barns allowed (includes other agricultural structures)	No	Yes	Yes
Max square footage of barns	N/A	4,000	10,000
Max height of barns (at ridge line)	N/A	35 feet	35 feet

(f) **Architectural Standards for Accessory Buildings.** (barn structures and greenhouses excluded – see Section 14.03.202 (b) and (f), for specific regulations related to barns and greenhouses, respectively).

- (1) Permits are required for all accessory structures that are greater than 120 square feet.
- (2) Permanent and/or engineered foundations may be required per the adopted International Code.
- (3) Accessory structures less than or equal to 120 square feet are not subject to architectural standards for exterior materials, but shall be properly anchored to the ground per the International Residential Code (IRC).
- (4) Accessory structures that are between 121 and 200 square feet shall be constructed of wood, treated engineered wood, metal, cementitious fiberboard, brick, stone, or stucco. Materials from the approved list may be combined.
- (5) Accessory structures that are between 201 and 600 square feet shall be constructed of treated engineered wood, cementitious fiber board, brick, stone, or stucco that blend and compliment the main structure. In addition, accessory structures between 201 and 600 square feet shall incorporate a brick or stone wainscot (36" in height for structures ≤ 12 feet in height; 48" in height for structures >12 feet in height, measured at the eave) in an exterior material that is generally similar to or blends with the masonry material of the main structure, if applicable. Materials from the approved list may be combined.
- (6) Accessory structures that are greater than 600 square feet shall generally match the exteriors of the main structure in terms of types of materials, percentages of materials, and color.
- (7) All accessory structures shall be earth tones in color.
- (8) Metal buildings require raised or standing seams, minimum 26" gauge, corner trim, pre-installed, baked-in finish that cannot be bold colors.

(g) **Setback & Siting Regulations for Most Accessory Structures.**

- (1) No accessory structures shall be located in front yards and may not be located between the primary structure and the street.
- (2) Accessory structures that are attached to a residence or non-residential building shall abide by the side and rear yard setbacks of the governing zoning district.
- (3) Detached accessory structures in residential zoning districts shall observe the following side yard setbacks:
 - i. Typical side yard setback shall be three (3) feet.
 - ii. Side yard setback when also facing a street shall be fifteen (15) feet.
- (4) Detached accessory structures in residential zoning districts shall observe the following rear yard setbacks:
 - i. Rear yard setback shall be three (3) feet for structures that are <250 square feet in size, no greater than eight (8) feet at the eave line, and screened from the alley or adjacent property by a solid fence.
 - ii. Rear yard setback shall be five (5) feet for structures that are ≥250 square feet in size OR that do not meet the height or fence requirement cited above.
 - iii. setback as the main structure in the governing zoning district.

14.03.202.....Regulations for Specific Accessory Structures.

These regulations supersede any general regulations listed in Section 14.03.201. However, if a standard is not specifically mentioned in the regulations, below, then the regulations stated in Section 14.03.201 apply. Building permits for the accessory structures listed below are approved by the Building Official, following review of the regulations specified for each type of accessory structure and approval of the site plan by the Director of Development Services, if applicable.

(a) **Accessory Dwelling Unit (ADU) Regulations.**

~~(1) Application. All ADUs require a building permit that includes a site plan indicating the proposed placement of the accessory dwelling unit.~~

(1) **Definition.** An ADU is defined as a subordinate building/structure intended for habitation. ADUs shall not be permitted without a main building or primary use in existence and are subject to zoning district regulations.

(2) **Zoning.** ADUs are prohibited in all zoning districts other than the AG, Agricultural zoning district, SF-E, Single-Family Estate zoning district, or OT-R, Downtown **City Residential** zoning district. In these districts, ADUs shall be allowed as an incidental residential use of a primary residential structure, located on the same lot as the primary residential structure, may be occupied only by the residents or guests of the primary residential structure, and shall meet the standards listed herein.

~~Regulations. The following area regulations shall be observed for all ADUs whether located on the ground or erected over a private garage:~~

(3) An ADU may not be sold separately from sale of the entire property, including the primary residential structure, and shall not be rented or sublet;

(4) An ADU is not permitted without the primary residential structure;

(5) Utility services shall be metered by the same meter as that which serves the main structure on the premises, unless otherwise allowed by the Building Official;

(6) ADUs shall abide by the same setback, height, and architectural regulations as detached garages, except that the rear yard setback shall be twenty (20) feet;

(7) The total conditioned square footage of an ADU is limited to 800 square feet for lots that are less than one-half (½) acre in size. Lots that are one-half (½) acre or greater in area may construct an ADU up to 1,200 square feet if all other regulations are met. An ADU shall be constructed to the rear of the primary residential structure, and may be attached to or separate from the main dwelling (note that ADUs that are attached to the main structure that cause the overall structure to be greater than the threshold set by the Fire Codes may require the entire structure to be sprinklered);

(8) No ADU or living quarters shall be used or occupied as a place of abode or residence by anyone other than a family member or guest of the owner/occupant of the primary residential structure or a bona fide caretaker, servant or farm worker actually and regularly employed by the landowner or occupant of the main building; and

(9) Only one ADU, including a garage ADU, or servant's/caretaker's quarters, shall be allowed on any lot, and the ADU shall be clearly incidental to the primary residential structure.

(10) The exterior facades of a ADU shall be constructed of a masonry material (brick, stone, stucco) or materials that are generally similar to the materials, percentages, and colors used on the main building or structure.

~~(11) Cementitious fiberboard or treated engineered wood may be used to fulfill masonry requirements for a detached accessory building or structure of 200 square feet or less.~~

~~(12) Architectural requirements. ADUs require the following design elements:~~

~~(13) Approval. Building permits for ADUs are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~

(b) **Barns & Farm Accessory Structure Regulations.**

~~(1) Application. All farm accessory structures greater than 120 square feet in area require a building permit.~~

~~(2) Regulations. The following regulations apply to barns, sheds, or livestock shelters related to the operation of a farm, ranch, or other private (non-commercial) agricultural operation:~~

~~(3) All associated service and utility lines shall be buried.~~

~~(4) Approval. Building permits for barns and farm accessory structures are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~

(1) Barns are not allowed on lots that are less than one (1) acre in size.

(2) All farm accessory structures greater than 120 square feet in area require a building permit.

(3) The site on which a barn is proposed shall be currently classified and in operation as an agricultural enterprise.

(4) Barns may be constructed of any suitable all-weather material as listed in the adopted International Building

Code.

- (5) The height of barns or other farm accessory structures shall not exceed thirty-five (35) feet, measured from the ground to the ridge line.
- (6) The siting of such facilities shall be selected to minimize visibility from the public right-of-way.
- (7) Commercial operations, or operations open to the general public, are considered commercial enterprises and shall abide by all commercial building regulations and permits.

(c) **Carport Regulations.**

- ~~(1) Application. All carports require a building permit which includes a site plan indicating the proposed placement of the carport.~~
- ~~(2) Regulations. The following regulations apply to carports:~~
- ~~(3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~
- (1) Metal support poles required;
- (2) Carports shall have a pitched roof or be sufficiently slanted to drain and shall be attached to the primary residence;
- (3) Carports are prohibited in any front yard;
- (4) Setbacks for carports shall be the same as for the primary structure in the governing zoning district; and
- (5) Manufactured homes may install a carport, which shall be designed to shelter a maximum of two (2) vehicles, shall not exceed ten (10) feet in height, and shall not be located closer than three (3) feet to any side or rear lot line.

(d) **Commercial Accessory Structure Regulations.**

- (1) **Application.** All structures located in non-residential, commercial, office, retail, industrial, and multi-family zoning districts, and structures associated with such land uses, are considered permanent, commercial buildings and shall obtain all necessary permits and inspections and abide by all applicable codes and masonry regulations.
- (2) **Exceptions.** Accessory structures with pervious roofs, such as decorative pergolas or arbors, may be constructed with fire-treated and rot-resistant wooden or comparable material with Director approval. An open-air pavilion shall encase its columns in masonry that matches the primary building. Modular storage units, portable on demand storage containers, donation bins, kiosks or stands, cargo containers, and drop-off bins/trailers are considered accessory structures.
- (3) **Approval.** ~~Accessory structures shall not conflict with site features such as fire lanes, landscape buffers, required parking, or other identified features deemed pertinent during the permit review process.~~

(e) **Detached Garage Regulations.**

- ~~(1) Application. All detached garages require a building permit.~~
- ~~(2) Regulations. The following regulations apply to detached garages:~~
- ~~(3) Architectural requirements. The exterior facades of detached garages shall be constructed of a masonry material (brick, stone, stucco) or materials that are generally similar to the materials, percentages, and colors used on the main building or structure.~~
- ~~(4) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~
- (1) Front yard setback shall be twenty (20) feet for front-loading garages;
- (2) Rear yard setback shall be twenty (20) feet for alley access garages;
- (3) Side yard setback shall be twenty (20) feet for garages with access to a side street.
- (4) Typical side yard setback shall be five (5) feet;
- (5) The size, height, and architectural restrictions are the same as for accessory structures listed in Table A of this Article, except that a minor height waiver for associated pitched roofs may be granted at the discretion of the Director of Development Services; and
- (6) An exception to the sixteen (16) foot maximum height for a detached garage may be granted at the discretion of the Director of Development Services for garages that are designed for oversized vehicles, such as RVs, boats, etc. as long as the overall height remains lower than the overall height of the main structure.

- (7) The exterior facades of detached garages shall be constructed of a masonry material (brick, stone, stucco) or materials that are generally similar to the materials, percentages, and colors used on the main building or structure.

(f) **Greenhouse Structure Regulations.**

- ~~1) Application. Greenhouse structures require a building permit if ≥ 120 square feet.~~
- ~~2) Regulations. The following regulations apply to greenhouses:~~
- ~~3) Approval. Building permits for greenhouses are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~
- (1) Greenhouse structures require a building permit if ≥ 120 square feet.
- (2) Greenhouses may be constructed of glass, opaque plastic, and other all-weather material as listed in the adopted International Building Code;
- (3) Typical side yard setback shall be three (3) feet;
- (4) Side yard setback shall be fifteen (15) feet when facing a street;
- (5) Rear yard setback shall be three (3) feet for structures that are < 250 square feet in size, no greater than eight (8) feet at the eave line, and screened from the alley or adjacent property by a solid fence; and
- (6) Rear yard setback shall be five (5) feet for structures that are ≥ 250 square feet in size OR that do not meet the height and fence requirement cited above.

(g) **Patio Cover & Outdoor Room Regulations.**

- ~~(1) Application. All enclosed or covered patios require a building permit for the above-ground structure.~~
- ~~(2) Regulations. The following restrictions shall apply to all covered patios, enclosed patios, or partially enclosed patios, patio covers, outside rooms, and other similar installations.~~
- ~~(3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~
- (1) Patio covers or outside rooms that are attached to the primary structure and are ≤ 250 square feet shall be setback a minimum of three (3) feet of any property line;
- (2) Patio covers or outside rooms that are attached to the primary structure and are > 250 square feet shall be setback a minimum of five (5) feet of any property line or the same setback for the primary structure, whichever is greater;
- (3) Metal or wood may be used as support structures, but the wood shall be treated or otherwise impervious to rotting;
- (4) Open roofing on patio covers and/or outdoor rooms may be constructed of wood beams that have been treated or otherwise impervious to rotting; and
- (5) Covered or partially enclosed patios may be connected to the primary structure. However, should the applicant wish to convert the partially enclosed patio into a fully functioning room, the setbacks for the zoning district in which the residence is located shall apply.

(h) **Patios & Flatwork Regulations (Concrete or Pavers).**

- ~~(1) Application. All patios, grading, and other residential flatwork require a building permit.~~
- ~~(2) Regulations. The following restrictions shall apply to all impervious surface, concrete, grading, and other similar installations.~~
- ~~(3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~
- (1) All new parking, drives, and approaches shall be constructed with concrete to the City's engineering design criteria;
- (2) Any flatwork, foundation, or slab greater than 200 square feet shall be drawn to City standards and may require an engineer's seal;
- (3) Flatwork shall be set back a minimum of three (3) feet from any property line;
- (4) Flatwork is not allowed in the front yard area, unless the flatwork is for a driveway for a front-loading garage. This shall not be interpreted to allow for enlarged driveways, whose width should match the width of the enclosed garage and not be expanded into the side yard setback;
- (5) Nothing within this section allows the creation of a drainage hazard or issue, and all flatwork shall be

- sloped or graded to drain;
- (6) Paving is limited to twenty percent (20%) of total lot coverage, including the driveway but not including any patio, walkway, pool deck, sports courts or other paved feature; and
- (7) A residential property shall continue to maintain the majority of each of its yard in living landscape, as required by the Landscape ordinance and administered by the Director of Development Services. Mulch, gravel, rock gardens, decorative stone, and similar material may be used for decorative patterns, beds, erosion control, and in other limited application with associated landscaping; however, their use shall not be the predominant groundcover.

(h) **Swimming Pools, Spas, & Hot Tub Regulations.**

- ~~(1) Application. All swimming pools and spas/hot tubs require a building permit.~~
- ~~(2) Regulations. The following regulations apply to swimming pools and spas/hot tubs:~~
- ~~(3) Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~ Shall not be located in the front yard area;
 - (1) Shall comply with the minimum side yard and corner lot requirements for accessory structures;
 - (2) The setback shall be a minimum five (5) feet from any building line to the water's edge; and
 - (3) The setback shall be a minimum three (3) feet from any building line to decking or flatwork.

(i) **Temporary Building Regulations.**

- ~~(1) Application. All accessory buildings used for schools or churches require a building permit.~~
- ~~(2) Regulations. The following regulations apply to school and church accessory buildings:~~
 - All associated service and utility lines shall be buried.
 - Schools, regardless of the zoning district, may utilize accessory/temporary buildings only as approved by the Planning & Zoning Commission and the City Council.
 - ~~Approval. Building permits are approved by the Building Official, following review and approval of the site plan by the Director of Development Services.~~
- (1) Land uses other than churches and public schools shall abide by the rules below. However, the number of temporary buildings, size or the buildings, and duration of time allowed for for these uses shall be determined by the City Council on a case-by-case basis.
- (2) Churches and public schools, regardless of the zoning district, may have ~~no more than two (2)~~ a maximum of three (3) accessory buildings at any given time. The total floor area of all accessory buildings shall not exceed thirty (30%) of the square footage of the first floor of the main building or 3,000 square feet, whichever is less.
- (3) Accessory buildings utilized by churches and public schools are exempt from the Architectural Standards listed in this Article.
- (4) The siting of ~~such facilities~~ temporary buildings shall be selected to minimize visibility from the public right-of-way.
- (5) Skirting for the temporary building is required, as is concrete pedestrian access, in addition to any required ramps.
- (6) A stabilizing foundation in compliance with the approved building code shall be provided or appropriate tie-down systems, as approved by the Fire Department.
- (7) All buildings shall be perpetually maintained and repaired in a safe, reasonably attractive condition by the property owner in a manner that protects against the elements, is structurally safe, and corrects any visual ills or other problems.

Sections 14.03.203 to 14.03.300Reserved.

ARTICLE III – USE REGULATIONS

PART THREE.....PERMANENT LAND USES THAT REQUIRE SUP APPROVAL.

14.03.301.....The following land uses require specific criteria to be met in addition to City Council approval through a Specific Use Permit (SUP) or a Planned Development (PD) in order to be approved. The City Council may waive any or all of the regulations listed below as part of the SUP or PD approval process.

(a) **Airport/Helipad/Heliport Regulations.**

- (1) “Airport” is defined as a place where aircraft land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for pilots and passengers.
- (2) “Helipad” is defined as a place, typically on the roof of a hospital or a small ground area where helicopters may land and take off, but without any service or fueling capabilities.
- (3) “Heliport” is defined as a place where helicopters land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for pilots and passengers.
- (4) None of the above defined uses shall be located within 400 feet of any residential structure or any area zoned residential, and no residential structure shall be located within 400 feet of any such use.
- (5) Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the proposed use to the closest point of the residential structure or area, as the case may be.
- (6) Notwithstanding the foregoing, the City Council may elect to locate such uses in closer proximity.

(b) **Alcohol Sales Regulations.** (this classification includes Bars, Brewpubs, Wine Tastings, Growlers, and other similar uses where alcoholic beverages are served on-premises by the glass)

- (1) Retail alcohol sales is defined as an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives seventy-five percent (75%) or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, or as defined in the Texas Alcoholic Beverage Code (TABC), for on-premises consumption.
- (2) Prior to issuance of a Certificate of Occupancy, the business owner shall provide the City with a copy of its State permit to operate as a bar, brewpub, or similar use.
- (3) All retail alcohol sales shall also meet the standards found in Chapter 10, Alcoholic Beverages, of the Celina Code of Ordinances.

(c) **Alternative Financial Services Regulations.**

- (1) Alternate financial services are defined as check cashing business, payday advance or loan business, money transfer business, and car title loan business (see Section 14.01.114, *Land Use Definitions* under “Alternate Financial Services” for more detailed definitions).
- (2) A lot containing an alternative financial service shall be located at least 1,000 feet from any lot containing another alternative financial service, as measured in a straight line between the nearest points of one lot to the other lot.
- (3) A lot containing an alternative financial service shall be located at least 200 feet from any lot zoned or used for residential purposes, as measured in a straight line between the nearest points of one lot to the other lot.
- (4) No lot containing an alternative financial service shall be located in the Preston Road Overlay, the Dallas North Tollway Overlay, or the Collin County Outer Loop Overlay Districts.
- (5) Alternative financial services shall be situated only within a freestanding building and shall not be co-located in the same structure as other uses.

(d) **Alternative Retail Services Regulations.**

- (1) Alternative retail services are hereby defined as businesses or services that require additional scrutiny by the City Council as to the appropriate location (see Section 14.01.114, *Land Use Definitions* under “Alternate Retail Services” for more detailed definitions).
- (2) A lot containing an alternative retail service shall be located at least 1,000 feet from any lot containing another alternative retail service, as measured in a straight line between the nearest points of one lot to the other lot.
- (3) A lot containing an alternative retail service shall be located at least 200 feet from any lot zoned or used for

- residential purposes, as measured in a straight line between the nearest points of one lot to the other lot.
- (4) No lot containing an alternative retail service shall be located in the Preston Road Overlay, the Dallas North Tollway Overlay, or the Collin County Outer Loop Overlay Districts.
 - (5) Alternative retail services shall be situated only within a freestanding building and shall not be co-located in the same structure as other uses.

(e) **Communication Antenna Towers Regulations – Residential Districts.** When proposed to be located within a residentially zoned district, approval of a SUP is required. Application shall meet the requirements listed in Section 14.03.401(c), *Communication Antenna Towers Regulations – Non-Residential Districts*.

(f) **Hotel Regulations, Extended Stay.**

- (1) An extended stay hotel is defined as a building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone are provided. Also called “residence hotels,” the room units are designed to be suitable for long-term occupancy with financial consideration typically being calculated on a weekly or monthly basis. Typical extended stay hotels include kitchen facilities, on-site laundry equipment, external doorways into room units, and are generally rated two (2) or fewer stars (on a 4-star industry basis).
- (2) Residence or extended stay hotels shall include all of the following amenities:
 - i. A minimum of eighty (80) guest rooms and/or suites;
 - ii. Guest room access from an interior hallway;
 - iii. Laundry facilities adequate to serve the residents at full capacity;
 - iv. Playground equipment and open space as determined by the Director; and
 - v. Swimming pool with a minimum of 800 square feet of pool surface area.

(g) **Hotel Regulations, Limited Service.**

- (1) A limited service hotel is defined as a temporary dwelling place for individuals or families in exchange for financial consideration that provides an economical choice with fewer amenities than a full service hotel and is generally rated two (2) or fewer stars (on a 4-star industry basis).
- (2) Limited service hotels shall include all of the following amenities:
 - i. A minimum of 700 square feet of meeting room space;
 - ii. Limited food and beverage service, but including breakfast buffet service;
 - iii. Guest room access from an interior hallway;
 - iv. Swimming pool with a minimum of 400 square feet of pool surface area; and
 - v. Attached port cochere adjacent to the hotel lobby or reception area.

(h) **Open Storage Regulations (Permanent or Ongoing).**

- (1) For the purposes of this subsection, the definition of open storage is the keeping of any goods, material, merchandise, vehicles, trailers, modular storage units, or equipment outside a building on a lot. Examples of permanent and ongoing open storage are home and garden supplies, bagged mulch and seed, and automobiles and other vehicles.
- (2) There shall be no outside storage of tires or readily flammable merchandise of any kind, either for display or storage purposes. Tires and readily flammable merchandise shall be housed indoors at all times, on Fire Department approved storage racks to minimize the fire hazard.
- (3) The area utilized as open storage in C, Commercial, Office, & Retail zoning district or related PD-Planned Development zoning district shall not exceed fifteen percent (15%) of the total gross square foot of the building located on the same lot as the open storage. Permanent open storage shall not be permitted in any portion of the lot between a public street and a line projected from the faces of the building lot lines, except as described in (6) and (10), below.
- (4) The square footage of the area designated for open storage in I, Industrial zoning district or related PD-Planned Development zoning districts is not restricted as long as it is located on the same lot and not in the front setback.
- (5) The open storage area shall be attached to a wall of the principal building.
- (6) An exception to the location of open storage shall be the location of shopping carts, which may utilize designated areas within the parking lot, so long as the shopping carts are gathered within steel carrels

suitable for retaining carts and the locations do not interfere with traffic flow or customer parking.

- (7) Open storage may not be permanently located in any fire lane, maneuvering aisle, or customer pick-up lane.
- (8) Open storage may not be located in any required front, side, or rear setback.
- (9) Open storage may not be located in any parking space (except as described in (10) below).
- (10) Open storage may not obstruct visibility or interfere with pedestrian or vehicular circulation. If items are placed on a sidewalk or other pedestrian area, a six (6) foot wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path shall be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes.
- (11) Nothing in this article shall prohibit temporary open storage of merchandise for display and sale during a seasonal or sidewalk sale (See Section 14.03.501(e), *Open Storage Regulations – Under Eave Display*).
- (14) Screening of open storage.
 - i. All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties unless located in an I, Industrial zoning district, where open storage is required to be screened only from the street right-of-way.
 - ii. Screening shall be a minimum of eight (8) feet in height may exceed eight feet, six inches (8½ feet) in height. When additional height is necessary, the area above the screening wall may use mesh screening material to fully enclose the stored or displayed items.
 - iii. Approved screening materials:
 - a. Masonry (brick, stone, or combination, but not fabricated stone panels)
 - b. Enhanced wooden fence (board on board with decorative cap)
 - c. Industrial metal fencing
 - d. Metal ornamental fencing in combination with a landscape screen
 - e. Opaque living evergreen screen without a fence or wall. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six (6) foot tall solid screen within two (2) years of planting.
 - iv. Prohibited screening materials:
 - a. Chain link fencing, with or without slats.
 - b. Plain wood fencing.
 - v. Vehicles kept overnight which are under or awaiting repair shall be screened from public view using one of the approved screening materials listed in (14)(iii), above, or stored inside the building.
 - vi. Utilities or accessory facilities, such as storage tank towers that cannot feasibly be completely screened by a masonry wall shall be located and designed so as to "blend in" and to minimize visual impact from public rights-of-way and adjacent properties. Architectural design and landscaping materials shall be used in order to lessen any negative visual impact.
 - vii. If the standards required for screening of open storage cannot be met due to site-specific issues, the property owner or developer may petition the Planning & Zoning Commission to approve alternative screening methods that meet the purpose and intent of the ordinance.
- (15) Exceptions to screening requirements.
 - i. No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if generally placed "under eaves." (See Section 14.03.501(e), *Open Storage, Under Eave Display* for regulations)
 - ii. Screening is not required for items placed adjacent to a gasoline pump island that do not exceed three (3) feet in height, except for those items otherwise prohibited in this section.
 - iii. The Director may waive these requirements if no public purpose would be served by the construction of a required screen, or if the site characteristics do not necessitate screening since natural features exist that sufficiently screen the open storage.

(i) **Private Street Development/Gated Community Regulations – Existing Subdivisions.**

- (1) A private street is defined as a paved thoroughfare within a gated community with no access to the general public and is entirely owned, maintained, and subsequently replaced by the Homeowners Association

(HOA). Application for the conversion of public streets to private streets require the following regulations to be observed as part of the consideration process by the City Council.

- (2) Private street developments are subject to provisions of the Master Thoroughfare Plan and the Subdivision Ordinance, as it exists or may be amended. Private street developments may not cross an existing or proposed thoroughfare as shown on the City's adopted Master Thoroughfare Plan nor shall a private street development disrupt an existing or proposed Hike & Bike route.
- (3) Private street developments shall be located in an area that is surrounded on at least three (3) sides, and in any event no less than approximately seventy-five percent (75%) of the perimeter, by natural barriers or similar physical barriers constructed by man. Examples of natural barriers would be creeks and floodplains. Examples of similar man-made barriers would be golf courses, school locations, parks, railroad tracks, or a limited access roadway. Non-qualifying man-made barriers include screening walls, local roadways, drainage ditches, detention ponds, landscape buffers, earthen berms, utility easements, and at grade rights-of-way.
- (4) Any proposed private street development adjacent to an existing subdivision with public streets that can be reasonably connected, including by constructing a bridge or culvert, for example, should not be approved as a private street development. The two adjacent subdivisions should allow cross-connectivity using public streets. This is especially critical when one of the two subdivisions has a school site.
- (5) Any private street development proposed for an existing subdivision shall demonstrate that the Homeowners Association (HOA) has established an escrow account to be kept for the purposes of street repair and replacement.
- (6) The petition to convert public streets to private streets shall be signed by one hundred percent (100%) of the property owners in the existing subdivision.
- (7) Agents representing the HOA shall agree to enter into an agreement with the City for the purchase of the installed infrastructure and rights-of-way from the City at fair market appraised value for cash in full payment, and agree to maintain and subsequently replace the infrastructure at City standards thereafter.
- (8) All documents are subject to the review and approval of the City Attorney.
- (9) Subsequent to the approval of the private street designation, the entire subdivision affected shall be replatted to reflect the ownership changes and remove the City's ownership and maintenance obligation from the streets and rights-of-way.

(j) **Private Street Development/Gated Community Regulations – New Subdivisions.**

- (1) In addition to the regulations listed in (j), above, the following regulations apply to new subdivisions that wish to incorporate private streets in the residential development.
- (2) No disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.).
- (3) No disruption to and from properties of future developments either on site or off site to the proposed subdivision.
- (4) No negative effect on traffic circulation on nearby public streets.
- (5) Not less than 100 feet of street frontage on which to locate the main entrance gate.
- (6) No more than two (2) gated street entrances, subject to approval by the Director of Engineering, may face a designated thoroughfare within a one (1) mile segment of that thoroughfare.
- (7) No impairment of access to and from public facilities including schools or public parks.
- (8) No impairment of the adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.).
- (9) The main entrance to the private street development shall have adequate throat depth to provide for residents, their guests and any accidental access and have an escape aisle for those vehicles not admitted into the subdivision.
- (10) Absence of a concentration of private street developments in the vicinity of the requested private street development.
- (11) Developers who wish to develop as a private street/gated community shall agree to maintain the infrastructure and rights-of-way at City standards and sign an agreement with the City to that effect.

(k) **Sexually-Oriented Business Regulations.**

Sexually oriented businesses are governed by Chapter 4, *Business Regulations*, Section 4.06, *Sexually-Oriented Businesses* of the Celina Code of Ordinances.

Sections 14.03.302 to 14.03.400Reserved.

ARTICLE III – USE REGULATIONS**PART FOUR.....PERMANENT LAND USES THAT REQUIRE CERTAIN CONDITIONS FOR APPROVAL.**

14.03.401The following land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, Conditions Required, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit. **If, at the Director's discretion, one or more of the conditions have not been met, the request may be brought to the City Council as a Specific Use Permit (SUP).**

(a) Alternative Energy Sources Regulations – Solar Panel/Device.**(1) Single-family residential uses:**

- i. Is in compliance with State law and poses no threat to public health or safety;
- ii. Is located solely on private property;
- iii. Include approval letter from the HOA with submittal for the CUP, if applicable.
- iv. Installation and maintenance in compliance with manufacturer's recommendations and warranties;
- v. Roof mounted:
 - a. Panels may not extend beyond the roofline or eave line;
 - b. Panels shall conform to the slope of the roof, unless mounted on a roof slope that is not visible from the right-of-way; and
 - c. Roof mounted panels should be designed to reduce excessive glare.
- vi. Ground mounted:
 - a. Prohibited in front yards.
 - b. Ground mounted devices shall follow the setbacks required for accessory structures within the specific zoning district.
 - c. Device shall not be visible from either the public right-of-way or the adjacent properties;
 - d. Device shall be screened by a wooden or masonry fence and no device shall extend above the fence line.
 - e. Where fences are not allowed within the residential subdivision, a solid evergreen hedge which shall be maintained at a minimum of six (6) feet in height within eighteen (18) months of planting.

(2) Non-residential uses:

- i. Is in compliance with State law and poses no threat to public health or safety.
- ii. Is located solely on private property.
- iii. Installation and maintenance in compliance with manufacturer's recommendation and warranties.
- iv. Is located on the roof.
- v. Panels located on a sloped roof may not extend beyond the roofline and shall conform to the slope of the roof, unless mounted on a roof slope that is not visible from the public right-of-way or from adjacent single family districts.
- vi. Panels located on a flat roof shall be screened from view from the adjacent rights-of-way or from adjacent single family districts.

(b) Alternative Energy Source Regulations - Wind Energy Conversion Systems (WECS).**(1) Single-family residential uses:**

- i. Freestanding WECS are prohibited on residential lots less than one acre in size.
- ii. Shall not be allowed in the front yard.
- iii. The highest point of a roof-mounted WECS shall not project more than five feet above the roof line, excluding the highest point of the blade arc.
- iv. Freestanding WECS shall be of **monopole unipole** design and shall not be located in any required setback.
- v. Freestanding WECS shall abide by the height and setback regulations of the specific zoning district and be located at least a distance equal to the height of the pole away from any structure or property line.

(2) Non-residential use:

- i. WECS may exceed the height limits of the zoning district, up to a maximum of eighty (80) feet, if located at least a distance from any residential district boundary line or residential dwelling equal to the height of the support structure. Height shall not include the highest point of the blade arc and

shall refer to the highest point of the pole structure.

- ii. The minimum lot size required for a WECS is one acre. Only one low impact WECS shall be allowed per platted lot.
- iii. The WECS shall not be located within any required setback area for the front, side, or rear yards.
- iv. The WECS freestanding blade arc spheres shall have a minimum thirty (30) foot clearance from any structure, tree or any other impediment.
- v. All associated wiring shall be buried underground by means of a conduit system, or if ground-mounted equipment is required, then a minimum eight (8) foot high masonry wall shall be constructed.
- vi. The WECS shall be constructed in a **monopole unipole** design of tubular steel and shall be self-supporting without the use of guy wires or other similar features. In addition, no exposed racks or antennas are allowed.
- vii. The WECS shall be a neutral or earth tone color. The proposed paint type shall be a dull or matte finish so as to reduce the possibility of any glare or reflection and to minimize the visual obtrusiveness of the WECS.
- viii. All commercial signs, flags, lights, and attachments shall be prohibited on the WECS, unless required for structural stability, or as required for flight visibility by the FAA.
- ix. The WECS shall be equipped with both a manual and an automatic braking device capable of stopping the WECS' operation in high winds.
- x. The WECS shall meet or exceed current standards and regulations of the Federal Aviation Administration (FAA) and any other agency of the state or federal government with the authority to regulate such systems.
- xi. The WECS shall not be grid-interconnected until and unless evidence has been provided to the City that the appropriate electric power provider has approved the customer's intent to install a grid-connected customer-owned WECS and that the customer's system meets the utility's approved specifications for interconnection.
- xii. The WECS shall be grounded and shielded to protect against natural lightning strikes and stray voltage, including the blades.
- xiii. The WECS shall be adequately designed structurally, electrically, and in all other respects to accommodate the safety and general well-being of the public.
- xiv. The WECS shall be maintained at all times according to the manufacturer's specifications.
- xv. The WECS shall be filtered, shielded, or otherwise designed and constructed so as not to cause electrical, radio frequency, television and other communication signal interference.
- xvi. The WECS shall be prohibited from including a tower climbing apparatus within twelve (12) feet of the ground.
- xvii. The WECS shall adhere to the performance standards of the zoning ordinance, in regards to maximum sound pressure levels. The noise levels measured at the property line of the property on which the conversion system has been installed shall not exceed sixty (60) decibels and in no event shall the conversion system create a nuisance.
- xviii. If the WECS is not in operation for a period of six (6) months, it shall be deemed abandoned and shall be removed at the owner's expense.
- xix. With the approval of a specific use permit, in any district, any one or more of the above development standards may be excused, subject to review and approval by the Director.

(c) **Communication Antenna Towers Regulations – Non-Residential Districts.**

- (1) Commercial towers may exceed the height limits of the zoning district, up to a maximum height of 150 feet, if located a distance from any residential district boundary line or residential dwelling at least equal to the height of the support structure.
- (2) Towers shall be of stealth, unipole design with no exterior antennas, wires, racks, or transmitters.
- (3) Tower sites shall be screened with a minimum eight (8) foot high solid masonry wall with a solid metal gate.
- (4) Commercial towers shall be designed structurally, electrically, and in all respects to accommodate both the applicant's antennas and additional co-located users and carriers.

- (5) Commercial towers shall be a muted and dull shade of grey or blue to match the sky, or if applicable, shall match the background color of the landscape and terrain.
- (6) Commercial towers shall be accessible by a twenty-four (24) foot wide concrete fire lane, subject to review and approval by the fire marshal.
- (7) There shall be a minimum of one (1) concrete parking space that is not located in a fire lane.
- (8) A commercial antenna may be attached to a utility structure or building (elevated water tank, electric transmission pole, etc.) regardless of the height of said structure, provided that the antenna does not extend more than ten (10) feet above the height of the host structure.
- (9) A commercial antenna may be placed wholly within any building permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building/structure if it is painted and/or disguised to integrate into the overall architectural design and is not readily visible/identifiable as an antenna from public roadways or neighboring residential properties.
- (10) All commercial signs, flags, lights and attachments shall be prohibited on any antenna or antenna support structure, unless required for communications operations, structural stability, or as required for flight visibility by the FCC and the FAA.
- (11) No communication tower, antenna, antenna support structure, microwave reflector/antenna, or associated foundations, support wires, or appurtenances shall be located within any required setback area for the front, side, rear yards, or required landscape buffers.
- (12) The Director may require a map of the vicinity showing current coverage and coverage after construction. Commercial communication towers require site plan approval, prior to or concurrent with the application for a building permit.
- (13) Collocation of antennas and antenna support structures shall be required. No new towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the City that no existing antenna support structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
 - i. No existing towers or structures are located within the geographic area, which meet the applicant's engineering requirements;
 - ii. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements;
 - iii. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or
 - iv. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
- (14) A lot containing a commercial communication tower shall be located at least 2,000 feet away from any lot containing another communication tower greater than fifty (50) feet in height, as measured in a straight line between the nearest points of one lot to the other lot.
- (15) **If one or more of the above standards are requested to be waived or amended, the request may be heard by the City Council as part of a SUP request.**

(d) **Donation Bin/Collection Site Regulations.**

- (1) A maximum of one donation bin may be located per lot or contiguous lots under common ownership or occupancy.
- (2) A donation bin shall not be located within the designated fire lane or hinder the movement of emergency public safety vehicles and/or equipment or within required parking spaces or within or immediately adjacent to designated handicap parking areas.
- (3) A collection site shall provide safe vehicular access, off-street parking, and accommodate the delivery of materials on an all-weather surface.
- (4) The scope of the activity of either a donation bin or collection site may not encumber required parking spaces of any business and shall be located in a non-residential zoning district.
- (5) Screening by a solid masonry wall or other compatible screening materials is required to screen any storage located outside the collection structure.

- (6) Restroom facilities for employees at manned collection sites shall be provided either on-site (e.g. with a portable toilet), or off-site if within 300 feet of the subject property and accompanied with a letter of permission from the property owner granting access.
 - (7) The name and contact information of the organization/manager who is responsible for the donation bin and/or collection site is required to be clearly placed, either affixed to the bin or with appropriate signage.
 - (8) Merchandise shall be neatly organized and not haphazardly piled.
- (e) **Home Occupation Regulations.** No City approval is required for home occupations. However, home occupations are subject to the following conditions and requirements:
- (1) No signage associated with the home occupation and visible from outside of the dwelling shall be allowed on the premises, except as may be authorized or permitted by other applicable ordinances of the City.
 - (2) No more than two (2) non-relatives may be employed on-site in addition to those residing in the home.
 - (3) Outdoor activities are not allowed, unless the activities are screened from neighboring properties and public rights-of-way and limited to the hours between 8:00 a.m. to 8:00 p.m.
 - (4) There shall be no exterior storage of materials, equipment, vehicles, and/or supplies used in conjunction with the home occupation.
 - (5) A home occupation shall not serve as an office or storage facility for a vehicle fleet operation in which fleet vehicles visit the site. A “fleet” is defined as three (3) or more business vehicles.
 - (6) The home occupation shall not produce offensive noises, vibrations, smoke, dust, odors, heat, or glare beyond the property lines.
 - (7) No major alterations to the property or exterior of the dwelling unit or accessory buildings shall be allowed that changes the residential character of the buildings. The home occupation use shall be clearly incidental and secondary to the residential use of the dwelling.
 - (8) No repair or servicing of vehicles, internal combustion engines, large equipment, or large appliances is allowed.
 - (9) No storing of hazardous materials for business purposes is allowed on the premises.
 - (10) Merchandise, commodities, goods, wares, materials, or products shall not be offered or displayed for sale on the premises, excluding fruits and vegetables grown on-premises. Sales incidental to a service shall be allowed; and orders previously made by telephone or at a sales party may be filled on the premises.
 - (11) No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood or create unreasonable parking or traffic congestion in the immediate neighborhood, and any need for parking shall be accommodated within the off-street parking provided for the residence (i.e. the driveway or garage) and along the street frontage of the lot.
- (f) **Hotel Regulations, Bed & Breakfast/Short-Term Rental.**
- (1) “Bed & Breakfast” is defined as a residential home, occupied by the owner or manager, where the owner or manager rents one or more bedrooms for remuneration and provides a breakfast meal to the guest.
 - (2) “Short-Term Rental” is defined as a residential home or unit that is occupied for a relatively brief period of time (i.e. less than 30 days duration) by paying guests, typically through a web-based service (e.g. Airbnb® or Vrbo®).
 - (3) Guest parking shall be provided on the residential lot and not on the street.
 - (4) The owner or manager shall be responsible for any noise or disruption of the neighborhood caused by the guests.
 - (5) The owner or manager shall register with the State to pay any applicable taxes and shall pay the hotel tax to the City of Celina, as required by law.
- (g) **Hotel Regulations, Full Service.**
- (1) A full service hotel is considered a top tier hotel in terms of amenities and service. It includes all of the amenities listed below and often exceeds these minimum standards and is generally rated three (3) stars or higher (on a 4-star industry basis).
 - (2) A full service hotel that meets all of the requirements listed below requires only administrative Site Plan approval if shown as a C, *Conditions Required* on the Schedule of Uses. Any failure to meet one or more of the listed conditions requires an application for a Specific Use Permit (SUP), which is subject to review

and approval by the Planning & Zoning Commission and the City Council.

- i. A minimum of 100 guest rooms and/or suites.
- ii. A minimum of 4,000 square feet of meeting room space.
- iii. A minimum of one (1) restaurant that provides three (3) meals per day with on-site preparation and service provided by wait staff, hostesses, etc. and seating for a minimum of thirty (30) customers.
- iv. Guest room access from an interior hallway.
- v. Swimming pool with a minimum of 800 square feet of pool surface area.
- vi. Attached port cochere adjacent to the hotel lobby or reception area.

(h) **Manufactured Home Replacement Regulations.**

- (1) The federal government allows a one-time replacement of a manufactured home under the circumstances listed below.
- (2) In the event that a HUD-Code manufactured home occupies a lot within the City, the owner of the HUD-Code manufactured home may remove the HUD-Code manufactured home from its location and place another HUD-Code manufactured home on the same property, provided that the replacement is a newer HUD-Code manufactured home, and is the same size or larger in living space as the prior HUD-Code manufactured home. Except in the case of a fire or natural disaster, the owner of the HUD-Code manufactured home is limited to a single replacement of the HUD-Code manufactured home on the same property.
- (3) Property owners who have a HUD-Code manufactured home which has been placed on a lot in violation of the terms of this ordinance shall not have the right to replace the illegal use. This subsection shall not be interpreted to legitimize an otherwise illegal use.
- (4) Except with regard to the above clause, the replacement provisions of this section shall not apply in the SF-M, Single Family Manufactured Home zoning district.

(i) **Pawn Shop Regulations.**

- (1) "Pawn shops" are hereby defined as a facility that lends money in exchange for personal property as security deposited with or pledged to it. This definition includes the sale of such securities after repossession and the sale of merchandise generally found in retail stores, as defined by State law.
- (2) A lot containing a pawn shop shall be located at least 1,000 feet from any lot containing another pawn shop, as measured in a straight line between the nearest points of one lot to the other lot.
- (3) A lot containing a pawn shop shall be located at least 200 feet from any lot zoned or used for residential purposes, as measured in a straight line between the nearest points of one lot to the other lot.
- (4) Pawn shops shall be situated only within a freestanding building and shall not be co-located in the same structure as other uses.
- (5) No lot containing a pawn shop shall be located in the Preston Road Overlay, the Dallas North Tollway Overlay, or the Collin County Outer Loop Overlay Districts.

(j) **Vending Kiosk Regulations.** The following conditions apply to a commercial vending kiosk greater than 120 square feet in size, prior to the issuance of a building permit.

- (1) A permanent structure with a permanent foundation is required.
- (2) The structure shall have a primarily brick/stone veneer that matches adjacent development.
- (3) No commercial kiosk of similar type shall be installed within two (2) miles of another such structure.
- (4) Site location should not provide a strong visual presence on a major thoroughfare, nor impede fire lanes or cause other traffic flow problems, subject to review and approval by Staff.
- (5) Lighting and signage shall be minimal, per existing regulations.
- (6) Concrete parking shall be available, and a bathroom agreement or other accommodation is required if manned.
- (7) Permits are required, as is property owner authorization, and installation shall abide by all applicable Building, Fire, Health, Subdivision, Engineering Design, and Zoning codes.
- (8) Structures shall be removed with a valid demolition permit by the property owner if inoperable or abandoned for more than six (6) months. Seasonal Sales are not allowed per this use.

Section 14.03.402 to 14.03.500.....Reserved.

ARTICLE III – USE REGULATIONS

PART FIVETEMPORARY LAND USES THAT REQUIRE CERTAIN CONDITIONS FOR APPROVAL.

14.03.501The following temporary land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, *Conditions Required*, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit.

(a) **Batch Plant Regulations, Temporary.**

- (1) A “temporary batch plant” is defined as a manufacturing facility for the on-site production of concrete or asphalt that operates only during the construction of a project, and to be removed in its entirety upon project completion. Following removal, the tract shall be returned to its previous condition.
- (2) Applicants for a permit to operate a temporary concrete or asphalt batching plant shall submit a letter from The Texas Commission on Environmental Quality (TCEQ) indicating that the proposed facility is meets the State requirements.
- (3) All stockpiles shall be sprinkled with water or dust suppressant chemicals, or both, as necessary to achieve maximum control of airborne dust emissions. The stockpile sprinkler system shall be operable at all times.
- (4) The facility shall be operated in a manner which mitigates the effect of dust, noise and odor (including covering trucks, hoppers and chutes, loading and unloading devices, mixing operation, and maintaining driveways and parking areas free of dust).
- (5) The facility shall produce concrete or asphalt for the specific subdivision or project site upon which it is located, and may not produce concrete or asphalt for any other unrelated subdivision or project.
- (6) Spilled cement and fly ash used in the batch shall be cleaned up immediately and contained or dampened to minimize dust emissions due to wind erosion and vehicle traffic.
- (7) All open-bodied vehicles transporting material from a dry batch plant to the paving mixer shall be loaded with a layer of sand on top, and the truck shall be covered with a tarp to minimize the emission of dust during transport.
- (8) Temporary batch plants (including associated stationary equipment and stockpiles) shall be located at least 500 feet from any recreational area, school, or residence. This distance limitation does not apply to structures within the boundaries of the project for which the facility is to pour concrete, provided that the facility is located onsite or contiguous to the project.
- (9) The applicant shall clear the site of all equipment, material and debris upon completion of the project, and return the area as close to its original state as reasonably possible.
- (10) The facility may operate only between the hours of 7:00 a.m. to 8:30 p.m. Monday through Friday; 8:00 a.m. to 8:30 p.m. on Saturdays; and 1:00 p.m. to 8:30 p.m. on Sundays.
- (11) The permit for temporary concrete and asphalt batch plants shall contain an expiration date not to exceed 180 days, and shall not be transferable to any other construction company or individual. Further, the permit shall be limited to a specific construction project and shall not be transferable to any other construction project. However, upon written notice that the construction project remains a working facility, the Director may, at his sole discretion, extend the permit for an additional time period in which to complete the project.
- (12) The following shall be grounds for the revocation of an issued permit:
 - i. The facility fails to comply with any of the requirements as listed in this section; or
 - ii. The facility violates any of the standards as listed on the standard exemption list adopted by the Texas Natural Resources Conservation Commission as amended from time to time; or
 - iii. The facility fails to comply with any of the requirements set forth in this section.

(b) **Construction Yard or Field Office Regulations, Temporary.**

- (1) A “field office” is defined as a temporary building or structure used in connection with a development or construction project.
- (2) A “construction yard” is associated with a field office and contains equipment and/or vehicles necessary for construction.
- (3) Electrical connections shall be supplied by overhead or underground access – no open wiring lying directly on the ground shall be allowed.
- (4) Four (4) parking spaces shall be provided.

- (5) The Director shall determine whether or not the proposed location is appropriate and setbacks have been observed.
- (6) The Director shall determine whether the requested timeframe is appropriate.
 - i. Temporary permits for "temporary buildings" shall be issued for a period of time not to exceed 18 months.
 - ii. Extensions may be granted only by the Director.

(c) **Model Home Regulations, Temporary.**

- (1) A "model home" is defined as the temporary use of a new residential home to display the construction, design, exterior and interior finishes, and provide a temporary sales office for the homebuilder and/or real estate agents to sell similar homes within the subdivision.
- (2) The temporary model home shall be located on an approved plat. The plat need not be filed, but shall be filed prior to the sale of the model home to the individual owner.

(d) **Open Storage Regulations, Temporary.**

- (1) Temporary outdoor storage and display of merchandise is not permitted to exceed ninety (90) day duration, unless specifically allowed by the underlying zoning district or by the approval by the Director.
- (2) Open storage shall not be located in any required front, side, or rear setback and shall not impede vehicle or pedestrian movement on the site.
- (3) Open storage shall not be located in any parking spaces, except "big box" stores (i.e. stores greater than 50,000 square feet in size) may display garden merchandise for sale within excess parking spaces on a temporary basis. Examples of appropriate merchandise for this type of parking lot display includes, but is not limited to, mulch or garden soil bags, bedding plants, saplings, and storage sheds. Approval of any parking lot open storage or display shall require a revised site plan showing the location of the open storage or display, indicating the number of parking spaces required to ensure that the storage is located in spaces in excess of those required, the type of merchandise to be displayed or stored, and the duration of the sale. The Director shall approve or disapprove any parking lot storage or display.

(e) **Open Storage Regulations, Temporary, Under Eave Display.**

- (1) "Temporary, under eave storage and display" is defined as seasonal merchandise that may be placed outside or near the main entrance of a store and that is on sale or featured as a seasonal product, such as pumpkins, cords of wood, lawn mowers, barbeque grills, bedding plants, etc.
- (2) This definition also includes the outdoor, under eave storage of shopping carts.
- (3) This definition may also be used for the temporary use of food purveyors, such as hot dog or lemonade stands used as part of a sales promotion.
- (4) Such merchandise may be displayed or sold for the normal duration of the season, so long as the display is limited to the under eave area.
- (5) Limited to ten (10) feet from the front façade of the building) so long as pedestrian and/or vehicular traffic patterns are not impeded.
- (6) A four (4) foot wide clearance shall be provided for a walkway within the display, if needed, and
- (7) A six (6) foot wide opening shall be provided on the sidewalk leading to the entrance of the building.

(f) **Portable On-Site Storage Container Regulations, Temporary.**

- (1) A "portable on-site storage container" is defined as a self-contained, movable storage structure that is delivered to the residential site by a commercial provider (such as PODS®) for a limited duration. These may be used to store household goods, furniture, and similar items during construction or in anticipation of moving said household goods to another location.
- (2) The portable on-site storage container permit (which includes the permit number and expiration date) shall be affixed on the portable on-demand storage container to be clearly visible from the street or alley the container faces.
- (3) Maximum of two (2) portable on-site storage containers per lot.
- (4) The portable on-site storage container shall not be located so as to impede natural movement along sidewalks or rights-of-way.
- (5) Portable on-site storage containers are allowed on the subject property for no longer than seven (7)

consecutive days from time of delivery to time of removal.

- (6) A portable on-site storage container may be used at various times on a given site for a period not to exceed twenty-one (21) days in any 365-day period.
- (7) Portable on-site storage containers shall not be used for retail sales, any habitable use, or any other principal use.
- (8) Portable on-site storage containers placed shall not exceed eight and one-half (8½) feet in height, ten (10) feet in width, and twenty (20) feet in length.

(g) **Seasonal Sales Regulations.**

- (1) "Seasonal Sales" are defined as those items that are typically sold during a specific time of year. The following four (4) seasonal sales categories may operate for the durations shown below:
 - i. *Holiday items.* Temporary display and sale of cut holiday trees with incidental sales of holiday decorations and firewood for a maximum sixty (60) days;
 - ii. *Fall items.* Temporary display and sale of pumpkins with the incidental sale of fall decorations for a maximum of sixty (60) days;
 - iii. *Winter items.* Temporary display and sale of firewood with the incidental sale of firewood accessories between October 1st and March 1st; or
 - iv. *Summer items.* Temporary display and sale of snow-cones or ice-cream products between May 1st and October 1st.
- (2) Other types of seasonal sales may be approved for temporary use by the Director.
- (3) A letter from the property owner, allowing the proposed use.
- (4) A tax certificate from the State showing that sales tax is being collected on site.
- (5) Only one (1) seasonal sales permit is allowed per applicant, per lot or per calendar year.
- (6) Temporary use of tents, portable buildings (maximum 200 square feet), or other existing non-conforming structures located on the subject property is allowed for temporary occupancy, but is required to meet setbacks and be reviewed and approved by the Fire Marshal prior to issuance of a seasonal sales permit.
- (7) One (1) sign is allowed and shall be reviewed and approved prior to issuance of a seasonal sales permit, per the Sign Ordinance regulations.
- (8) Any temporary fencing shall be reviewed for location and materials prior to issuance of a seasonal sales permit.
- (9) Restroom facilities for employees shall be provided either on-site (e.g. portable toilet), or off-site if within 300 feet of the subject property and accompanied with a letter of permission from the property owner.
- (10) The site shall provide safe vehicular access, off-street parking, and accommodation for the delivery of materials. Vehicular use areas shall be an all-weather surface, which can include a maintained gravel surface.
- (11) The scope of the activity cannot encumber required parking spaces of an adjacent business. However, seasonal sales shall utilize a paved parking area for display and sales.
- (12) Merchandise shall be neatly organized and not haphazardly piled. Firewood seasonal sales lasting more than sixty (60) days shall be orderly stacked and shall not be sold from a trailer, unless used for customer delivery purposes and parked to mitigate visibility.
- (13) Within ten (10) calendar days following the permit's expiration, the site shall be clear of all structures, fencing, signage, trailers, material, merchandise, and equipment associated with the seasonal sale operation.

Sections 14.03.502 to 14.03.600Reserved.

ARTICLE III – USE REGULATIONS

PART SIXNEW USES AND NONCONFORMING USES.

14.03.601.....New & Unlisted Uses. It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- (a) The Director shall consider any new or unlisted use and make an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount, and nature of noise, odor, fumes, dust, toxic material, and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
- (b) Appeals of the Director's decision may be made to the Planning & Zoning Commission. The Commission shall approve the Director's recommendation or may make its own determination concerning the classification of such use as is determined appropriate based upon the Commission's findings.

14.03.602.....Nonconforming Uses & Structures.

- (a) **Intent.** Within the districts established by this Chapter or amendments that may later be adopted, there exist lots, structures, and uses of land and structures which were lawful before this Chapter was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Chapter or future amendments.
 - (1) It is the intent of this Chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this Chapter to be incompatible with permitted uses in the districts in which they are located. It is further the intent of this Chapter that nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.
 - (2) A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Chapter by attachment on a building or premises of additional signs intended to be seen from the street or off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district.
 - (3) To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Chapter and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun in preparation for rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.
- (b) **Nonconforming Lots of Record.**
 - (1) In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Chapter. Such lot shall be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width standards, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of area, width, and yard requirements may be obtained only through action of the Board of Adjustment (see Section 14.01.202(f), *Authority to Grant Variances* for more information).
 - (2) If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Chapter, and if all or part of the lots do not meet the requirements for lot width and area as established by this Chapter, the lands involved shall be considered to be an undivided parcel for the purposes of this Chapter, and no portion of said parcel shall be used which does not meet lot width and are requirements established by this Chapter, nor shall any division

of the parcel be made which leaves remaining any with width or area below the requirements stated in this Chapter.

- (c) **Nonconforming Use of Land.** Where lawful use of land exists that is made no longer permissible under the terms of this Chapter, as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:
- (1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Chapter;
 - (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Chapter;
 - (3) If any such nonconforming use of land ceases for any reason for a period of more than thirty (30) days, any subsequent use of such land shall conform to the regulations specified by this Chapter for the district in which such land is located.
- (d) **Nonconforming Use of Structures.** If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Chapter that would not be allowed in the district under the terms of this Chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No existing structure devoted to a use not permitted by this Chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it located.
 - (2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment for this Chapter, but no such use shall be extended to occupy any land outside such building.
 - (3) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.
 - (4) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six (6) consecutive months or for eighteen (18) months during any three (3) year period, the structure thereafter shall not be used except in conformance with the regulations of the district in which it is located.
 - (5) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
 - (6) Where nonconforming use status applies to a conforming structure, such use shall be immediately terminated upon transfer to another ownership or lease.
- (e) **Changing Uses & Nonconforming Rights.**
- (1) Nonconforming use to conforming use. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not be changed back to any nonconforming use.
 - (2) Nonconforming use to another nonconforming use. A nonconforming use may not be changed to another nonconforming use.
 - (3) Conforming use in a nonconforming structure. Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by the process outlined in 14.03.602(f). *Expansion of Nonconforming Uses & Structures*, below.
- (f) **Expansion of Nonconforming Uses & Structures.** An expansion of a nonconforming use or structure is allowed in accordance with the following.
- (1) Nonconforming use expansion in existing building. A nonconforming use located within a building may be extended throughout the existing building, provided.
 - i. No structural alteration, except as provided in Section 14.03.602(f)(5) below, may be made on or in the building except those required by law to preserve such building in a structurally sound condition.
 - ii. The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing at the time said use became a nonconforming use.

- (2) Nonconforming use prohibited from expansion beyond existing building. Nonconforming use within a building shall not be extended to occupy any land outside the building.
 - (3) Off-street parking. Nonconforming use of land or building shall not be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the land became a nonconforming use, except to provide additional off-street parking spaces.
 - (4) Residential lot exemption. The minimum residential lot areas for the various zoning districts shall be in accordance with their respective districts except that a lot having less area than herein required which was an official "lot of record" prior to [date of adoption of ordinance], may be used for a single family dwelling.
 - (5) Expansion of nonconforming buildings with conforming uses. Buildings or structures which do not conform to the area regulations or development standards in this ordinance but where the uses are deemed conforming shall not increase the gross floor area greater than ten percent (10%) after the date when the building became nonconforming.
 - (6) Reuse of abandoned or vacant buildings by conforming uses allowed. Buildings or structures which have been vacant or abandoned for more than six (6) months and do not meet the current area regulations or development standards shall be allowed to be re-occupied only by a conforming use or uses.
- (g) **Restoration of Nonconforming Structures.**
- (1) Total destruction. If a nonconforming structure is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance.
 - (2) Partial destruction. In the case of partial destruction of a nonconforming structure not exceeding fifty-one percent (51%) of its total appraised value as determined by the applicable County Appraisal District, reconstruction will be permitted, but the existing square footage or function of the nonconforming structure cannot be expanded.
- (h) **Movement of Nonconforming Structures.**
- (1) Relocation of a nonconforming structure within a platted lot. Nonconforming structures may be relocated within the same platted lot.
 - (2) Compliance. Nonconforming structures shall comply with all setback and screening requirements.
- (i) **Repairs & Maintenance.** On any building devoted in whole or in part to an nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixture, wiring or plumbing, to an extent not exceeding ten percent of the current replacement value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this Chapter shall be not increased. Nothing in this Chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.
- (j) **Uses Under Exception Provision.** Any use for which a special exception is permitted as provided in this Chapter shall be defined as a "conforming use" in such district only for the single property granted such exception.

14.03.603 to 14.03.700.....Reserved.

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ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART ONEARCHITECTURAL DESIGN STANDARDS.

14.04.101.....Purpose. The purpose of establishing architectural standards is to set minimum standards for the appearance and quality of buildings and corresponding site elements that are recognized as enhancing property values and are in the interest of the general welfare of the City. **Given that the City of Celina is an area designated with historical, cultural, and architectural importance and significance, the following provisions apply.** These standards are not intended to prohibit architectural innovation, nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and interest. The development community is encouraged to seek out new and innovative construction techniques and materials to implement the standards contained herein that will result in a significant contribution to the visual character of the area and the City as a whole. Any new or innovative material shall be considered on a case-by-case basis by the Director and must be equal to or exceed the current standards in terms of quality and longevity.

14.04.102.....Applicability & Administration.

- (a) The regulations provided in this section shall apply to all new construction and all structures within all zoning districts, but shall only apply to single-family residential uses when indicated. Where the regulations of this section conflict with other sections or provisions of this chapter, the more specific regulations shall apply.
- (b) Single-family tracts with existing PDs (or comparable special zoning) which include specific architectural standards may continue to apply the standards as found in the governing PD. Non-residential tracts and uses within existing PDs (or comparable special zoning) shall be governed by the standards contained herein.
- (c) When an existing building, constructed prior to the adoption of this section, is proposed for an addition or expansion that will increase the square footage of the existing building by less than fifty percent (50%), either by a single expansion or by the cumulative effect of a series of expansions, similar or like exterior materials may be used on new façades that match the existing building and architectural theme to the extent possible.
- (d) Any addition that is fifty percent (50%) or greater of the originally approved floor area shall be subject to and shall comply with the regulations herein, potentially resulting in the reconstruction of the entire exterior veneer of an existing structure. At a minimum, the front façade must comply with the regulations stated herein.
- (e) Certain structures, such as temporary construction buildings or portable classroom buildings situated on public school or non-profit property, may be exempt from compliance.
- (f) The provisions of this section shall be administered by the Director of Development Services who shall have the authority to approve any façade plan that is deemed to satisfy the minimum requirements of this section, alternate façade plans deemed to meet the intent of the section, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustration of purpose contained herein.
- (g) All exterior façades shall be perpetually maintained and repaired in a safe, reasonably sound, and attractive manner by the owner in a manner that protects against the elements, is structurally safe, and corrects any visual deficiencies or other problems.
- (h) The City Council, **in compliance with all applicable regulations,** may grant a **Specific Use Permit (SUP)**, establish a planned development (PD) district **or any other special zoning district,** or enter into a development agreement or other economic incentive agreement, which may amend or revise the regulations herein for a certain project or area of the City.
- (i) Due to the unique service nature of government owned and occupied facilities, in addition to the development costs being a public burden, such facilities may meet the spirit and intent of the regulations contained herein to the extent possible, and are not expected to strictly comply.
- (j) **The City Council may, from time to time, amend, supplement, or change the boundaries of a district or the regulations herein established as provided by State Law or establish special zoning districts or overlay districts that may have substantially different exterior material requirements.**

14.04.103.....Submittal of Façade Design.

- (a) **Submittal information.** Sufficient information shall be submitted to evaluate the architectural standards criteria

outlined herein as part of the site plan submittal.

(b) Elevations. Applications that includes a site plan shall include the following:

- (1) Color renderings of all façades of each building.
- (2) Proposed exterior materials with a percentage breakdown of each material used, exclusive of windows and doors.
- (3) A calculation chart or graphic exhibit demonstrating compliance with the articulation standards.
- (4) A listing of the selected auxiliary design standards, described herein, to illustrate compliance.
- (5) If a landmark feature is required of the building, please note the feature proposed for credit.
- (6) The Director may require sample boards.

~~(c) Standard notes on all site plans.~~

~~(1) "Roof mounted mechanical equipment shall be sufficiently screened from view by parapet walls, and ground mounted equipment shall be screened by masonry wing walls that match the material of the primary building."~~

~~(2) "All light sources, including wall packs, shall be full cut-offs (i.e. recessed/shielded)."~~

(c) Streetscape elements. For any proposed streetscape elements (such as bike racks, trash receptacles, lampposts, tree grates, bollards, outdoor seating, etc.) or screening devices (masonry walls screening dumpsters, mechanical equipment, etc.), graphics shall also be submitted showing the material, color, height, and any other pertinent details of the elements proposed.

14.04.104.....Definitions.

Architectural concrete masonry units (CMU) includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed, burnished, or similar decorative finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of one inch when applied as a veneer; and shall include light weight and featherweight decorative masonry units.

Big Box shall mean a building, usually with a single tenant, which comprises more than 50,000 square feet.

Brick includes severe weather rated kiln-fired clay or slate material, can include concrete brick if it is to the same ASTM C216 or C652 standard and severe weather rated as typical fired clay brick; minimum thickness of one inch when applied as a veneer, and shall not include underfired clay, sand, or shale.

Director shall mean the Director of Development Services, or his designee.

EIFS means exterior insulation and finish systems.

Engineered wood shall mean a wood-based product that has been treated to be stronger and more weather/wear resistant than natural wood.

Facades:

Front façade shall mean the exterior walls of any enclosed space that are parallel or roughly parallel to the street.

Rear façade shall mean the exterior walls of any enclosed space that are parallel or roughly parallel to the rear property line.

Primary façade shall mean the exterior walls of any enclosed space that face directly on a public street of any size, back to a public street that is designated as a collector or larger, **along any storefront regardless of orientation, or may be so defined at the discretion of the Director.**

Secondary façade shall mean the exterior walls of any enclosed space that do not directly face a public street or back to a public street that is designated as a collector or larger (i.e. any wall other than a primary façade).

Masonry materials shall mean and include that form of construction defined below and composed of brick, stone, granite, marble, stucco (three-step hard coat), decorative concrete masonry unit, tilt wall concrete panels, sealed and painted concrete block, and exterior insulation finish systems (EIFS), and rock or other materials of equal characteristics laid up unit upon unit set and bonded to one another in mortar.

Non-residential building shall mean those buildings utilized for use other than single-family, duplex, and townhome dwelling, to specifically include commercial, retail, medical, office, and multi-family structures and associated accessory structures.

Residential buildings shall mean those buildings utilized for a single-family, duplex, and townhome dwellings.

Stone includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of one inch when applied as a veneer.

Shake shingles mean a non-combustible, fire-rated product that is used as a decorative element on residences.

Stucco means the 3-step stucco process that is applied in three separate layers: 3/8-inch thick scratch coat, 3/8-inch thick brown coat, and approximate 1/8-inch thick finish coat. The approximately 7/8-inch three-coat system is applied over an approved weather-resistive barrier and metal lath either by hand using a trowel or by machine application. **Any stucco product that does not meet the stated requirements is not allowed.**

14.04.105.....Exterior Materials by Category.

- (a) Category A materials are defined as the superior masonry products from which the City prefers buildings to be predominantly constructed. Unless otherwise provided for in this Chapter, acceptable Category A masonry finishing materials are kiln-fired brick, natural stone, and manufactured stone.
- (b) Category B materials are the secondary products that the City recognizes as materials acceptable for use, **products that should not be the predominant material for a building and are considered as somewhat less desirable than those materials listed in Category A.** Unless otherwise provided for in this Chapter, acceptable Category B masonry finishing materials include three-step stucco, architectural concrete block with integrated color (i.e. split-face CMU), concrete tilt wall (colored or stamped), treated engineered wood, and cementitious fiberboard with integrated color (in the form of lap siding or board & batten).
- (c) Category C materials are accent products acceptable in limited application for architectural accents and for walls on upper stories of multi-story buildings. Unless otherwise provided for in this Chapter, acceptable Category C materials include metal, tile, glass block, exterior insulation and finish systems (EIFS), and natural wood products.
- (d) Prohibited exterior surface materials include cinder block, vinyl, plastic, and aggregate pea-gravel finished surfaces.

14.04.106.....Exterior Colors

- (a) Building Color.
 - (1) The dominant color of all buildings shall be muted shades of color that are subtle, neutral, or earth tone. Black and stark white shall not be used except as accent colors or as found within brick and stone. The color of secondary facades shall match or compliment the primary facade.
 - (2) There are no restrictions on accent colors that comprise less than one percent (1%) of the building face, except that no high intensity colors, neon colors, or fluorescent colors shall be used.
 - (3) Bright, reflective, pure tone primary or secondary colors are permissible only in limited application as accent colors on canopies and awnings, or other such features. Proportions should be consistent with trim or accentuation only. Such building trim and accent areas shall not exceed five percent (5%) of any single exterior wall area. Specifically excluded are door and window frames, moldings, cornices, and other such features. This provision shall not be construed as a license to employ corporate imaging or branding on the primary building facade.
 - (4) The use of tube lighting, string lights, or other similar materials shall not be installed on non-residential buildings, as described in **Section 14.04.502(d)(9), Light Sources.**
 - (5) No more than one (1) color shall be used for visible roof surfaces; however, if more than one type of roofing material is used, the materials shall be varying hues of the same color or complimentary in nature. Awnings and canopies may incorporate brighter color and branding; however, the primary roof shall not be a bold color.
- (b) Repairs & Alterations. All repair and alterations of exterior façades, including re-painting or rebranding, of non-residential buildings are required to obtain a permit from the City and comply with all applicable color regulations

contained herein.

14.04.107.....**Architectural Design Standards for Residential Structures.**

(a) ~~*Intent.*~~ The intent of this subsection is to create residential neighborhoods that reflect the character of Celina, preserve and enhance property values, and contribute to the tax base of the City. It is not the intent of this section to discourage innovation. The use of exceptional design features, such as alternate exterior materials or design features, or other unique and outstanding architectural ornamentation worthy of merit that make a positive contribution to the surrounding visual environment is encouraged. If the alternate design does not meet the letter of the ordinance, but is determined to meet the intent of the ordinance, the Director shall have the discretion to allow the alternate design.

(a) ***Mandatory Design Standards for Residential Development.*** All new residences within the City of Celina shall conform to the following design standards:

- (1) **Category A Materials for Single-Family Detached, Duplex, and Single-Family Attached Development.** All exterior facades on Residential structures shall be constructed of a minimum of eighty-five percent (85%) masonry, defined for single-family structures as brick, stone, or manufactured stone.
- (2) **Category B Materials for Single-Family Detached, Duplex, and Single-Family Attached Development.** The remainder of each façade may include one or more of the following: three-step stucco, treated engineered wood, and shake shingles. Any of these materials may be used singly or in combination, not to exceed a total of fifteen percent (15%) of any residential façade. Other materials of equal or similar characteristics may be allowed at the discretion of the Director. On lots greater than one-half (½) acre in size, cedar or redwood planking may be allowed at the discretion of the Director.
- (3) **Category C Materials for Single-Family Detached, Duplex, and Single-Family Attached Development.** Cementitious fiberboard or natural wood may also be used for architectural features, including window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural accent features, as approved by the Director.
- (4) **Minimum Masonry on Front Façade.** Notwithstanding the above overall percentages required for Single-Family Detached and Single-Family Attached Development, the front façade shall be a minimum of eighty percent (80%) masonry.

ARTICLE IV, TABLE 1		
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR SINGLE-FAMILY, BOTH ATTACHED & DETACHED		
Facades	Percentage Breakdown	Definition
All facades when considered together	Minimum 85% Category A Maximum 15% Category B	All walls, when counted together, whether visible from the street or not, shall add up to the 85/15 rule.
	Category C	May only used for minor architectural features (see 3, above)
Front Façade	Minimum 80% Category A	
Decorative Features ¹	Up to 5%	

Note 1. Treated engineered wood or EIFS may be used for trim or soffit construction – the percentage of treated engineered wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as shown above.

- (5) **Placement of exterior materials.** Notwithstanding the minimum and maximum percentages of building materials allowed on residential homes (shown above), any break from one material to another shall follow the natural lines and design features of the architectural plan. A change from one material to another cannot be arbitrarily assigned without consideration of the specific façade for which it is designed. The Director of Development Services shall have final approval of any residential elevation submitted for construction.
- (6) **Alternate stucco architecture.** If a home is designed with a specific architectural style that warrants the use of stucco as the primary exterior material, including but not limited to Mediterranean, Spanish, Southwest, or Modern, then the use of stucco as the primary or exclusive material may be approved by the Director in lieu of other exterior material standards. All elements of the architectural style must be incorporated,

including but not limited to clay roof tiles, typical of the style. Residences with primarily stucco finishes shall be accented with heavy wood beams, stonework, or other features to enhance the style. Elevations with no discernable style that simply disregard the required masonry requirement will not be considered. Only three-step stucco (or its equivalent) is allowed.

- (7) Elevation repetition. Any house elevation shall not be repeated on the lot most directly across the street, nor shall it be repeated on two (2) lots in either direction on the same side of the street. A wide variety of elevations is desired as it strengthens the character of the subdivision and reduces monotony of design. ~~Houses that have a primarily stucco exterior shall be limited to one (1) per block face.~~ When stucco homes are the predominant exterior material used on a particular street, variations of color and design are required to minimize visual monotony.
- (8) Elevation masonry mix & pattern. Front elevations shall use more than one type of masonry product in a variety of patterns to vary the architectural appeal of the streetscape. Regardless of the minimum Category A masonry requirements, every front façade shall be a mixture of materials and colors.
- (9) Front facades & front-facing garage placement – one-story homes. The face of garage doors shall not extend beyond the front façade of any residential structure unless one or both of the following conditions apply; and in that case, the face of the garage door may extend up to a maximum of eight (8) feet beyond the front façade:
 - i. A front porch extending a minimum of fifty percent (50%) of the front façade is provided; or
 - ii. A bay window is provided on the longest wall face of the front façade.
- (10) Front facades & front-facing garage placement – two story homes. The face of garage doors may extend beyond the front façade of any residential structure up to a maximum of eight (8) feet beyond the front façade. Any additional garages to be provided must be placed with side (J-swing) or rear access.
- (11) Front facades & J-swing garage placement. When the doors of garages are designed to be perpendicular to the street access (i.e. J-swing garages), the garage may extend into the front setback of the residential structure, as per the Director.
- (12) Front entry doors. Front entry doors shall consist of a hardwood, treated engineered wood, or other highly durable products, including products that have a wood appearance and are approved by the Director.
- (13) Garage doors. Front entry doors shall consist of lightweight but durable materials, such as painted metal, and include materials that have a wood appearance and are approved by the Director. Garage doors windows are permitted.
- (14) Roof pitch. Minimum roof pitch of residential structures is 6:12.
- (15) Roof materials. All roof materials shall meet the minimum standards as listed in the adopted International Building Code, which includes the use of solid solar shingles and panels.
- (16) Screening of utility units. HVAC units shall be screened from view from streets with shrubs or a stained wood fence.
- (17) Mailboxes on individual lots. The subdivision will determine whether individual mailboxes shall be brick or stone to match the residence or decorative metal containers on posts. Where practical, the mailboxes should be paired for ease of delivery.
- (18) Mailboxes that are clustered. When mailboxes are clustered in single-family or two-family residential districts, the exterior of the clustered mailboxes shall be decorative metal on a matching support poles and shall be maintained by the Homeowners Association (HOA).
- (19) Driveways. All driveways shall be concrete and have a minimum width of ten (10) feet and may match the width at the garage door at the property line.

(b) Architectural Features. All residential structures must include at least four (4) of the following design features on the front façade or visible from the front or side street:

- (1) Garage doors not facing the street (J-swing garage style);
- (2) Carriage style garage doors with decorative hardware;
- (3) Decorative brick patterning;
- (4) Architectural pillars or posts;
- (5) Bay window facing street;

- (6) Brick or stone chimney on exterior wall;
- (7) Stone accents;
- (8) Covered front porches (minimum of sixty (60) square feet covered by main roof or an architectural extension);
- (9) Cupulas or turrets;
- (10) Dormers or gables;
- (11) Roof accent upgrades (e.g. metal, tile, slate, solar tiles);
- (12) Recessed entries a minimum of three (3) feet deeper than main front façade;
- (13) Greater than 8:12 primary roof pitch, or variable roof pitches;
- (14) Transom windows;
- (15) Shutters;
- (16) Masonry arches;
- (17) Mixed masonry patterns;
- (18) Coach lights at entrances;
- (19) Decorative attic or gable feature, minimum two (2) square feet in size (e.g. vent, window, brick detail);
- (20) Decorative driveway paving (e.g. salt finish, exposed aggregate, or other treatments approved by the City Building Official).

14.04.108.....**Architectural Design Standards for Multi-Family Structures.**

(a) ~~Intent.~~ The intent of this subsection is to create multi-family buildings that reflect the character of Celina. It is not the intent of this section to discourage innovation. The use of exceptional design features, such as tower elements, exposed beams, or other unique and outstanding architectural ornamentation worthy of merit that make a positive contribution to the surrounding visual environment is encouraged and will be considered on a case-by-case basis. The size, disposition and design of buildings play an important role in achieving that goal. The following goals apply to multi-family and townhome development:

- (1) Multi-family buildings shall be constructed in a manner that contributes to the attractiveness of the City.
- (2) Buildings shall be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long period of time, especially when adjacent to public and pedestrian areas.

(a) Exterior Materials for Multi-Family Construction.

ARTICLE IV, TABLE 2A EXTERIOR MATERIALS FOR MULTI-FAMILY	
<i>Categories</i>	<i>Materials</i>
A	Brick, Stone, or Manufactured Stone
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Treated Engineered Wood ¹
C	Metal, Natural Wood, Tile, Glass, EIFS
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall ²

ARTICLE IV, TABLE 2B REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR MULTI-FAMILY		
<i>Facades</i>	<i>Percentage Breakdown</i>	<i>Definition</i>
Primary	80% Category A 20% Category B* 0% Category C*	Exterior walls of buildings which face a street or parking area
Secondary	50% Category A 50% Category B* 0% Category C*	Exterior walls of buildings which are NOT clearly visible from a public street, such as an interior courtyard

Note 1. Treated engineered wood or EIFS may be used for trim or soffit construction – the percentage of treated engineered wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as stated above.

Note 2. Tilt wall is prohibited as an exterior material for multi-family structures.

(b) Design Standards for Multi-Family Construction.

- (1) Primary facades. Exterior facades that face a public street, parking lot, or fire lane shall be constructed of eighty percent (80%) masonry Category A products.
- (2) Secondary facades. Facades that do not face a public street or parking lot (such as an interior courtyard) shall be constructed of a minimum of fifty percent (50%) masonry Category A products with the remainder being one or more Category B materials.
- (3) Two masonry materials required. At least two (2) masonry materials shall be used on all exterior facades.
- (4) Uniform architectural style. All buildings within a common development, as shown on a development plan, conceptual plan, or site plan, shall have similar architectural styles, materials, colors and detailing; however, sufficient variations should be incorporated to discourage exact duplicate buildings.
- (5) Facades adjacent to streets. Facades shall generally be built parallel to the street frontage.
- (6) Facades adjacent to single-family. Facades shall generally be built perpendicular when adjacent to single-family districts unless set back a minimum of 100 feet from single-family property lines.
- (7) Accessory building materials. Amenity centers, covered garages, and other accessory buildings shall meet the exterior material requirements of the primary facades. Carports shall meet the exterior material requirements of the primary facades with the exception of the support poles, which may be constructed of painted metal.
- (8) Amenities & hardscape. All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, and tree grates shall be metal, rust and flake/chip resistant, and generally be black in color. Bollards may be concrete or cast metal and shall be of decorative design.
- (9) Roof design. Roofs shall be peaked with either hip, gable or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street.
- (10) Roof materials. Any accessory structure (such as a garage, carport, or amenity center) within a multi-family development shall have a decorative metal roof or a parapet wall to shield roof-mounted equipment.
- ~~(11) Canopies & roof extensions. Decorative canopies or roof extensions within a multi-family development shall be constructed of metal. Shingles on these canopies or roof extensions are not permitted.~~

(c) Additional Architectural Features Standards. All multi-family primary buildings shall be designed to incorporate no less than four (4) of the architectural elements features from the list below.

- (1) Canopies, awnings, porticos with colonnade or arcades.
- (2) Raised pilaster cornices (end columns at corners), or quoined corners (any of various bricks of standard shape for forming corners of brick walls or a wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).
- (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
- (4) Accented windows and doors framed with smooth cobblestone, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
- (5) Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site's layout that creates a sense of place for informal and experiential gathering.
- (6) Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or rhythm patterned brickwork.
- (7) Other similar architectural features, as approved by the Director.

(d) Architectural Screening Requirements for Screening.

- ~~(1) All multi-family uses shall provide a minimum eight (8) foot tall masonry screening wall between the subject property and any single-family or duplex residential use.~~
- ~~(2) The masonry shall match or blend with the masonry used on the main structure.~~
- ~~(3) In specific cases, alternate screening may be allowed by the Planning & Zoning Commission when deemed appropriate. An alternate screening may be one of the following, or its equivalent:~~

- i. A decorative iron or wrought iron screening wall with masonry columns to be spaced no greater than thirty (30) feet on center, along with medium-sized evergreen plants that will grow to a minimum height of six (6) feet within two (2) years of planting; or
 - ii. An earthen berm, minimum three (3) feet in height over the surrounding landscaped area, along with evergreen shrubs or native grasses, that together with the earthen berm, will create a minimum visual separation of six (6) feet within two (2) years of planting; or
 - iii. A cedar board-on-board wood fence with decorative cap, along with plantings of canopy trees, evergreen trees, ornamental trees, native grasses, and shrubs that are provided in substantially greater number and in a planned, designed manner as to create a visual screen that clearly exceeds the visual impact of any of the other required screening materials.
- (4) The screening wall (or alternate screening) shall be constructed/planted in a minimum forty (40) foot landscape buffer adjacent to all arterial streets (six lanes divided) and limited access roadway service roads, as shown on the Thoroughfare Plan.
 - (5) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all four lane divided streets, as shown on the Thoroughfare Plan.
 - (6) The screening wall (or alternate screening) shall be constructed/planted in a minimum twenty (20) foot landscape buffer adjacent to all other streets.
 - (7) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all residential zoning districts.
 - (8) The screening wall (or alternate screening) shall be constructed/planted in a minimum ten (10) foot landscape buffer adjacent to all other multi-family zoning districts.

14.04.109.....General Design Standards for Non-Residential Commercial Structures (includes office, retail, commercial, mixed use, etc. but not industrial uses)

- (a) Intent. The following apply to non-residential developments, including institutional buildings:
 - (1) The intent of this subsection is to create commercial buildings that reflect the character of Celina. The size, disposition and design of buildings play an important role in achieving that goal.
 - (2) Buildings should be constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses.
 - (3) Buildings should directly contribute to the attractiveness, safety and function of the street and public areas.
 - (4) Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long period of time, especially when adjacent to public and pedestrian areas.
 - (5) It is not the intent of this section to discourage innovation. The use of exceptional design features, such as tower elements, exposed beams, or other unique and outstanding architectural ornamentation worthy of merit that make a positive contribution to the surrounding visual environment is encouraged.
- (a) Other Architectural Exterior Standards Elements Required for All Commercial for Non-Residential Structures.
 - (1) Two masonry materials required. At least two (2) masonry materials shall be used on all exterior facades. See Tables 3A, 3B, 3C, 4A, and 4B for masonry requirements.
 - (2) Windows. Windows and glazing shall be limited to a minimum of ten percent (10%) and maximum of seventy percent (70%) of each building elevation facing a street, major access drive, or side yard greater than ten (10) feet. Faux windows (i.e. non-transparent architectural features meant to appear as a window opening) are allowed along secondary facades, and big boxes may utilize other rhythmic material options to achieve the window appearance.
 - (3) Roof designs & materials. For buildings with a visible hip, gable, or mansard roof, allowed materials include metal (standing seam), slate or tile (clay or cement, barrel, or Roman-shaped).
 - (4) Prohibited materials. Prohibited exterior surface materials include cinder block, vinyl, plastic, and aggregate pea-gravel finished surfaces.
 - (5) Murals. Murals, if used, cannot display or connote a commercial message without abiding by the Sign regulations, as found within the Code of Ordinances.

- (6) Roof design. Roofs shall be peaked with either hip, gable, or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront.

(b) Landmark Buildings.

- (1) Buildings that are located at the end of a terminating street or major access lane or at the intersection of streets and/or major access lane shall be considered a landmark building.
- (2) Such buildings shall be designed with landmark features that take advantage of that location, such as an accentuated entry and a unique building articulation that is offset from the front wall planes and extends above the main building eave or parapet line.
- (3) Landmark features shall be in proportion to the building, subject to review and approval by the Director.

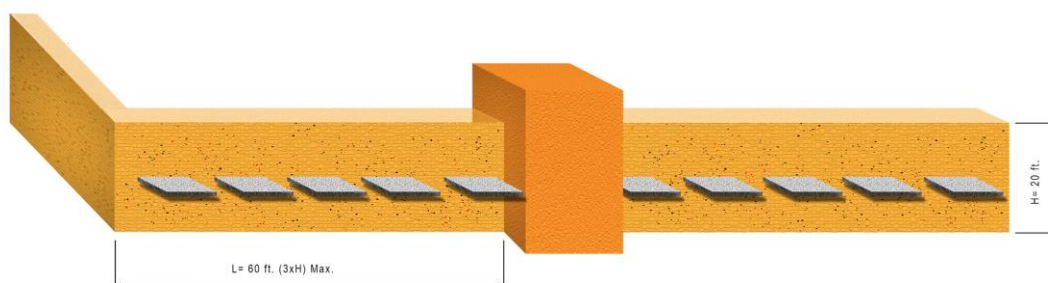
(c) Additional Design standards Architectural Features for Non-Residential Structures. All non-residential structures shall be designed to incorporate no less than four (4) of the architectural elements features from the list below. Buildings over 50,000 square feet must include a minimum of five (5) of the referenced architectural features.

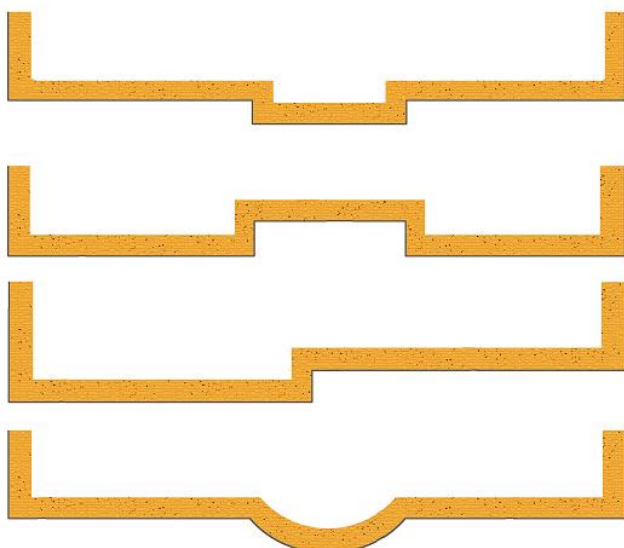
- (1) Canopies, awnings, porticos with colonnade or arcades.
- (2) Raised pilaster cornices (end columns at corners), or quoined corners (any of various bricks of standard shape for forming corners of brick walls or a wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).
- (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
- (4) Accented windows and doors framed with smooth cobble, cast stone, limestone or other decorative masonry headers and sills, or dormer windows.
- (5) Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site's layout that creates a sense of place for informal and experiential gathering.
- (6) Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontal and rhythm patterned brickwork.
- (7) Other similar architectural features, as approved by the Director.

(d) Building Articulation Standards for Non-Residential Structures Buildings. Required for All Commercial Development.

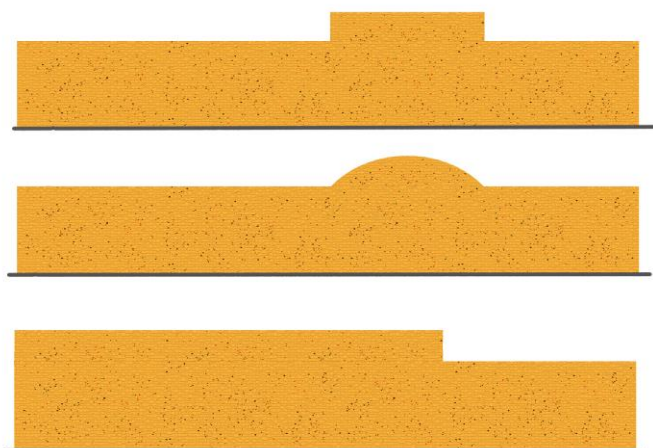
Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:

- (1) Horizontal articulation. No building wall shall extend for a distance equal to three times the wall's height without providing an offset equal to fifteen percent (15%) of the wall's height, and that new plane shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of the first plane.
- (2) Vertical articulation. No wall length shall extend for a distance greater than three times the height of the wall without changing height by a minimum of fifteen percent (15%) of the wall's height, and that new plane shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of the first plane. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.





Examples of horizontal articulation



Examples of vertical articulation

(c) Architectural ~~Screening~~ Requirements for Screening:

- (1) All multi-family ~~non-residential~~ uses shall provide a minimum eight (8) foot tall masonry screening wall between the subject property and any single family or duplex ~~attached or detached~~ residential use.
- (2) The masonry shall match or blend with the masonry used on the main structure.
- (3) In specific cases, alternate screening may be allowed by the Planning & Zoning Commission when deemed appropriate. An alternate screening may be one of the following, or its equivalent:
 - i. A decorative iron or wrought iron screening wall with masonry columns to be spaced no greater than thirty (30) feet on center, along with evergreen shrubs that will grow to a minimum height of six (6) feet within two (2) years of planting; or
 - ii. An earthen berm, minimum three (3) feet in height over the surrounding landscaped area, along with evergreen shrubs or native grasses, that together with the earthen berm, will create a minimum visual separation of six (6) feet within two (2) years of planting; or
 - iii. A cedar board-on-board wood fence with decorative cap, along with plantings of canopy trees, evergreen trees, ornamental trees, native grasses, and shrubs that are provided in substantially greater number and in a planned, designed manner as to create a visual screen that clearly exceeds the visual impact of any of the other required screening materials.
- (4) The screening wall (or alternate screening) shall be constructed/planted in a minimum forty (40) foot landscape buffer adjacent to all arterial streets (six lanes divided) and limited access roadway service roads,

as shown on the Thoroughfare Plan.

- (5) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all four lane divided streets, as shown on the Thoroughfare Plan.
- (6) The screening wall (or alternate screening) shall be constructed/planted in a minimum twenty (20) foot landscape buffer adjacent to all other streets.
- (7) The screening wall (or alternate screening) shall be constructed/planted in a minimum thirty (30) foot landscape buffer adjacent to all residential zoning districts.
- (8) The screening wall (or alternate screening) shall be constructed/planted in a minimum ten (10) foot landscape buffer adjacent to all similar zoning districts.

14.04.110.....Specific Design Standards for Non-Residential Structures Commercial Buildings up to Three (3) Stories Related to Height of Buildings.

(a) Specific Design Standards for Non-Residential Structures Buildings up to Three (3) Stories in Height.

- (1) Walls, excluding windows, doors and other openings, shall be constructed of a minimum seventy percent (70%) Category A materials and a maximum of thirty percent (30%) Category B materials. However, accent materials from Category C may be allowed in limited application for architectural accents or features.
- (2) A “big box” store or shopping center may use split-face CMU (architectural block) for up to twenty percent (20%) of the primary facade, in addition to the thirty percent (30%) of other Category B materials for a total of fifty percent (50%) Category B materials.
- (3) All exterior walls of buildings less than 15,000 square feet are considered primary facades, regardless of orientation.
- (4) A “primary façade” shall be as described in the definitions or as otherwise determined by the Director.

ARTICLE IV, TABLE 3A EXTERIOR MATERIALS FOR NON-RESIDENTIAL BUILDINGS		
Categories	Materials	
A	Brick, Stone, or Manufactured Stone	
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Quick Brick, Tilt Wall, Treated Engineered Wood	
C	Metal, Natural Wood, Tile, Glass, EIFS	
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic	
ARTICLE IV, TABLE 3B REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR NON-RESIDENTIAL BUILDINGS THREE (3) OR FEWER STORIES		
Facades	Minimum Percentage	Definition
Primary	Minimum 20% stone Remainder Category A for a total of 70% Category A Maximum 30% Category B	Exterior walls of buildings which are clearly visible from a public street or along an active storefront, or as determined by the Director
Secondary	Minimum 30% Category A Remainder Category B	Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront
ARTICLE VI, TABLE 3C FACADES (BIG BOX)		
Primary	Minimum 50% Category A Remainder Split Faced CMU and other Category B	Exterior walls of buildings which are clearly visible from a public street or along an active storefront
Secondary	Minimum 20% Category A Remainder Category B	Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront

- (5) Façades shall generally be built parallel to the street frontage, except at street intersections, where a façade

- containing a primary building entrance should be curved or angled toward an intersection.
- (6) All buildings within a common development, as shown on a development plan, concept plan, or site plan, shall have similar architectural styles, materials, colors, and detailing.
 - (7) All structures shall be architecturally finished on all sides that can be seen from a public right-of-way with similar styles, materials, colors, and detail.
 - (8) At least two masonry materials shall be used on all exterior façades. Except for stone, no single material shall exceed seventy percent (70%) of any given facade.
 - (9) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle, and top, separated by horizontal elements, as illustrated below.



Examples of Tri-Partite Construction

- (10) For buildings with a visible hip, gable, or mansard roof, allowed materials include metal (standing seam), slate, or tile (clay or cement, barrel, or Roman-shaped).
- (11) Roofs shall be peaked with either hip, gable, or mansard design with a minimum 1:4 pitch, or a parapet wall or false mansard design (minimum 1:2 pitch) is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street. At all times roof-mounted mechanical equipment shall be screened from view.
- (12) Windows and glazing shall be limited to a minimum of ten percent (10%) and maximum of seventy percent (70%) of each building elevation. Faux windows or elements that create a comparable visual, such as decorative brickwork, insets of varying materials/colors, or other similar features are allowed, subject to discretionary review and approval by the Director. All windows should be recessed a minimum four (4) inches from exterior wall finish and have a maximum exterior visible reflectivity of ten percent (10%).
- (13) Columns shall be encased in Category A masonry material used elsewhere on the primary building.
- (14) All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, benches, bollards, patio furniture, and tree grates, shall be metal, rust and flake/chip resistant, and generally be black in color. Minor deviations in color and design that maintain the spirit and intent of the section are allowed with Director approval. Bollards can be concrete or cast metal and shall be of decorative design with no bold colors or sleeves.

(b) Specific Design Standards for Commercial Buildings Structures Four (4) Stories in Height or Taller.

- (1) Façades shall generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance should be curved or angled toward the intersection.
- (2) All buildings within a common development, as shown on a development plan, concept plan, or site plan, shall have similar architectural styles, materials, colors, and detailing.
- (3) All structures shall be architecturally finished on all sides that can be seen from a public right-of-way with similar styles, materials, colors, and detailing.
- (4) Masonry requirement. Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including, but not necessarily limited to, slate, flagstone, granite, limestone, glass, and marble. See Table 4, below.

ARTICLE IV, TABLE 4A	
EXTERIOR MATERIALS CATEGORIES FOR HIGH RISE BUILDINGS (4 OR MORE STORIES)	
Categories	Materials
A	Brick, Stone, Manufactured Stone, Glass Wall System
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Treated Engineered Wood, Tilt Wall Construction
C	Metal, Natural Wood, Tile, Glass Blocks, EIFS
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic
ARTICLE IV, TABLE 4B	
MINIMUM EXTERIOR PERCENTAGES FOR HIGH RISE BUILDINGS (4 OR MORE STORIES)	
Floors 1-3	Minimum 75% 70% Category A Maximum 15% 20% Category B Remainder Category C
Floors 4-6	Minimum 50% 20% Category A Minimum 50% 70% Category B Remainder Category C
Floors 7 and above	0% Category A required (but may be used) Maximum 100% Category B or C

~~i. Tilt wall construction may be allowed for industrial uses. Synthetic stucco, such as exterior finish and insulation system (EIFS), may be utilized as an architectural accent material, not to exceed ten percent (10%) of the exterior surface of any building façade and not used on the first floor of any structure. Textured paint/EIFS skim coat on masonry construction will be excluded in the EIFS maximum percentages.~~

- i. Metal or wood (other than treated engineered wood) exterior construction is allowed only as an accent material to enhance the overall architectural design.
- ii. The Director may approve deviations from a strict interpretation of the exterior standards to accommodate specific "signature design aesthetic."
- iii. No single building material shall be used for more than eighty-five percent (85%) of any façade unless approved by writing by the Director.
- iv. Windows shall not be glazed or reglazed with mirrored or reflective glass.

~~(5) If an architectural design differs from the requirements for masonry listed above, the City Council may consider reducing or waiving the masonry requirement if the elevations proposed are considered to be equal to or better than the required masonry in quality.~~

- (5) All commercial buildings shall be architecturally finished with similar exterior materials on all four sides with a higher level of finish and articulation on the primary facade (at the primary entrance or front door).
- (6) The entrance or entrances on all buildings shall be articulated and defined with strong architectural features.
- (7) Ground floor facades facing major thoroughfares and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the facade.
- (8) Any loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described above is not required on the façade of buildings containing a loading dock and/or service area, provided that such area is located in such a manner as to not be readily visible from any major thoroughfare or any intersecting roadway.

14.04.111.....**Specific Design Architectural Standards for Industrial Structures.**

(a) **Design Standards for Industrial Structures.** The following **design standards** apply to structures constructed in an industrial zoning district and proposing an industrial and/or manufacturing use, per the use chart of the zoning ordinance:

- (1) The main entry or office area of the building shall be articulated both horizontally and vertically by at least five (5) feet or ten percent (10%) of the adjacent wall height, whichever is greater. Building corners shall

also be articulated, as approved by the Director.

- (2) Primary exterior facades, which are clearly visible from a public street, shall be constructed with a minimum ten percent (10%) Category A materials and up to ninety percent (90%) Category B materials, exclusive of windows and doors. Category C materials may be used for accents. The Category A materials noted above shall be applied to corners, entries, and other areas in order to mitigate monotony and increase the aesthetic value. A minimum of two (2) different materials shall be used.
- (3) Secondary exterior facades NOT facing a public street may be constructed with up to 100% Category B materials.
- (4) A uniform color scheme is required. Colors shall be neutrals, creams, pastels, or deep, rich, non-reflective, natural or earth-tone colors.

ARTICLE IV, TABLE 5A EXTERIOR MATERIALS FOR INDUSTRIAL BUILDINGS		
Categories	Materials	
A	Brick, Stone, or Manufactured Stone	
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Quick Brick, Tilt Wall, Treated Engineered Wood	
C	Metal, Natural Wood, Tile, Glass, EIFS	
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic	
ARTICLE IV, TABLE 5B REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR INDUSTRIAL BUILDINGS		
Facades	Minimum Percentage	Definition
Primary	Minimum 10% Category A Remainder Category B Category C may be used as accents up to 5%	Exterior walls of buildings which are clearly visible from a public street
Secondary	Up to 100% Category B	Exterior walls NOT clearly visible from a public street or along an active storefront

- (b) Architectural Features for Industrial Structures. All industrial buildings shall incorporate two (2) of the additional architectural features standards listed below:

- (1) Canopies (not drive-through canopies), awnings, valances or porticos;
- (2) Overhangs (5 feet minimum);
- (3) Recesses or projections (3 feet minimum);
- (4) Architectural arcades;
- (5) Peaked roof forms;
- (6) Arches;
- (7) Outdoor patios;
- (8) Recessed or "popped-out" display windows (2 feet minimum);
- (9) Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade;
- (10) Integrated planters or wing walls that incorporate landscape and sitting areas; or
- (11) Other architectural features with similar visual impact.

14.04.112.....Specific Design Standards for Fueling Stations & Canopies.

- (a) Gas Pumps & Fueling Stations.

- (1) Materials for the main building shall follow the regulations for Commercial Non-Residential Structures (Section 14.04.109, *General Design Standards for Non-Residential Structures*).
- (2) Canopies shall not exceed twenty (20) feet in total height, measured from the pavement to the top of the canopy.
- (3) The roofs of convenience store buildings and fueling station canopies shall be 4:12 pitched, include a parapet

- to shield roof-mounted equipment, **or otherwise distinguished, subject to approval by the Director.**
- (4) Canopies and their supporting structures should be architecturally integrated with the primary building and all other accessory structures on the site by using the same or complementary materials, design motif, and colors.
 - (5) Canopy support columns shall be fully encased with Type A masonry products and shall not include any non-structural additions to the columns.
 - (6) Canopy band faces shall be a color consistent with the main structure or an accent color. The canopy band face shall be flat with no projections, shall not be of plastic materials, shall be generally a metal or masonry based material, not be greater than four (4) feet in height, and may not be backlit or used as signage; except as follows:
 - i. The canopy band face may utilize one (1) small button logo on each face that can be internally illuminated, as long as each button logo does not exceed fifteen (15) square feet for bands three (3) feet in height and twenty (20) square feet for bands four (4) feet in height, is generally as tall as it is wide, and does not protrude more than eighteen (18) inches from the canopy in any direction.
 - ii. The canopy band face may utilize an external LED halo type light, if properly shielded/recessed and oriented downward so that only the “wash” is visible.
 - iii. The canopy band face may utilize internally illuminated rings, as long as the source is LED, it is flush with the band face and only protrudes nominally (up to a maximum of six (6) inches), and the size of the ring does not exceed more than twenty-five percent (25%) for single rings and fifty (50%) for multiple rings of the thickness of the canopy band face.
 - (7) Lighting fixtures (LED only) or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy.
 - (8) The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries.
 - (9) Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures.
 - (10) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the City’s sign regulations.
 - (11) Exhaust valves for underground fuel storage tanks shall be designed to be located against a building, dumpster screening wall, or other structure to mitigate their visual impact and should be an earth-tone color. If impractical, the exhaust valves may be located in an interior landscape area, if properly screened, but should not be located in the exterior landscape buffer adjacent to the public right-of-way.
 - (12) **Screening of fueling stations shall follow Section 14.04.207, Commercial Landscaping Requirements. However, use of berms to further screen the pump area is encouraged.**

~~(b) Mechanical & Electrical Equipment:~~

- ~~(1) Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be a color matching the building, an accent color, or earth tone color.~~
- ~~(2) Outside equipment, coolers, and/or other mechanical items shall be screened in accordance with the screening standards of the zoning ordinance, or be 100% enclosed with a Category A masonry finishing material matching the primary building.~~
- ~~(3) All new utilities, including any aerial lines, shall be underground.~~
- ~~(4) Shopping cart return bins for uses such as grocery stores shall be constructed of Category A masonry walls (or an enhanced decorative metal railing on concrete curb) and permanently affixed to the ground.~~

~~(c) Screening Requirements for Ground Mounted Equipment:~~

- ~~(1) Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be a color matching the building, an accent color, or earth tone color.~~
- ~~(2) Outside equipment, coolers, and/or other mechanical items shall be screened in accordance with the~~

screening standards of the zoning ordinance, or be 100% enclosed with a Category A masonry finishing material matching the primary building.

(3) All new utilities shall be underground.

(d) ~~Screening Requirements for Roof Mounted Equipment.~~ Roof mounted equipment shall be screened from view using parapet walls or other architectural device approved by the Director of Development Services.

(e) ~~Screening Requirements for Free-Standing Utility Facilities.~~

(1) ~~Materials.~~ For electric substations, sewer pump stations, or any other free standing utility facility that is located within the city limits, an eight (8) foot tall masonry screening wall shall be provided. Masonry for the screening wall shall be 100% Category A masonry finishing materials. Simulated stone or brick panels are prohibited.

(2) ~~Gates.~~ A solid metal gate, primed and painted, shall be provided and the gate shall be closed at all times other than servicing and shall be provided with locks that may be accessed by emergency personnel.

(f) ~~Screening Requirements for Dumpster Enclosures.~~

(1) ~~Location.~~ Dumpster enclosures shall be placed away from the public right-of-way to the greatest extent practical, allowing for ease of access and minimum pedestrian and vehicular conflict. Gates to the dumpster enclosure should not face the right-of-way and shall be closed at all times except when accessed.

(2) ~~Minimum size.~~ Dumpster enclosure shall be constructed a minimum of twelve (12) feet wide and fourteen (14) feet deep for a single container and twenty five (25) feet wide and fourteen (14) feet deep for a double container — or of a sufficient size to adequately access the containers by the vehicles assigned that task.

(3) ~~Screening of dumpster enclosure.~~ Screening of the dumpsters shall be of the same masonry material as the primary structure and be a minimum of six (6) feet in height. Masonry for the screening wall shall be brick or stone, or stucco with a brick or stone columns. Simulated stone or brick panels are prohibited.

(4) ~~Evergreen shrubs,~~ twenty four (24) inches in height at the time of planting, shall be planted on the three (3) solid masonry sides of the dumpster enclosure, spaced three (3) feet on center in a minimum three (3) foot wide planter space.

(5) ~~Gates.~~ A solid metal gate, primed and painted, shall be provided and the gate shall be closed at all times other than servicing.

(g) ~~Buildings that Include Bay Doors.~~

(1) Materials for the main building shall follow the regulations for Commercial Structures (Section 14.04.108).

(2) Bay doors shall not be parallel to or facing any public right-of-way.

14.04.113 to 14.04.200.....Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART TWO - LANDSCAPING & TREE PRESERVATION

14.04.201.....Landscaping General Administration.

- (a) Purpose & Intent. It is the purpose of this section to establish certain regulations pertaining to landscaping within the City of Celina. The City recognizes that landscaping can be a significant expense to businesses and residents. At the same time, landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial areas, increases property values, improves the compatibility of adjacent uses, screens undesirable views, and reduces air and noise pollution. Furthermore, these regulations provide standards and criteria for new landscaping which are intended to promote the value of property, enhance the welfare, and improve the physical appearance of the City.
- (b) Applicability.
- (1) The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new development and existing developments that are expanding or redeveloping thirty percent (30%) **or more of the building footprint**. In addition, any project authorized as a planned development (PD) must comply with the landscaping standards set forth in the PD, which should equal or exceed those listed in this Article. In unique situations, the Director shall have the ability to review and modify the applicability of these standards to proposed development **if site conditions limit or prohibit the practical application of the standards**.
 - (2) The official Tree Board for the City of Celina shall be the Planning & Zoning Commission.
- (c) Enforcement. The provision of this section shall be administered and enforced by the Director. If, at any time after the issuance of a CO, the approved landscaping is found to be in nonconformance to the standards of the approved landscape plan, the Director shall issue notice to the owner, citing the violation and describing what action is required to comply with this section. The owner, tenant, or agent shall have thirty (30) days from the date of said notice to restore the landscaping to that shown on the approved plan. If the landscaping is not restored within the allotted time, the owner, tenant, or agent responsible shall be in violation of the ordinance from which this article derives and is subject to fines and the loss of the CO.
- (d) Permits.
- (1) Prior to the issuance of **any development** permit for any use other than single-family dwellings, a landscape plan shall be submitted to the **Development Service Department** and approved by the **Director** or his designee.
 - (2) Prior to the issuance of a Certificate of Occupancy (CO) for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan required **by** this Article.
 - (3) In any case in which a CO is sought at a time in which the Director determines that it would not be practical to plant trees, shrubs, grass, or to lay turf, a CO may be issued notwithstanding the fact that the landscaping required by the landscape plan has not been installed provided the applicant deposits cash in an escrow account in the amount of the estimated cost of landscaping materials and installation that complies with this article. Such escrow deposit shall be conditioned upon the installation of all required landscaping within **three (3)** months of the date of the application and shall give the City the right to draw upon the escrow deposit to complete the said landscaping if the applicant fails to do so.
 - (4) If a CO is sought during the summer months (June, July, and August, or during a Stage 3 or Stage 4 drought situation, as determined at the sole discretion of the City, and the Director determines it would be impractical to plant trees, shrubs, or grass, or to lay turf, a temporary certificate of occupancy may be issued. All landscaping required by the landscape plan shall be installed within 120 days of the latter of the date of issuance of the temporary certificate of occupancy or the lifting of the drought restrictions. Failure to timely complete the installation and obtain the final acceptance from the City of the landscaping required by the landscape plan shall be deemed to be a violation of this Article and the temporary certificate of occupancy shall be revoked.

- (e) Tree Survey Required. All grading permits, building permits, tree removal permits, and any other development and construction permits shall include a tree survey of the subject property, or a note stating that no protected trees are located on-site. Tree surveys shall include:
- (1) All individual trees which have a DBH of six (6) inches or greater or which are otherwise noteworthy because of species, age, or rarity;
 - (2) A tree location map identifying each tree by its caliper size (at DBH), common name, scientific species categorization, whether the tree is located in a floodplain or not, and whether the tree is proposed to be removed, relocated, or preserved;
 - (3) The location of all existing and proposed buildings, structures, floodplains, pools, and other existing or proposed improvements for the site, including the limits of construction line, if applicable; and
 - (4) The name and phone number of arborist, licensed surveyor, or landscape architect who prepared the survey.
 - (5) These requirements may be modified by the Director as needed to administer the ordinance from which this section derives. Upon prior approval by the Director, the map exhibit may be limited only to the applicable portion of the site. An aerial photograph may be allowed if a mass of trees exists that makes individual counting impractical and it clearly meets the intent of the ordinance.
- (a) Tree Removal/Alteration. Prior to the removal or the critical alteration of any protected tree in the City, an application for a tree removal permit must be submitted and approved, unless otherwise exempt under a provision of the ordinance from which this section derives.
- (1) Tree removal permit. Any tree survey proposing the removal of a protected tree or trees shall be accompanied by a tree removal application. The burden shall be upon the applicant to show the necessity for any and all trees proposed for removal.
 - (2) Fees. Tree removal fees are specified in the Master Fee Schedule.
 - (3) Authority for review. The Director shall be responsible for the review and approval of all permit applications for tree removal.
 - (4) Denial. The Director shall deny a tree removal application if it is determined that any of the following conditions exist:
 - i. Removal of the tree is not reasonably required in order to conduct anticipated activities or to develop the property; or
 - ii. A reasonable accommodation can be made to preserve the tree; or
 - iii. The purpose and intent of this ordinance is not being met by the applicant.
 - (5) Appeals. Any decision made by the Director may be appealed to the Planning & Zoning Commission acting as the Tree Board. All decisions made by the Commission shall be final and binding.
 - (6) Permit expiration. Permits for tree removal issued in connection with a building permit shall be valid for the same period of time as that of the associated building permit's term. Permits for tree removal not issued in connection with a building permit shall become void 180 days after the issue date on the permit.
- (g) Penalties for Unauthorized Tree Removal.
- (1) No trees shall be removed from any location without prior approval by the Development Services Director. Any such person who has removed trees or caused trees to be removed shall be in violation of the ordinance.
 - (2) Any person who removes or causes trees to be removed shall be subject to penalties including, but not limited to:
 - i. Payment of double the Tree Removal Permit fee.
 - ii. Engage and pay costs for an arborist or landscape architect (of the City's choosing) to determine the value of the trees removed in violation of the Zoning Ordinance and pay double the amount determined to the City into the Tree Fund.
 - iii. All permits shall be withheld until tree mitigation has been resolved.
- (h) Exceptions. A tree removal permit and tree mitigation shall not be required under any of the following circumstances:
- (1) Residential property. An individually platted parcel zoned for residential uses and used as a homestead shall

be exempt from the tree protection and replacement requirements of this Article as long as the minimum number of trees required by the Zoning Ordinance is maintained, until such time as the property is no longer used as a single-family residence.

- (2) Damaged/diseased trees. The tree is dead, diseased, damaged beyond the point of recovery, in danger of falling, or endangers the public health, welfare or safety, as determined by the Director. This provision includes removal of a diseased tree by the City to reduce the chance of spreading the disease to adjacent healthy trees. This exception does not apply to newly planted trees that have died that are part of landscape plan, nor native trees that have short shelf lives.
- (3) Public infrastructure. Rights-of-way, capital improvement projects, bridges, and other activity conducted by a governmental entity.
- (4) Utility service interruption. The tree has disrupted a public utility service due to a tornado, storm, flood, or other weather condition. Removal shall be limited to the portion of the tree reasonably necessary to reestablish and maintain reliable utility service.
- (5) Business interests. The following business ventures shall be exempt from the requirements specified herein as follows:
 - i. *Landscape nursery*: All licensed plant or tree nurseries shall be exempt from the tree protection and replacement requirements and from the tree removal permit requirements.
 - ii. *Golf course*: Golf courses shall be exempt from the tree protection and replacement requirements and from the tree removal permit requirements for removal of protected trees within areas designated as tee boxes, fairways or greens. All other areas shall be subject to these requirements.
 - iii. *Property zoned Agricultural*: Property zoned Agricultural and being actively used for agricultural purposes shall be exempt from the requirements specified herein.

14.04.202.....Landscaping Definitions.

Berm. An earthen mound designed to provide visual interest, screen undesirable views and/or decrease noise levels.

Bubbler. An irrigation type that allows water to gently soak into the ground with minimal erosion or loss of water due to evaporation.

Buffer. The use of landscaping (other than grass on flat terrain), either alone or in conjunction with berms, walls or decorative fences that at least partially and periodically obstruct the view from the street, in a continuous manner, of vehicular use areas, parking lots and their parked cars and detention ponds.

Buildable Area. That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure, driveway, parking lot, pool and other construction as shown on a site plan.

Building Pad. The actual foundation area of a building and a fifteen (15) foot buffer around the foundation necessary for construction and grade transitions.

Caliper. The diameter of a tree trunk measured twelve (12) inches above ground level. The caliper of a multi-trunk tree is determined by the full caliper of the largest trunk, plus half (½) the caliper of the other trunks. This measurement is used for newly planted trees.

Clear-Cutting. The removal of all trees or a significant majority of the trees on a parcel of land.

Construction Drawings. Engineering or architectural drawings which have been prepared by an authorized individual and approved by the authorized authority, that describe in detail by measurements and specifications the method and manner in which a building, structure, utility, street or physical alteration to land or structure is to be accomplished.

Critical Root Zone (CRZ). The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than one foot radius for each one inch DBH.

Diameter at Breast Height (DBH). The diameter in inches of a tree as measured through the main trunk at a point four and one-half (4½) feet above the natural ground level.

Director. The Director of Development Services of the City of Celina or his designee.

Drip Line. A vertical line run through the outermost portion of the crown of a tree and extending down to the ground.

Drought Tolerant/Low Water Demand Plant. The ability of a plant to be drought tolerant is primarily due to the plant's ability to limit water loss through the leaves and acquire more water through the roots. Plants have developed several mechanisms to reduce water loss, many of which can be recognized in native and cultivated plants. Characteristics of drought tolerant plants include: small, narrow, or pinnate leaves; fuzzy surfaces; resinous surfaces; leathery leaves; and/or succulence.

Fencing, Protective. Snow fencing, chain-link fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The City manager, or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof. This fencing is intended to be of a temporary nature.

Grass, Ornamental. A grass type that is generally considered in the landscaping industry to have ornamental qualities, and which is typically grown in a flower garden. Ornamental grass typically grows to a height of between six (6) inches and thirty-six (36) inches and does not tolerate being cut below six (6) inches. These said grasses are usually used as an accent grass and not the main coverage of a yard. These grasses are commonly grown for the display of their leaves or flowers and may contain a variety of colors depending on the season.

Grass, Turf. Grass commonly used in regularly cut lawns or play areas, such as, but not limited to: Bermuda, St. Augustine, Fescue and Ryegrass blends. Grass areas shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used in swales, or when necessary to prevent erosion. Grass areas shall be established with 100 percent (100%) coverage and seventy percent (70%) density with an approved perennial grass prior to the issuance of a certificate of occupancy.

Green. An open space, available for unstructured recreation. A green may be spatially defined by streets, landscaping, and/or building frontages. Its landscape shall consist of lawn and trees.

Groundcover. Low growing plants, deciduous or evergreen species that cover the ground and used instead of turf. Plants that generally do not exceed eighteen (18) inches in height are classified as groundcover.

Impervious. A substance that does not allow the passage of water through it.

Irrigation system. An automatic watering system designed for watering landscaping and landscaped areas for a specified amount of time at a specified time of day. Irrigation systems are typically used to conserve water and time. All irrigation systems shall be equipped with an approved backflow prevention device to protect the water supply (if connected to Celina water supply) and a freeze and rain sensor.

Landscaped area. The area within the boundaries of a given lot or, where applicable, the adjoining street right-of-way, which is devoted to and consists of plant material, including, but not limited to, grass, trees, shrubs, flowers, vines and other groundcover, native plant materials, planters, brick, stone, natural forms, water forms, aggregate and other landscape features.

Landscaping. Any live plant material such as trees, shrubs, groundcover and grass used in spaces void of any impervious material or building structure and areas left in their natural state.

Limits of Construction. A line of delineation on the tree preservation plan which shows the boundary of the area within which all construction activity will occur.

Low Water Use Irrigation System. The term low water use irrigation system is used to describe any low-pressure system that applies water in a controlled area. The most important feature of these systems is that it applies water very slowly and allows the water to be absorbed fully into the soil with minimal evaporation loss.

Mews. An open space at the front of a double row of residential units in lieu of a street. Vehicle access and mailing addresses via the associated alleyway.

Overhang Zone. The area adjacent to the edge of a parking space on which portions of a vehicle (such as the hood or the trunk) overhangs the sidewalk or landscaped area, rendering this space unusable for pedestrian use.

Parkway. The area of public right-of-way located between the curb or edge of pavement and the property line or between the curb or edge of pavement and the sidewalk.

Plaza. An open space available for civic purposes and public commercial activities. A plaza is spatially defined by adjacent building frontages. Its landscape shall consist primarily of pavement, but may include shade in the form of planters with

small ornamental trees or structure. Plazas frequently utilize fountains or water features.

Screening. A technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind or visual impacts and to provide privacy (e.g., walls, fences, berms, landscaping).

Shrub. A self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than ten (10) feet in height at maturity.

Sight Triangle (Visibility Triangle). The area of unrestricted visibility required at a corner to allow for the observation of other vehicular movement, pedestrians and cyclists in the proximity of intersecting streets and sidewalks.

Square. An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages or streets. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares.

Topsoil. Topsoil is the surface layer of soil containing partly decomposed organic debris, and which is usually high in nutrients. This term may also apply to good quality soil sold at nurseries and garden centers.

Tree. Any self-supporting woody perennial plant which will attain a minimum trunk diameter of three inches (3") DBH and normally attains an overall height of at least fifteen (15) feet at maturity, usually with one (1) main stem or trunk and many branches. It may appear to have stems or trunks. The following further define specific tree types.

- *Tree, Large Canopy.* A tree characterized by its high crown of foliage or overhead canopy, a large woody perennial usually having one trunk and numerous branches reaching a mature height of at least thirty (30) feet and a mature crown of at least twenty-five (25) feet.
- *Tree, Small Ornamental.* A relatively low growing tree at least seven (7) feet at planting, that may grow to a mature height of up to twenty-five (25) feet and a mature crown of up to fifteen (15) feet and provide color due to its fruit, berries, flowers, or leaves.
- *Tree, Protected.* Any tree that has a trunk DBH of six (6) inches or greater at a height of four and one-half (4½) feet above the ground or which is otherwise noteworthy because of species, age, size, or rarity.
- *Tree, Replacement.* A tree species from the City's approved plant list with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at a point six (6) inches above the ground.
- *Tree, Urban.* A tree specifically selected for its ability to withstand harsh urban conditions, its relatively low maintenance, its suitability for use in the streetscape through its noninvasive root system and upright branching habit, and its associated imagery and overtones. *Tree, Valuation.* An established value set by the National Arborist Association per the tree valuation schedule, set forth herein to be used for all purposes of this article. See Section 14.04.212, *Tree Mitigation*.

Weeds. Vegetation that because of its height and growth pattern is objectionable, unsightly, or unsanitary; this term specifically excludes ornamental grasses, shrubs, bushes and trees, cultivated flowers and cultivated crops.

Xeriscaping. A method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low water demand plants, efficient irrigation practices, and appropriate maintenance.

Yard. A yard is defined as an open space adjacent to a building that is generally kept with natural grass and/or plants and is pervious in nature. The following further define specific yard types.

- *Yard, Front.* The area extending across the front of a lot between the side property lines and the minimum horizontal distance between the street, the main building, or any projections thereof other than the projections of uncovered steps, balconies, or porches. On corner lots, the "front yard" shall face the street on which the lot has the shortest dimension.
- *Yard, Rear.* The area extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than the projections of uncovered steps, unenclosed balconies, or unenclosed porches.
- *Yard, Side.* The area between the main building and the side line of the lot, and extending from the required front yard to the required rear yard and being the minimum horizontal distance between a side lot line and the side of the main buildings or any projections thereof.

14.04.203.....Landscape Plans.

- (a) Landscape Plan Submittal. Landscape plans shall be submitted to the Development Services Department as a part of the site plan submittal, building permit, and paving, grading, or construction permit. The Director shall review such plans for compliance with these regulations. If the plans are not in accord, they shall be disapproved and shall be accompanied by a written statement setting forth the changes necessary for compliance.
- (b) Landscape Plan Requirements. All required components of the landscape plan are listed in the Landscape Plan Checklist, available on the City of Celina website.
- (c) Additional Requirements.
 - (1) No substitutions for plant materials are allowed without approval by the Director and acknowledged by an approval stamp on the landscape plan.
 - (2) The right-of-way parkway area adjacent to required landscape areas shall be maintained by the adjacent property owner in the same manner as the required landscape area. All driveways will maintain visibility sight lines as required by the *Engineering Design Standards* and approved by the Director. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage.
 - (3) When power lines are present, trees shall not be planted underneath the lines and should be oriented in a manner to avoid conflict. However, substitution of plant material is not allowed without prior written authorization from the Director.
 - (4) All trees on commercial lots are to be equipped with a bubbler irrigation system.
 - (5) Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material, per this Article.
 - (6) All streetscape furniture (benches, bollards, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black or dark in color.
- (d) Landscape Plan Standard Notes. The following standard notations shall be placed on all landscape plans:
 - (1) "The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping."
 - (2) "Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping."
 - (3) "No substitutions for plant materials without approval by the Director."
 - (4) "The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage."
 - (5) "All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size."
 - (6) "When overhead or underground utilities are present, landscape plan alterations may be considered by the Director."
 - (7) "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator."
 - (8) "All trees are to be equipped with a bubbler irrigation system."
 - (9) "Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material."
 - (10) "All streetscape furniture (benches, bollards, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color."

- (11) "Excessive pruning of plant materials is prohibited (e.g. topping crape myrtles, pruning "up" creating a carrot top)."

14.04.204.....Landscape Standards.

- (a) Quality. Plant materials used in conformance with the provisions of this article shall conform to the standards of the American Standard for Nursery Stock, or equal thereto. Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects.
- (b) Quantity. The quantity of plant materials required by this article must equal or exceed the minimum number of plants required by this article. Unless otherwise noted on the approved landscape plan, required plant material can be placed in groupings or utilized in appropriate planting designs that are proposed by the designer and approved by the Director. All required landscaped open areas shall be completely covered with living plant material. Mulch and rock may be used in conjunction with shrub and tree plantings in limited applications.
- (c) Trees. Trees required by this article shall be from the *Approved Plant List* or a species recommended by the landscape architect and approved on the landscape plan. All required trees shall be common to this area of Texas. Large canopy or evergreen trees shall be of a minimum of three (3) caliper inches when measured twelve (12) inches above ground at time of planting and required small ornamental trees shall not be smaller than two (2) caliper inches in size at the time of planting. When the type of tree required is unclear, it is assumed that a large canopy tree is required, unless otherwise approved by the Director.
- (1) No more than twenty-five percent (25%) of the required trees shall be of the same species for any tree type (large, small, or urban) in order to discourage monocultures and the spread of disease. However, sites that require ten (10) or fewer trees are exempt from this regulation.
 - (2) Three (3) trees from the small ornamental tree list may be substituted for one (1) large canopy tree in special circumstances with the approval of the Director, not to exceed twenty-five percent (25%) of the required large trees.
 - (3) Large canopy trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls and/or other structures. Small trees may be placed closer than four (4) feet, with approval on landscape plan. Utility installations that includes common trench and conduit banks are exempt from the large canopy tree planting distance requirements.
 - (4) Trees and shrubs shall not overhang or encroach upon walkways, drives, parking areas, and traffic signs to the extent that they interfere with the intended use of these facilities.
 - (5) Tree wells shall be a minimum twenty (20) square feet in size with generally similar lengths and widths.
 - (6) Trees required in line with one another, such as perimeter trees, right-of-way, or median trees may be clustered for visual effect, upon the approval of the Director.
- (d) Shrubs & Hedges. Evergreen screening plants shall be at least twenty-four (24) inches high at time of planting, shall be a type and species on the recommended plant list that will attain a minimum height of three (3) feet within eighteen (18) months of planting, and will form a continuous hedge. Sporadic breaks in the hedgerow may be approved to achieve unique designs.
- (e) Vines. Vines shall be a minimum of two (2) feet in height immediately after planting and may be used in conjunction with fences, screens or walls to meet screening requirements as specified.
- (f) Groundcover. Groundcovers 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 complete coverage within one (1) year of planting.
- (g) Lawn Grass. Grass areas shall be sodded, except that large, expansive lawn areas may be hydromulched, plugged, sprigged or seeded with approval from the Director, as long as the edges, adjacent to the curb and within six (6) feet of the sidewalk or curb, are sodded, to reduce water and soil runoff.
- (h) Credit for Existing Trees. Any protected trees preserved on a site meeting the herein specifications may be credited toward meeting the tree requirement of landscaping provisions that apply to the area where the tree is preserved.

Trees of exceptional quality due to size, large canopy cover, trunk diameter, rareness, age or species may, at the discretion of the Director, be credited as more than one tree under the minimum landscape area requirements.

- (i) **Detention/Retention Ponds.** Stormwater control devices, such as detention/retention basins and ponds, shall be landscaped to enhance their visual impacts. Such landscaping shall not negatively affect the operation of such devices, but may include suitable planting materials that will control siltation and erosion, and in all cases shall be sodded. Ponds shall be designed in one of the following ways, subject to review and approval by the Director of Engineering:
- (1) **Detention (dry) ponds.** Shall be designed in a manner to be an amenity to the development by providing a reduced six-to-one (6:1) slope, shall provide a large canopy tree each fifty (50) linear feet of the perimeter (which may be clustered), benches, and trash receptacles.
 - (2) **Retention (wet) ponds.** Shall be designed in a manner to be an amenity to the development by providing a six-to-one (6:1) slope, a large canopy tree for each fifty (50) linear feet of the perimeter (which may be clustered), benches and trash receptacles. Such ponds shall include aeration and a fountain to ensure water quality.
 - (3) **Fencing.** A minimum four (4) foot high black tubular metal (such as wrought iron) protective safety fencing around the perimeter may be required, as determined for safety by the Director.

14.04.205.....Plant List

List of Approved Plant Materials. All required plant material shall be from the following list unless alternate plant materials are approved by the Director. Additional plant materials can and are encouraged to be used on the site, but the required plantings must adhere to the Approved Plant List. Plants with an asterisk (*) are appropriate for taller evergreen screening purposes.

ARTICLE IV, PART TWO, TABLE 1		
APPROVED PLANT LIST		
LARGE CANOPY TREES		
Arizona Cypress*	Austrian Pine*	Bald Cypress
Bigtooth Maple	Burr Oak	Caddo Maple
Cedar Elm	Chinquapin Oak	Chinese Pistache
Dawn Redwood	Eastern Red Cedar*	Ginkgo
Italian Stone Pine*	Live Oak*	Mexican Sycamore
Pecan	Red Oak	Shantung Maple
Southern Magnolia	Texas Ash	Trident Red Maple
SMALL ORNAMENTAL TREES		
Crape Myrtle (tree form)	Desert Willow	Eve's Necklace
Italian Cypress	Lacey Oak	Mexican Buckeye
Mexican Plum	Nelly R. Steven's Holly*	Oakland Holly*
Possumhaw Holly	Redbud	Teddy Bear Magnolia
Rusty Blackhaw Viburnum	Vitex	Yaupon Holly
URBAN TREES (suitable for tree wells)		
Allee (Lacebark) Elm	Chinese Pistache	Ginkgo
Golden Raintree	Lacey Oak	Little Gem Magnolia
Homestead Elm	Pond Cypress	Shantung Maple
Teddy Bear Magnolia	Urbanite Ash	
DESERT TREES		
Diamond Cut Date Palm	Mexican Fan Palm	Silver Hybrid Date Palm
EVERGREEN SCREENING SHRUBS (low – less than 5 ft.)		
Barberry	Boxwood	Dwarf Abelia
Dwarf Burford Holly	Elaeagnus (Silverberry)	Euonymus
Holly (several varieties)	Indian Hawthorn	Juniper (several varieties)
Nandina	Texas Sage	

EVERGREEN SCREENING SHRUBS (high – greater than 5 ft.)		
Austrian Black Pine	Cleyera	Eastern Red Cedar
Foster Holly	Leyland Cypress	Little Gem Magnolia
Nelly R. Steven's Holly	Sweet Viburnum	Waxleaf Ligustrum
OTHER APPROVED SHRUBS		
American Beautyberry	Apache Plume	Aralia
Aucuba	Autumn Sage	Azalea
Barberry	Black Dahlia	Burning Bush
Chinese Fringe Flower	Desert Spoon	Dwarf Crepe Myrtle
Flowering Quince	Holly (multiple varieties)	Horizontal Cotoneaster
Leatherleaf Mahonia	Pampas Grass	Red Yucca
Rose (shrub form)	Spirea	Turk's Cap
VINES		
Boston Ivy	Carolina Jasmine	Confederate Star Jasmine
Coral Honeysuckle	Crossvine	English Ivy
Japanese Honeysuckle	Rose (climbing variety)	Trumpet Vine
Virginia Creeper		
GROUNDCOVER		
Ajuga	Asian Jasmine	Bermuda Grass
Buffalo Grass	Creeping Juniper	Fountain Grass
Liriope (Monkey Grass)	Mondo Grass	Purple Wintercreeper
St. Augustine	Tall Fescue	Zoysia

14.04.206.....Residential Landscape Requirements.

- (a) **General Regulations.** While specific landscape plans are not required for detached single-family homes, the following standards must be met for new homes prior to the issuance of a Certificate of Occupancy.
- (1) **Irrigation required.** All front yards must be irrigated with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers.
 - (2) **Tree bubblers required.** All trees are to be equipped with bubbler irrigation systems.
 - (3) **Yard:** All residential lawns must be covered with vegetation, including grass, living groundcover, mulch, and/or decorative stone, in order to help retain the soil and prevent erosion. Mulch, living groundcover, gravel, rock gardens, and decorative stone may be used for creating patterns, beds, erosion control, and in other limited application; however, their use shall not be the predominant groundcover.
 - (1) Stone, gravel and rock. If stone, gravel, decorative rock, crushed granite, or other non-plant derived materials are used in a residential front yard, no more than thirty percent (30%) of the yard area may be made up of these materials. Non-plant derived materials should be used as an accent to the areas of the lawn made up of sod, living ground cover, low bushes or plants, or mulch and shall include vegetative plantings within the stone/rock beds. In no case shall stone, gravel, rock or other non-plant derived materials be installed so that an impermeable surface area is created.
 - (2) Artificial or synthetic turf (e.g. AstroTurf™). Artificial or synthetic turf is prohibited in any yard that can be viewed from a public street.
 - (3) **Xeriscape.** When a xeriscape plan is used, refer to Section 14.06.210 for detailed regulations.
 - (4) **Residential development entries.** The landscape island at the main entrances to the residential development shall be within a platted common area lot located in the median of the divided entry access point, to be owned and maintained by the homeowners association (HOA). Landscaped entries shall include a significant entry feature or other focal point, which may include a monument entrance sign creating a "sense of arrival." These features may be subject to a licensing agreement. Entry designs shall be subject to the approval of the Director.
 - (5) **Unsustainable Structures.** In addition to the requirements listed herein for residential development, any proposed structure that does not meet the Architectural Design Standards of Article 14.06 of the Zoning

Ordinance, the Fire Code, or the Building Code, the following setbacks and landscape screening apply:

- i. A fifty (50) foot front yard landscape buffer with two rows of Eastern Red Cedar planted on a minimum three (3) foot high earthen berm, each row spaced twenty (20) feet on center and staggered from each other;
- ii. Twenty (20) foot side and rear yard landscape buffers with one row of Eastern Red Cedar trees spaced twenty (20) feet on center.

- (b) Residential Vegetation Requirements. Trees shall be planted as referenced in the Table 6, below. Trees planted in the front yard or side yard on a corner shall be planted in the area between residence and the sidewalk, unless the subdivision is specifically designed to accommodate this tree location with sidewalks set back from the street a minimum of eight (8) feet.

ARTICLE IV, PART TWO, TABLE 2 TREES & SHRUBS REQUIRED PER RESIDENTIAL LOT			
Size of Lot (square feet)	Number of Large Trees	Number of Ornamental Trees	Number of Shrubs
Up to 7,000	1 in front yard	1	12
7,001 to 10,000	2 total; 1 in front yard	1	15
10,001 to ½ acre	4 total; 2 in front yard	2	20
Greater than ½ acre	6 total; 3 in front yard	3	24
Corner lots, all sizes	1 additional tree on side facing street	-	-

Note 1. All trees must be spaced appropriately, subject to review and approval of the Director.

Note 2. Urban Living single-family units may need to modify the requirements listed above due to space restrictions, subject to review and approval of the Director.

14.04.207.....Commercial Landscape Requirements (including Multi-Family).

(a) General Requirements.

- (1) Variety. Applicants are encouraged to plant a variety of ornamental trees, shrubs, and flowers in addition to the required plantings to add color and distinction to the site. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover.
- (2) Stone, gravel, & rock. If stone, gravel, decorative rock, crushed granite, or other non-plant derived materials are used in any landscaped area, no more than twenty percent (20%) of the area may be made up of these materials. Non-plant derived materials should be used as an accent to the landscaped areas made up of sod, living ground cover, low bushes, plants, or mulch and may include vegetative plantings within the stone/rock beds. In no case shall stone, gravel, rock or other non-plant derived materials be installed so that an impermeable surface area is created.
- (3) Artificial or synthetic turf prohibited (e.g. AstroTurf™). Artificial turf is prohibited.
- (4) Vegetative screening.
 - i. Plants and shrubs used as hedge-row screens shall be at least twenty-four (24) inches high at time of planting and shall be a type and species from the recommended plant list that will attain a minimum height of three (3) feet within eighteen (18) months of planting and will form a continuous hedge.
 - ii. Plants and shrubs used as perimeter screens shall be at least thirty-six (36) inches high at time of planting and shall be a type and species from the recommended plant list that will attain a minimum height of six (6) feet within three (3) years of planting
- (5) Non-vegetative screening. Any landscape barrier (screening wall or earthen berm) shall be a minimum of three (3) feet high at time of installation.
- (6) Unsustainable structures. In addition to the requirements listed herein for non-residential development, any proposed structure that does not meet the Architectural Design Standards of Article 14.06 of the

Zoning Ordinance, the Fire Code, or the Building Code, must also meet the following setback and landscape screening regulations: a minimum fifty (50) foot front, side, and rear yard landscape buffer with two rows of Eastern Red Cedar, each row spaced twenty (20) feet on center and staggered from each other. The front setback shall include a minimum three (3) foot high berm on which the trees shall be planted.

(b) Interior Landscape Requirements.

(1) Parking lots.

- i. *Parking lot islands and terminus row islands.* Parking lots shall contain landscaped islands located so as to best relieve the visual expanse of paving and provide shade. Such islands shall contain at least one (1) large canopy tree, and shall be located at the terminus of all parking rows. The remainder of the island space shall be landscaped with shrubs, lawn, and living groundcover not to exceed three (3) feet in height. The minimum total area of such islands shall be approximately 180 square feet (9' X 20') feet or the size of a parking space, but may be designed so that the radii helps to facilitate traffic maneuverability.
- ii. *Parking lot island spacing.* Parking lot islands shall not be spaced greater than every twelve (12) spaces unless approved on the landscape plan in order to preserve existing trees and natural features or due to unique site features. In all cases, the total area requirements for landscaped islands for the respective parking areas shall be satisfied. Materials suitable for the parking lot island other than natural plant materials may be approved by the Director, such as crushed granite, river rock, or pavers.
- iii. *Parking lot swales.* The use of landscaped swales in lieu of curbs may be allowed on a case-by-case basis, as approved by the Director. Associated drainage plans must be submitted and approved by the Director of Engineering if this option is proposed.
- iv. *Earthen berms.* Landscaped earthen berms in height of three (3) feet are encouraged as parking lot screening.

(2) Drive Aisles.

- i. *Divided driveways.* Commercial parking lots containing more than 100 parking spaces shall construct a divided driveway with medians at the main entrance and be subject to landscape entry features, described in (ii), below. All multi-family developments shall have a divided entrance drive and be subject to landscape entry features, described in (ii), below.
- ii. *Landscape entry features.* Landscape entrance features are required at the main entrances to the commercial parking lots over 100 spaces or any multi-family development and shall be within a platted lot located in the median of the divided entry access point, to be owned and maintained by the property owners association. These landscaped entryways shall each be a minimum of five (50) feet in width to allow for irrigation and landscaping. Landscaped entries shall include a significant entry feature or other focal point, which typically includes a monument entrance sign. Landscaped entry features may be subject to a licensing agreement and are shall be subject to the approval of the Director.
- iii. *Vehicular access drives.* A small ornamental tree is required along major access lanes every thirty (30) linear feet within a development, subject to review and approval by the Director.
- iv. *Curbs.* All landscaped areas will be protected by a raised four (4) inch concrete curb and/or wheel stop. Wheel stops are required for all perimeter parking spaces unless parking lot swales are used. Pavement will not be placed closer than four (4) feet from the trunk of a tree unless approved by the Director.
- v. *Overhang zone.* Parking lot screening bushes shall not be planted in the "overhang zone" where they are likely to be damaged by vehicles' overhanging the parking space (see Section 14.04.202, *Landscaping Definitions*, for the definition of "overhang zone")

(3) Interior Sidewalks.

- i. *Big Box or shopping center parking lot walkway.* "Big Box" stores or large shopping centers, in lieu of providing a tree every twelve (12) parking spaces, may choose to provide a minimum ten (10) foot wide continuous landscape island every eight (8) single rows of parking, with a large canopy tree every thirty (30) linear feet, subject to review and approval by the Director. This does not waive the

requirement for trees located at the terminus of each parking row.

- ii. *Entrances to Big Box stores or shopping centers.* In “big box” or shopping center developments of 50,000 square feet or more, an urban tree shall be placed in tree grates or tree wells every fifty (50) feet on center within a minimum twelve (12) foot wide sidewalk along the active storefronts. Trees may be clustered so not to block the entrances.
 - iii. *Pedestrian crosswalks.* All commercial developments submitted after the adoption of this ordinance shall be required to include stained and stamped crosswalks from parking lots or secondary structures to the main entrances of the buildings and other areas, as determined by the Director.
- (4) *Exception to interior landscape requirements.* Industrial uses shall be exempt from the interior landscape requirements, subject to review and approval by the Director, but perimeter landscaping requirements, listed below, must be met.

(c) Perimeter Landscape Requirements.

(1) Landscaping adjacent to rights-of-way.

- i. All vehicular use areas shall be screened from the public right-of-way with a wall, fence, evergreen hedge, berm, or other durable landscape barrier, or a combination of the above.
- ii. Landscape buffers adjacent to the public right-of-way shall contain at least one (1) large canopy tree for every forty (40) linear feet or fraction thereof of street frontage, inclusive of driveways.
- iii. In addition, one (1) small ornamental tree shall be provided for every forty (40) linear feet or fraction thereof of street frontage, inclusive of driveways.
- iv. Trees may be grouped or clustered to facilitate design.

(2) Landscaping adjacent to property lines other than rights-of-way.

- i. A perimeter landscape buffer of at least ten (10) feet in width shall be maintained between adjacent properties, exclusive of drive aisles or shared parking rows. Accessways between lots are permitted through perimeter landscape areas, where appropriate.
- ii. Perimeter landscaping adjacent to similar land uses. When two lots share a landscape buffer within the same shopping center, zoning district, or similar land uses, the total landscape buffer shall be ten (10) feet (i.e. five feet from each lot) but may be reduced in certain circumstances to a total of five (5) feet, with the approval of the Director.
- iii. Perimeter landscaping adjacent to residential. Perimeter landscape buffers shall contain at least one (1) large evergreen tree (large canopy trees marked with an asterisk within the plant list) and one (1) small ornamental tree every forty (40) linear feet or fraction thereof when adjacent to another similar land use, and at least one (1) large canopy tree and one (1) small ornamental tree every twenty-five (25) linear feet when adjacent to residential uses or zoning (See Section 14.04.208, *Roadway Landscape Easements & Buffers* for required widths of perimeter buffers).
- iv. In certain cases, trees may be clustered to facilitate design, subject to the review and approval of the Director.

(d) Enhanced Landscape Amenities.

- (1) Purpose. The purpose of the enhanced landscape amenity system is to allow developers the freedom to design interesting and unique landscaping to augment the architecture and theme of the development. Developers are encouraged to be creative in selecting the amenity type to create unique and memorable features.
- (2) Amenity list. The following is a list of landscape elements that may be added to the required landscaping for all commercial developments. Applicants shall choose three (3) of the following amenities, subject to review and approval by the Director.
 - i. Enhanced landscaping: one tree per every thirty (30) feet of perimeter landscaping.
 - ii. Enhanced landscaping: one tree per every ten (10) parking spaces.
 - iii. Enhanced streetscape elements (e.g. decorative lampposts, benches, trash receptacles, decorative bollards, etc.)
 - iv. Use of street furniture (e.g. benches, tables & chairs)

- v. Buffer berms (providing 3-foot high berms along the street frontage)
 - vi. Shade structure for outdoor seating areas
 - vii. Use of decorative masonry planters with irrigation (minimum 4)
 - viii. Foundation plantings along seventy-five percent (75%) of the building's primary facade
 - ix. Public art (e.g. obelisks, sculptures, murals, statues, clock towers, water fountains, etc.)
 - x. Other (a developer may propose a unlisted landscape element if it meets the spirit and intent of the ordinance, subject to review and approval by the Director)
- (3) Developer discretion. These regulations are intended to encourage creativity, safety, visual diversity, and water conservation in landscaping.
- (4) Scale, size, type. Elements, both in terms of quantity and quality, should be in scale with the development, as determined by the Director.

14.04.208.....Roadway Landscape Easements & Buffers. Buffers are defined as an open, landscaped areas between the roadway pavement and any built structure on a lot, and include both the “parkway” portion of the street right-of-way and the private land necessary to make up the minimum width required herein. The roadway parkway is the portion of right-of-way that is typically sodded and kept clear of trees or deep-rooted shrubs since this is often the location of underground or above-ground infrastructure, such as water and sewer lines and electrical wiring, respectively. Landscape buffers were adopted by City Council as part of Ordinance No. 2018-65 (11-13-18). The following buffer standards apply unless a more stringent standard applies due to the lot being located in an overlay district.

- (a) Minimum Width of Landscape Buffers Along Roadways.
- (1) Adjacent to all six-lane divided streets and limited access roadway service roads, as shown on the Thoroughfare Plan, the landscape buffer shall be a minimum forty (40) feet wide.
 - (2) Adjacent to all four-lane divided streets, as shown on the Thoroughfare Plan, the landscape buffer shall be a minimum of thirty (30) feet wide.
 - (3) Adjacent to all other streets called out on the Thoroughfare Plan, the landscape buffer shall be a minimum twenty (20) feet wide.
 - (4) Adjacent to residential streets and other streets not called out on the Thoroughfare Plan, the landscape buffer shall be a minimum of ten (10) feet wide.
- (b) Intent & Application of the Ordinance. When circumstances exist that may restrict the ability of an applicant to comply with the letter of the minimum widths referenced above, the Director may allow some flexibility so long as the overall intent of the ordinance is met.
- (c) Landscape ROW Buffer Corner Clip. For all nonresidential and multi-family parcels located at the intersection of two (2) dedicated public rights-of-way (ROW), a minimum twenty (20) foot landscape buffer shall be provided parallel to the corner clip right-of-way dedication. The twenty (20) feet shall be measured from the **property line**.

14.04.209.....Xeriscaping.

- (a) Intent. The intent of this xeriscaping section is to encourage the use of drought-resistant native plants in all or a portion of landscaped areas in order to conserve water.
- (b) Native Plant Usage. Texas has an abundance of native plants that are naturally adapted to the region. Most native or adapted plants are drought tolerant or have lower water demands, and by combining Texas natives with well-adapted exotic plants, water is conserved. The use of xeriscape can:
- (1) Reduce landscape maintenance and water use by sixty percent (60%) or more, which helps extend limited water supplies and conserve water resources;
 - (2) Provide an enhanced regional identity for Celina;
 - (3) Lower pest problems and require less fertilizer than many non-adapted, exotic plants brought into Texas landscapes. By eradicating weeds, competition for available water resources is diminished;
 - (4) Lower monthly water bills for users;
 - (5) Reduce runoff through the plants root system, which helps water percolate into the soil, reducing erosion

and runoff, improving water quality.

- (c) Water Conservation. In order to promote prudent use of the City's water resources and reduce the need for additional water system infrastructure, additional water resources and water purification systems, and to help ensure viability of required plantings during periods of drought, all required landscaping shall comply with the following requirements designed to reduce water usage:
 - (1) All landscaping shall be from the recommended plant material list, which is comprised of native and adapted vegetation, unless alternate plant materials are approved through the landscape plan.
 - (2) For maximum reduction in water usage, xeriscape plants shall not be interspersed in plant massing with plants requiring higher water usage.
 - (3) Irrigation systems shall be designed to provide the appropriate amount of water without over watering.
 - (4) Lawn or turf is not permitted in areas with a dimension of less than eight (8) square feet.
- (d) Sight Visibility. In complying with the landscaping requirements set forth herein, no landscaping shall be permitted to cause visibility obstructions and/or blind corners at intersections. All sight/visibility triangle distances herein shall be measured from the intersection edges of the curb or, where there is no curb, from the end of the pavement, unless otherwise specified.
 - (1) Street intersections. Each such intersection shall have a sight triangle of forty-five (45) feet on each leg from the point of intersection, or as determined by the Director of Engineering.
 - (2) Driveway to street intersections. Each driveway intersection shall have a sight triangle of forty-five (45) feet along the street and twenty (20) feet along the driveway from the point of intersection, or as determined by the Director of Engineering.
 - (3) Vertical clearance. Landscaping within the triangular visibility area shall be designed to provide unobstructed vertical cross-visibility at a level between three (3) and ten (10) feet in height. Trees may be permitted in this area provided they are trimmed in a manner that prevent limbs or foliage from extending into the vertical visibility area.
- (e) Distance from Street Pavement. Landscaping, except required grass and low groundcovers, shall not be located closer than three (3) feet from the edge of any access way pavement.
- (f) Conflicts. In the event other visibility obstructions are apparent in the proposed landscape plan, as determined by the Director, the minimum landscape area requirements set forth herein may be reduced to the extent to remove the conflict.

14.04.210.....Tree Preservation.

- (a) Purpose. The purpose of this section is to encourage the preservation of mature trees which, once removed, cannot be replaced by equivalent trees, to preserve the health and viability of retained trees during construction, and to control the removal of protected trees when necessary. It is the intent of this section to achieve the following:
 - (1) Prohibit the indiscriminate clearing of property;
 - (2) Protect and increase the value of residential and commercial properties within the City;
 - (3) Maintain and enhance a positive image for the attraction of new business enterprises to the City;
 - (4) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the City; and
 - (5) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.
- (b) Construction Regulations.
 - (1) Tree pruning restrictions. No protected tree shall be pruned in such a manner which significantly disfigures the tree or in a manner which would reasonably lead to the death of a tree, except where such pruning is necessary for the safety of the public or to maintain utility service. Utility companies may prune trees as necessary to re-establish disrupted utility service. The practice of "topping" trees, either ornamental or canopy, is absolutely prohibited except when necessary for utility provision, public safety or some other

official nuisance.

- (2) Fill and grading. The area within the drip line of a protected tree shall not be filled or graded.
- (3) Maintenance after development. If any of the trees required to be retained or trees planted as a part of this division should die within a period of one year after completion of the activities associated with construction, the owner of the property shall replace the trees within six (6) months at a ratio of three-to-one (3:1) with an approved large canopy tree from the recommended plant materials chart, which is the same size as the tree removed.

(c) Regulations Prior to Construction.

- (1) Tree flagging. All protected trees on the subject property within forty (40) feet of a construction area or surface improvements such as driveway, walks, etc., shall be flagged with bright fluorescent colored vinyl tape wrapped around the main trunk at a height of five (5) feet or more such that the tape is highly visible to workers operating construction equipment. This shall not include the flagging of protected trees adjacent to ROW within approved residential subdivisions during the construction of the roadway.
- (2) Protective fencing. Solid, protective fencing a minimum of three (3) feet in height will be located at the drip lines of all protected trees that border the limits of construction. In situations where a protected tree is located within the immediate area of intended construction, protective fencing will be located at or beyond the drip line.

(d) Regulations during Construction. The following activities shall be prohibited within the limits of the critical root zone of any protected tree, subject to the requirements of this division:

- (1) Material storage. No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the critical root zone of any protected tree.
- (2) Equipment cleaning/liquid disposal. No equipment shall be cleaned or other liquids deposited or allowed to flow overland within the limits of the critical root zone of a protected tree. This would include paint, oil, solvents, asphalt, concrete, mortar or similar materials.
- (3) Tree attachments. No signs, wires or other attachments, other than those of a protective nature shall be attached to any protected tree.
- (4) Vehicular traffic. No vehicular and/or construction equipment traffic or parking shall take place within the limits of the critical root zone of any protected tree other than on an existing street pavement. This restriction does not apply to single incident access within a critical root zone for purposes of clearing underbrush, emergency restoration of utility service, or routine mowing operations.
- (5) Grade changes. No grade changes (cut or fill) shall be allowed within the limits of the critical root zone of any protected tree unless adequate construction methods are approved by the Director.
- (6) Impervious paving. No paving with asphalt, concrete or other impervious materials in a manner which may reasonably be expected to kill a tree shall be placed within the limits of the critical root zone of a protected tree.
- (7) Removal of protective fencing. Protective fencing may only be removed from the construction site at the time of the installation of additional, permanent landscaping features.

(e) Permanent Construction Methods & Standards.

- (1) Boring. Boring of utilities under protected trees may be required in certain circumstances. When required, the length of the bore shall be the width of the critical root zone at a minimum and shall be a minimum depth of 48 inches.
- (2) Trenching. All trenching where possible shall be designed to avoid trenching across the critical root zone of any protected tree. This shall not inhibit the placement of necessary underground services such as electric, telephone, gas, etc.
- (3) Root pruning. It is recommended that all roots two (2) inches or larger in diameter which are exposed as a result of benching or other excavation be cut off square with a sharp medium tooth saw and covered with pruning compound within two (2) hours of initial exposure.

14.04.211.....Tree Mitigation.

- (a) General Rule. In the event that it is necessary to remove a protected tree, the applicant shall be required to pay into the City's tree fund according to the Master Fee Chart, or, with the approval of the Director, replace the removed trees according to the City's Tree Valuation Schedule.
- (b) Mitigation. If the tree is not replaced on-site or other City-approved location, fees must be paid to the City based on the tree valuation schedule as listed in the Master Fee Schedule. This fee shall be paid in addition to any tree removal permit fee and shall be held in a separate account (the Tree Fund) to be used exclusively for future installation of trees within public land owned by the City.
- (c) Landscape Plan. All replacement trees shall be shown with their caliper size, species name, and common name on the landscape plan.
- (d) Replacement Restriction. Any required replacement tree shall not be planted within an area such that the mature canopy of the tree will interfere with overhead utility lines, or that the mature root zone of the tree interferes with underground public utility lines.
- (e) Landscaping Limitation. Trees required to be added to the development per the landscaping requirements in the zoning ordinance or by virtue of deed restrictions shall not be considered or credited as replacement trees.
- (f) Enforcement.
 - (1) Any person, firm, corporation, agent, or employee thereof who violates any of the provisions of this article shall be deemed guilty of a misdemeanor and upon conviction hereof shall be fined a penalty of a sum not to exceed the amount listed in the Master Fee Schedule and allowed by State Law. A separate offense shall be deemed to be committed on each day during or on which a violation occurs. The unlawful destruction or removal of each protected tree shall be considered a separate offense and each offense subjects the violator to the maximum penalty not to exceed the amount listed in the Master Fee Schedule per tree for each day that the tree is not replaced. Unless otherwise specifically set forth herein, or in state law as adopted, allegation and evidence of culpable mental state are not required for the proof of an offense defined by this article.
 - (2) No acceptance of public improvements shall be authorized until all fines for violations of this ordinance have been paid to the City.
 - (3) No certificate of occupancy shall be issued until all fines for violations of the ordinance from which this article derives have been paid to the City.
 - (4) No building permit shall be issued unless the applicant signs an application or permit request which states that all construction activities shall meet the requirements of the tree preservation ordinance. The building official shall make available to the applicant a copy of the tree preservation ordinance.
- (g) Tree Valuation Schedule. Tree replacement fees are listed in the Master Fee Schedule and shall apply to all tree mitigation.

14.04.212 – 14.06.300Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART THREE - SCREENING WALLS & FENCES

14.04.301.....Screening, Generally.

- (a) Purpose & Intent. The intent of this section is to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties.
- (b) General Specifications.
- (1) The requirements set forth herein shall apply to all new development and any existing building or area expansion of over thirty percent (30%).
 - (2) Engineered concrete foundations with piers are required. Spacing, depth, and dimensions of the piers shall be determined by a licensed professional engineer based on the *Engineering Design Standards*. All walls four (4) feet in height or greater must be designed and sealed by a professional engineer licensed in Texas. Record drawings (i.e. “as built”) certified by a professional engineer shall be submitted to the City of Celina upon completion of construction.
 - (3) No portion of a screening wall shall be used as a retaining wall, unless specifically approved by the Director of Engineering.
 - (4) Walls shall be equally finished on all sides and constructed in one style using consistent materials.
 - (5) Contractors shall verify the location of all existing utilities prior to excavation and construction.
 - (6) No screening wall or fence shall be erected on public right-of-way or in visibility easements.
 - (7) Constructed with any of the following materials: Surface painted or coated concrete, chain-link, concertina wire, barbed wire, corrugated metal, or fiberglass panels.
 - (8) In no case shall a screening wall be placed parallel and in the immediate vicinity of an existing residential fence causing a close back-to-back fence arrangement **or creating a gap between fences**. When a residential fence exists at the time of commercial development, the required masonry screening wall shall replace the residential fence, with access easements provided for maintenance for both parties.
- (c) Height of Screening Walls.
- (1) Screening adjacent to rights-of-way = minimum six (6) feet and maximum eight (8) feet.
 - (2) Screening between disparate land uses (such as non-residential adjacent to single family) = minimum eight (8) feet.
 - (3) Screening of loading docks or doors = minimum six (6) feet.
 - (4) **Screening of waste and recycling collection areas, including non-residential polycarts and all other service related equipment = minimum eight (8) feet.**
 - (5) Screening for electric substations, sewer pump stations, or any other free-standing utility facility shall be scaled according to the height, size, scope, and area of the proposed facility, subject to discretionary review and approval by the Director, and shall be generally between eight (8) and twelve (12) feet.
 - (6) Screening using living plant materials, either with or without an accompanying metal fence, shall be six (6) feet tall at the time of planting.
- (d) Materials.
- (1) Materials allowed by right for screening purposes.
 - i. Stone, rock, brick, or monolithic concrete panels (**see Section 14.01.115, Other Zoning Ordinance Definitions, for the description of “monolithic concrete panels”**).
 - (2) Materials allowed in certain circumstances. In unique circumstances, the following materials may be utilized **for screening purposes**, subject to discretionary review and approval by the Director, as long as there is no adverse impact on surrounding property, the spirit and intent of this Chapter is maintained, and a financial hardship is not the sole justification for the use of the reduced screening standard. **The Director may require a combination of the following screening options to meet the intent of the Ordinance.**
 - i. Decorative iron or wrought iron screening walls with masonry columns.
 - ii. Industrial grade aluminum or steel fencing (**e.g. DesignMaster Fencing® or comparable product**).

- iii. Living screens **that may include earthen berms.**
 - iv. Split-face concrete masonry units (CMU).
 - v. Cedar board-on-board wooden fence with decorative caps and masonry columns.
- (3) **Materials prohibited:**
- i. Modular, “slide-in” screening walls that are constructed of materials other than masonry or concrete **(see Section 14.01.115, *Other Zoning Ordinance Definitions*, for the description of “modular screening walls”).**
 - ii. Chain link.
 - iii. Electrified fencing.
 - iv. Barbed wire.
 - v. Plain wooden fences.
- (4) **Specifications for masonry screening walls are as follows:**
- i. **A decorative masonry column shall be placed at each corner or transition and evenly spaces on each fence façade not to exceed every eighty (80) feet** unless otherwise approved by the Director and supported by an approved engineering design.
 - ii. Lintels, bottom row soldier courses with concrete mow strip, and a decorative cap are to be applied to all masonry walls.
 - iii. Openings along the bottom of the screening wall shall only be wide enough to allow for proper drainage as determined by the *Engineering Design Standards*.
- (5) **Specifications for monolithic concrete panel screening walls are as follows:**
- i. Walls shall have a maximum column spacing of fourteen (14) feet, unless otherwise approved by the Director.
 - ii. Panels must be a minimum of four (4) inches in thickness with a decorative pattern and color on both sides and be made of a minimum of 4,000 psi concrete.
- (6) **Specifications for decorative iron, wrought iron commercial fencing, or industrial grade aluminum or steel fencing.**
- i. Decorative iron or wrought iron screening walls shall have masonry columns to be spaced no greater than thirty (30) feet on center.
 - ii. Industrial grade aluminum or steel fencing may be allowed in certain circumstances, as reviewed and approved by the Director.
- (7) **Specifications for living screens.** The property owner/developer, at his sole expense, shall furnish or cause to be furnished, all labor, materials, equipment, accessories, meters, irrigation, and services necessary to maintain or replace all plant materials if and when they become damaged or die.
- (8) **Specifications for wooden fence screening.** **(See Section 10.04.305, *Residential Fences*)**

(e) Ownership & Maintenance.

- (1) **Maintenance easement.** A minimum **three (3) foot** wide wall maintenance easement (WME) shall be provided at time of platting where screening walls are forecasted or required along the property line.
- (2) **Ownership & maintenance:** Required screening walls shall **be** owned by the property owner or HOA and shall be maintained in good condition. Any repairs or replacement shall match the existing adjacent sections.

14.04.302.....Screening, Residential Subdivision Walls.

- (1) **Perimeter walls required with residential subdivisions.** Subdivision perimeter screening walls must be constructed by the developer with each phase of the subdivision infrastructure adjacent to rights-of-way sixty (60) feet or greater. Perimeter landscaping and irrigation are required.
- (2) **Cul-de-sac adjacency.** If the bulb of the cul-de-sac abuts a collector or arterial roadway, the screening across the landscaped area adjacent to the cul-de-sac bulb may be a living screen in conjunction with an open fence (such as decorative metal or wrought iron) with solid masonry columns in keeping with the associated solid masonry screening perimeter walls required elsewhere along the perimeter.

- (3) Materials exceptions. The Director may allow the use of wrought iron or decorative metal, not in excess of fifty percent (50%) of the subdivision perimeter wall, in conjunction with berms and landscaping, if deemed appropriate.
- (4) Perimeter wall extension required. When a perimeter fence is provided at the outer boundaries of a residential subdivision, the termination of a given side of the fence shall not occur in the middle of the adjacent property, but extend to the property line of the last platted lot that has partial adjacency with the perimeter fence. An easement may be required by separate instrument in order to construct this portion of the wall on the adjacent property.
- (5) Timing. The owner or developer of a residential property adjacent to an undeveloped property zoned non-residential or multi-family shall be responsible for and shall build the required masonry wall to provide screening between the two (2) properties at the time of infrastructure development, prior to any vertical development on the site.
- (6) Individual fences exempt. Individual single-family lots built in a subdivision without a perimeter wall are exempt from the requirement to install the masonry wall. In lieu, an eight (8) foot high cedar board-on-board wooden fence with a decorative cap (and columns where appropriate) may be utilized.

14.04.303.....Screening, Multi-Family & Non-Residential

- (1) Non-residential uses adjacent to single family zoning districts or uses. A solid masonry screening wall is required along the adjacency of disparate land uses.
- (2) Non-residential uses adjacent to other similar non-residential zoning districts or uses. No screening wall is required.
- (3) Multiple buildings within a commercial development. In the case where multiple pad sites or multiple masonry types are used for the buildings' exteriors within a single development, the screening wall shall use the predominant masonry type for the entire length of the screening wall, subject to approval by the Director during the site plan process.
- (4) Mixed use developments. With Director approval, mixed use developments may be exempt from internal screening between disparate land uses.

14.04.304.....Screening Requirements for Specific Situations.

- (a) Ground Mounted Mechanical, Plumbing, & Electrical Equipment.
 - (1) Exposed conduits, ladders, exhaust valves, utility boxes, and drain spouts shall be a color matching the building, an accent color, or earth-tone color.
 - (2) Outside equipment, coolers, and/or other mechanical items shall be screened with a Category A masonry finishing material matching the primary building.
 - (3) All new utilities, including any aerial lines, shall be underground.
- (b) Roof Mounted Mechanical, Plumbing, & Electrical Equipment. Roof mounted equipment shall be screened from view using parapet walls or as approved by the Director.
- (c) Loading Docks, Ramps, & Spaces. Loading docks, ramps, structures, and loading spaces shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial.
 - (1) Screening shall be by masonry wing walls matching the color and building materials of the primary structure or freestanding walls with complimentary landscaping to be compatible with the project design.
 - (2) Screening walls shall be of adequate height to screen loading vehicles and the scope of the operation and activity.
- (d) Waste & Recycle Collection Areas (Dumpster Screening).
 - (1) Waste disposal collection areas, including non-residential polycarts and all other service related equipment, shall be screened from public view.
 - (2) Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened

with a masonry wall in a color that is consistent with the color of the primary building. Screening enclosures shall be visually and aesthetically compatible with the overall project.

- (3) Dumpster enclosures shall incorporate on the open, fourth side a solid metal gate (chain-link with slats is prohibited) to visually screen the dumpster or compactor, which shall remain shut at all times other than when being actively accessed.
 - (4) Dumpster enclosures shall be located behind the front building line and the service gate shall not directly face a public street or any residentially zoned property. Where this standard is not feasible, as determined by the Director, the standards may be varied.
 - (5) Single dumpster enclosures shall be a minimum of twelve (12) feet wide and fourteen (14) feet deep. Pads to accommodate two dumpsters or recycling shall be a minimum of twenty-five (25) feet wide and fourteen (14) feet deep.
 - (6) New commercial development shall provide space for a minimum of two (2) dumpsters screened with masonry enclosures with the extra dumpster being for recycling containers.
 - (7) Dumpster enclosures shall be located to provide a minimum of forty (40) feet of clear backing. **However, any area designated for backing shall not exceed eighty (80) feet.**
 - (8) Engineered concrete foundations with piers are required for dumpsters, per review and approval by the Director of Engineering.
- (e) Utility Substations & Tower Facilities. For electric substations, sewer pump stations, or any other free-standing utility facility, the above ground mechanical equipment shall be screened to mitigate its negative visual impact and safely secure the site. The screening device shall be scaled accordingly to the height, size, scope, and area of the proposed facility, subject to discretionary review and approval by the Director. Generally, masonry screening walls are required with decorative metal in limited application for visibility, ventilation, and access points. Larger facilities shall also provide large evergreen screening trees every twenty (20) feet on center. Concrete vehicle access shall be provided, in addition to associated easements necessary for development. Any associated utilities shall be buried, with the exception of regional transmission lines.
- (f) Buildings that include Bay Doors.
- (1) Materials for the main building shall follow the regulations for Commercial Structures (Section 14.04.109).
 - (2) Bay doors shall not be parallel to or facing any public right-of-way.
- (g) Open Storage. All allowed open storage of materials, equipment, or commodities shall be screened in accordance with Section 14.03.301(h), *Open Storage – Permanent or Ongoing* of the zoning ordinance.

14.04.305.....Residential Fences.

- (a) General Requirements.
- (1) It shall be unlawful for any person to construct or repair a fence not in compliance with the regulations contained herein.
 - (2) A fence permit shall not be required for repairs if the work does not exceed fifty percent (50%) of the total length of the fence. If a cumulative effect of a series of repairs over a twelve-month period exceeds fifty percent (50%), a permit is required. Repairs, even those not requiring a permit, must be completed in compliance with the regulations herein.
 - (3) Permit fees shall apply as shown on the Master Fee Schedule of the City.
 - (4) All fence installers are required to be registered with the City.
 - (5) Adequate plans and specifications, which may include a plot plan showing exact materials, easements, location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.
 - (6) Once complete, a final inspection is required and must be scheduled by the installer within five business days of completion.
 - (7) **Estate properties greater than one (1) acre in size that front onto a right-of-way of sixty (60) feet or more may install decorative driveway entrances.**

- (8) Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods, with Director approval.

(b) Regulations.

- (1) Maximum height of residential fences. Fences shall not be greater than eight (8) feet in height, excluding an allowance for ground clearance and decorative caps.
- (2) Materials allowed. No fence material shall be used to construct a fence except for those listed and regulated in this Chapter. Generally, residential fences should only be wooden or black tubular steel (powder coated ornamental iron).
- (3) Materials prohibited. Barbed wire, electric, and other injurious fence material is prohibited in the City, unless the property is an agricultural district over **one (1) acre** in size, legitimately needed for agricultural purposes, or otherwise approved by the Director.
- (4) Fences that back or side to other residences. Fences that back or side to another residence may have either side of the fence face the interior of the lot.
- (5) Fences located on corner lots. On all corner lots, fences shall not be closer than fifteen (15) feet from the face of any curb, unless otherwise approved by the Director.
- (6) Fences facing rights-of-way (on back, side, or corners). All fences erected on side yards of corner lots and reverse corner lots or backing to a right-of-way of shall be cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.
- (7) Fences located between houses that face the street. The portion of fence that is parallel to the street and perpendicular to the fence along the side yard must be constructed of cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.
- (8) Fences in front yards. Fences and walls are only allowed in front yards up to **thirty-six (36) inches** in height and must be either: split-rail, wrought iron, picket fence, or decorative masonry wall. Lots over one (1) acre in size are exempt from this regulation, subject to review and approval by the Director. All front yard fences should generally be fifty percent (50%) open, except for walls when allowed.
- (9) Public rights-of way, easements. No fence shall be erected on public right-of-way or within any drainage easement, unless otherwise authorized by the Director.
- (10) Within property lines. Fences shall not encroach upon any property line (front, side, or rear).
- (11) Fences adjacent to scenic views. All fences installed adjacent to a floodplain, creek, or dedicated open space shall be black tubular steel and a minimum of fifty percent (50%) open.

(c) Wooden Fence Standards.

- (1) Vertical posts. All vertical posts shall be galvanized steel with a minimum two and three-eighths (2 $\frac{3}{8}$) inch diameter, a minimum CS 20 (.095) thickness, and set in a concrete footing.
- (2) Concrete footings. Concrete footings shall be a minimum of eight (8) inches in diameter.
- (3) Spacing of footings. For fences less than seven (7) feet in height, posts shall be spaced at a maximum of eight (8) feet on center, set in a concrete footing of no less than twenty-four (24) inches deep. For fences that are seven (7) feet or greater in height, posts shall be spaced at a maximum of six (6) feet on center, set in a concrete footing of no less than thirty-six (36) inches deep.
- (4) Allowed materials & colors. **Residential wood material shall be cedar or white wood, stained a natural brown or earth tone color.**
- (5) Construction. All materials shall be securely fastened, with vertical boards to horizontal stringers, stringers to vertical posts and top rail, to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay.
- (6) Private residential fence adjacent to a subdivision perimeter wall. A fence that is parallel to or perpendicular to such wall shall not exceed the height of the adjacent subdivision wall. A fence that is separated from the subdivision screening wall by a public alley or right-of-way is deemed to not be adjacent to the subdivision screening wall. If abutting, the height of the residential fence may transition in height from the height of the subdivision screening wall to the maximum allowable height of the residential fence, provided that the transition is a smooth rate of increase or decrease and does not exceed a span of sixteen (16) feet in length.

(d) Required Inspections.

- (1) Footing inspection. The footing inspection must be completed prior to pouring concrete.
- (2) Final inspection. A final inspection is required and must be scheduled within one (1) week (five (5) business days) of completion.

(e) Exceptions.

- (1) Materials. The use of chain link, vinyl, split-rail, and composite materials may be allowed, if constructed to manufacturer's specifications, subject to discretionary review and approval by the Director. Otherwise, these materials are generally prohibited. Existing non-conforming chain link fences may be replaced with similar material.
- (2) Interior fences. Defined as fences within the property fence for specific uses, such as dog runs, swimming pool fences, and other similar situations within the interior of a back yard. These interior fences may be constructed of alternate materials, as long as all exterior and shared fence lines are built to compliance with this section and the alternate interior materials are shorter than the exterior fence and not visible to the public, subject to discretionary review and approval by the Director.
- (3) Gate embellishments. Decorative gate embellishments are allowed; however, they shall not exceed the height of the fence by more than two (2) feet.

(f) Maintenance.

- (1) All fences shall be perpetually maintained, repaired, or replaced by the owner. Fences not required by a City ordinance, screening regulation, or other standard shall be either maintained or removed.
- (2) **It shall be unlawful and subject to citation should a fence display any of the following conditions:**
 - i. Any fence that leans, falls, becomes unstable, or causes damage to other property.
 - ii. Fences that are supported by any means other than the fence post.
 - iii. Missing or loose pickets, broken or missing parts, decayed members.

14.04.306 – 14.06.400Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART FOUR – PARKING & STACKING STANDARDS

14.04.401.....Parking Standards, Generally.

- (a) **Purpose.** The purpose of these regulations is to secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provision of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and stacking shall be provided as set forth in the following provisions. The stated goals are supported by the regulations which follow.
- (1) To manage parking so that it is convenient, efficient, and supports an active and vibrant retail and employment environment;
 - (2) To decrease the expansive “seas” of parking common to suburban development, noting that most new development is typically over-parked, resulting in wasted space, unnecessary impervious surface, higher construction costs, and loss of retail square footage;
 - (3) To support the creation of shared parking in order to enable visitors to park once at convenient location and access a variety of commercial enterprises in a pedestrian and bicycle-friendly environment;
 - (4) To provide flexibility for changes in land uses that have different parking requirements within the district.
 - (5) To ensure ease of access to parking;
 - (6) To provide flexibility for the redevelopment of small sites;
 - (7) To acknowledge that transportation options exist, such as shared driving services (such as Uber® and Lyft®), access to scooter and bike services (such as Lime® and Bird®), and county transportation networks that offer alternatives to the use of individual automobiles;
 - (8) To avoid diffused, inefficient, single-purpose reserved parking; and
 - (9) To avoid adverse parking impacts on residential neighborhoods.
- (b) **Parking Regulations.**
- (1) Except for allowed on-street parking, maneuvering of vehicles related to parking shall take place entirely on site or within a mutual access easement. No public right-of-way shall be used for backing or maneuvering into or from a parking space, or for circulation within the parking lot.
 - (2) All off-street parking, maneuvering, and storage areas shall be constructed of concrete in accordance with the parking lot paving requirements in the City’s Code of Ordinances and with any other applicable State or local requirements.
 - (3) Fire lanes shall be provided as required by the adopted Fire Code of the City, and shall be adequately reinforced to withstand heavy vehicle loads, subject to review and approval by the Fire Marshal.
 - (4) No required parking area shall be used for storage of inventory, materials, display, sanitation containers, supplies, or for any other use, except as approved through the site plan process. Under no circumstances shall a required parking space be used for any purpose other than parking except and unless specifically approved for temporary use for a special event of limited duration, as approved by the Director.
 - (5) All off-street parking areas shall be kept free of litter, trash, debris, display, **vehicle repair operations**, and advertising uses.
 - (6) Designated parking areas shall not be used for the repair, storage, dismantling, or servicing (except for normal maintenance of a private vehicle) of vehicles or equipment, or for the storage of materials or supplies, or for any other use in conflict with the designated parking areas.
 - (7) The property owner shall be responsible for adequately maintaining all parking facilities, including paving, striping, elimination of debris, and correction of use violations. Lots shall be free of large cracks, potholes, or other failures, with back-filled curbs, and shall be power-washed when needed.
 - (8) **Shared parking may be considered during the site plan process for uses not normally open, used, or operated during the same hours as adjacent uses, or when other special circumstances exist. Owner authorization to use the shared spaces must accompany any such proposal.**
 - (9) **Shared parking among adjacent uses is encouraged. Labeling individual parking spaces in front of a specific business is discouraged and allowed only with Director approval as all parking spaces are considered to be**

“public.”

- (10) Whenever a building or use is changed or enlarged in floor area, number of dwelling units, or otherwise, to create a need for an increase in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change, as determined by the Director.
- (11) Whenever a building is enlarged to the extent of thirty percent (30%) or more in floor area or in the area used, said use shall then and thereafter comply with the parking requirements set forth herein.

(c) **Parking Design.**

- (1) **Parking material.** All vehicular use area, including parking and stacking spaces, and drive aisles shall be constructed of concrete, per the *Engineering Design Standards*. Existing parking areas that are not concrete may maintain or rehabilitate with the existing materials or upgraded materials; however, any associated expansion must be constructed of concrete.
- (2) **Parking space dimensions.** The minimum dimensions for off-street parking shall be as follows:
 - i. Standard parking space: nine feet by twenty feet (9' x 20').
 - ii. Parallel parking space: eight feet by twenty-two feet (8' x 22').
 - iii. Stacking space: ten feet by twenty feet (10' x 20').
- (3) **Drive aisle dimensions.** Refer to the *Engineering Design Standards*.
- (4) **Floodplain.** Any and all required parking spaces shall be located outside the floodplain, unless specifically allowed by the Director of Engineering.
- (5) **Continuous drive aisles.** When a drive aisle in a parking area exceeds 300 feet in length, off-sets, roundabouts, raised crosswalks, or other acceptable traffic calming features may be required.
- (6) **Parking space demarcation.** Parking spaces shall be clearly identified by white painted stripes, buttons, tiles, curbs, barriers, or other approved methods. Non-permanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the spaces.
- (7) **Dead-end parking.** Dead-end parking rows are generally prohibited; although alternate designs plans with minor modifications may be approved by the Director.
- (8) **Cross access required.** For safety, firefighting purposes, and increased connectivity, cross access between parking areas of adjacent non-residential parcels is required. Properties that abut an undeveloped tract shall provide a paved stub-out for future connections.
- (9) **ADA ramps.** Ramps shall be in accordance to the adopted regulations of the *Americans with Disabilities Act*.
- (10) **Revisions to location or number of spaces.** At no time after initial approval of the parking area layout may changes be made to the location or number of provided spaces, unless approved by the Director.

(d) **Decorative Paving.**

- (1) Decorative paving (integral color stained concrete with the option to be stamped or scored in patterns) shall be provided as follows:
 - i. On-site pedestrian cross-walks.
 - ii. At the store front entrances of tenant suites.
 - iii. Drive-thrus or drop-off areas.
 - iv. Trail crossings.
- (2) Decorative paving (integral color stained concrete that is stamped or scored in patterns) shall be provided as follows:
 - i. At the entrance of each commercial site when ingress/egress is from a right-of-way in order to provide a sense of “welcome” into the site.
 - ii. At major intersections of one-site drive aisles.
 - iii. At major right-of-way intersections (collectors or arterials) and entrances for residential developments from collectors and arterials.

(e) **Parking Access from a Public Street – All Districts.** All Parking space configuration, location, arrangement, size, and circulation in all districts shall be constructed according to this section.

- (1) **Entrances to developments.** During the review and approval of a concept plan or site plan, design

consideration shall be given to providing entrance and exit drives that provide a protected lane extended within the site to provide adequate queuing of vehicles on the site and reduce the necessity of queuing within the public rights-of-way.

- (2) Minimizing traffic congestion. In all districts, except single-family zoning districts, site layout shall provide for entrance and exit drives appropriately designed and located to minimize traffic congestion or conflicts within the site and that align with adjoining public streets, as approved by the Director.
 - i. Based upon analysis by the City, if projected volumes of traffic entering or leaving a development are likely to interfere with the projected peak traffic flow volumes on adjacent streets, additional right-of-way and paving in the form of a deceleration lane or additional turn lane may be required of a developer in order to reduce such interference.
 - ii. The determination of additional right-of-way or paving requirements shall be made at the time the final site plan is approved.
 - iii. Any additional right-of-way required by the City shall be dedicated to the City with the cost of engineering design, materials, and installation borne entirely by the developer.
- (3) No alley access. Vehicular access to nonresidential uses shall not be permitted from alleys serving residential areas.
- (4) "Head-in" or "back-in" parking restrictions. Head-in or back-in parking spaces that are accessed directly from the street are prohibited in all nonresidential uses except in the **DT, Downtown** district. Head-in spaces are discouraged in all districts.

14.04.402.....Off-Street Parking Standards – Single Family Detached Residential Districts

- (1) Parking to be located on lot. Required off-street parking shall be provided on the same lot as the use it is to serve.
- (2) Lots fronting rights-of-way 60 feet wide or greater. Residential lots facing onto rights-of-way that are sixty (60) feet wide or greater shall not have vehicle access to said street or be allowed any front yard driveway cut if the lot is also accessed by an alley.
- (3) Concrete parking standard exception. An exception to the concrete parking standard may be made for driveways **longer than 200 feet** and parking spaces in the AG, Agricultural and SF-E, Single-Family Estate districts. **These drives may be constructed of an alternate all-weather surface to be determined by the Director of Engineering and the Fire Marshal.**
- (4) Heavy load vehicles prohibited. No required parking space, garage, carport, or other automobile storage space in any residential zoning district shall be used for the storage of any heavy load vehicle (see Section 14.01.115, *Other Zoning Ordinance Definitions*).

14.04.403.....Off-Street Parking Standards – Single Family Attached Residential Districts (townhomes, duplexes)

- (1) Parking for each unit. Each single family attached unit shall provide a minimum of two (2) enclosed parking spaces and one-half additional space for overflow and visitors.

14.04.404.....Off-Street Parking Standards – Non-Residential & Multi-Family Districts

- (a) Lighting Provided in Parking Lots. To prevent nuisance or unsafe situations, parking lots serving multi-family residential developments shall provide sufficient lighting for safe movement to and from vehicles. All parking area lighting shall be designed and operated so as not to reflect or spill over onto adjacent properties.
- (b) Emergency Access. For safety and firefighting purposes, free access through to adjacent nonresidential parking areas shall be provided in accordance with the following:
 - (1) Location. Fire lanes shall be provided in all multi-family, manufactured home, and nonresidential developments, and in some single-family attached districts, as required by the adopted Fire Code of the City of Celina and the Subdivision Ordinance.
 - (2) Dimension. Fire lanes shall be a minimum width of twenty-four (24) feet of paving, and shall have a minimum inside turning radius at curves of thirty (30) feet, or as required by the adopted Fire Code of the City of

Celina unless the adjacent building is three (3) stories in height or taller, in which case the fire lane shall be a minimum of twenty-six (26) feet of paving, and shall have a minimum inside turning radius at curves of thirty (30) feet.

- (3) Vertical clearance. The minimum overhead vertical clearance over fire lanes shall be fourteen (14) feet for a linear distance of fifty (50) feet on each side (in front of and behind, as a fire apparatus would traverse underneath) of any overhead structure, such as a canopy, roof overhang, or vertical height control device.

- (e) **On-Street Parking Adjacent to Multi-Family Development**. When a public roadway bisects a multi-family residential development, no on-street parking shall be allowed unless the following conditions apply:

- (1) The planned development district regulations specifically call out on-street parking as part of the required parking.
- (2) The public roadway is designed for on-street parking and is of sufficient right-of-way width to accommodate parking and travel lanes, as determined by the Director of Engineering.
- (3) The on-street parking includes landscaped bump-outs a minimum of every three (3) parking spaces.
- (4) Sufficient spaces for visitor parking are provided on site.
- (5) Crosswalks are provided with protective bump-outs at sidewalk corners and are either painted or constructed of stamped concrete to afford a high degree of visibility for pedestrians, bikers and drivers.
- (6) The Director has approved the overall parking plan.

14.04.405.....Parking Requirements per Land Use.

- (a) **Intent of Minimum Parking Requirements**. The goal of this ordinance is to reduce the number of parking spaces that will be constructed within the City of Celina in order to reduce the heat island effect, to provide more open space, and less impervious surface area, and, at the same time, provide for adequate parking for most parking needs. It is not the intent of this ordinance to require minimum parking ratios that result in empty parking lots. In many cases, the applicant **is encouraged to design** the number of parking spaces for the proposed development based on prior knowledge and empirical data acquired by the applicant from previous similar developments. A parking demand analysis **may** be required to show that the proposed number of spaces will be adequate for most parking situations, subject to the review and approval of the Director. **The Director has the final authority over parking requirements.**
- (b) **Computation of Parking Spaces**. In computing the number of parking spaces required for any building or development, the following rules shall govern:
- (1) The term "floor area" means the gross floor area of the specific use.
 - (2) Where fractional spaces result, the parking spaces required shall be constructed to be the next higher whole number.
 - (3) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature, subject to review and approval by the Director.
- (c) **Parking Reduction**. An overall fifteen (15%) parking reduction may be granted to multi-tenant developments that are 15,000 square feet or greater if a traffic study shows that the reduction will not adversely affect the property.
- (d) **Off-Street Parking**. The following off-street parking ratios apply:

ARTICLE IV, PART FOUR, TABLE 1 MINIMUM REQUIRED PARKING RATIOS	
Land Use	Parking Ratio
Child Care Center	1 space for every 10 students + adequate stacking spaces for drop off
Hotel	1 space per room plus 1 space for every 300 square feet of shared indoor space
Industrial Uses	1 space per 1,000 square feet of floor area
Office, Retail, Commercial Uses	1 space per 250 square feet of floor area.
Restaurant Uses, Free-Standing Site	1 space per 100 square feet of floor area

Shopping Center with Various Uses, including Restaurants	1 space per 250 square feet of floor area.
Single-Family Detached	2 enclosed spaces + 2 additional spaces per unit
Single-Family Attached (townhome, duplex)	2 enclosed spaces + 0.5 additional spaces per unit
Multi-Family	
Studio Unit	1.5 spaces per unit
One-Bedroom Unit	1.5 spaces per unit
Two-Bedroom Unit	2.0 spaces per unit
Three or More Bedroom Unit	2.5 spaces per unit
Overall Parking within Multi-Family	1.8 spaces per total units

14.04.407.....Stacking Standards

- (a) **Intent.** Stacking spaces provide protected access for vehicles to queue prior to receiving a product or service without interfering with normal traffic circulation or parking on-site. At any time a building or structure is erected or altered to include a service window, stacking spaces shall be provided. Land uses that require stacking include, but are not limited to, drive-thru restaurants, drive-thru banking services, drive-thru dry-cleaning and laundry services, car washes, vehicle service bays, and other similar uses that allow customers to receive services or conduct activities on the property without leaving their vehicles. The Director may require a traffic study to determine adequate stacking and queuing requirements for any given development.
- (b) **Minimum Size.** A stacking space shall be an area on a site measuring ten (10) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, escape lane or maneuvering area.
- (c) **Location of Stacking Lane.** Stacking lanes shall be located at the side or rear of buildings and should be designed to prevent spill-over traffic into fire lanes or mutual access drives.
- (d) **Minimum Number of Stacking Spaces.** Off-street stacking requirements for drive-through facilities shall be proposed by the applicant and shall be of a sufficient number to adequately provide for those uses that regularly require stacking. The proposed stacking number will be reviewed by Staff, and approved or denied by the Director. One additional stacking space shall be provided after the final window, order board, or stopping point to allow vehicles to pull clear of the transaction area prior to entering any intersecting drive aisle.
- (e) **Distinctive Stacking Markings.** All stacking spaces shall be marked with stamped or stained concrete to differentiate the spaces from drive aisles or parking spaces.
- (f) **Escape Lane.** If the Director deems that an escape lane is necessary by to allow vehicles to exit out of the stacking lane in the event of a stalled vehicle, emergency, or accidental entry, the escape lane shall be of at least eight (8) feet in width and shall have a drivable design (i.e. vehicles can drive over the markings).

14.04.408.....Bicycle Parking.

Bicycle parking is required in non-residential districts in order to encourage the use of bicycles by providing convenient and secure places to park bicycles.

- (a) **Bicycle Parking per Vehicle Parking Spaces.** Bicycle parking shall be provided based on at least one (1) standard bike rack for each development or one (1) bike rack per 100 car parking spaces required, whichever is greater, unless otherwise approved by the Director. No more than **three (3)** bicycle racks shall be required per development.
- (b) **Bicycle Parking Location.** Required bicycle parking should be located within fifty (50) feet of a public entrance to the building. Bicycle parking may be provided within a building, but the location must be easily accessible by the public.
- (c) **Bicycle Parking to be Included on Site Plans.** Site Plans shall include the location of all proposed bike racks, which

are subject to the streetscape architectural standards of the Zoning Ordinance.

14.04.409 – 14.04.500 Reserved.

ARTICLE VI – SITE DEVELOPMENT STANDARDS

PART FIVE - LIGHTING STANDARDS

14.04.501.....Lighting Administration.

- (a) **Purpose & Intent.** The purpose of this Section is to:
- (1) Reduce the problems created by improperly designed and installed outdoor lighting.
 - (2) Eliminate problems of glare on operators of motor vehicles, pedestrians, and land uses.
 - (3) Minimize light trespass and light pollution.
 - (4) Reduce energy and financial costs of outdoor lighting by establishing regulations that limit the area onto which certain kinds of outdoor lighting fixtures may illuminate.
 - (5) Preserve the night sky as a natural resource and people's enjoyment of looking at the sky and stars.
- (b) **Enforcement.** The Director of Development Services or his designee is hereby empowered and directed to administer and enforce the provisions of this Section relating to outdoor lighting.
- (c) **Applicability.**
- (1) **New uses, buildings & additions.** All proposed new land uses or change of uses, developments, buildings, structures, or building additions of thirty percent (30%) or more in terms of additional dwelling units, gross floor area, seating capacity, or other expansion, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Code for the entire property. For all building additions of less than thirty percent (30%) cumulative, the applicant shall only have to meet the requirements of this Code for any new outdoor lighting provided.
 - (2) **Nonconforming use change.** Whenever a nonconforming use, structure, or lot is abandoned for a period of 180 consecutive days and then changed to a new use according to the requirements of Section 14.03.601, *New and Unlisted Uses* of the Zoning Ordinance, then any existing outdoor lighting shall be reviewed and brought into compliance as necessary for the entire building, structure or premises, to the maximum extent possible as determined by the Director.
 - (3) **Prior to code adoption.** Exterior lighting luminaries in existence on the effective date of this Ordinance adoption shall be considered "legally nonconforming." Such fixtures may be repaired, maintained and replaced. The nonconforming bulbs within a fixture shall be replaced in conformance with this Section. However, exterior lighting luminaries existing on the effective date of this Ordinance adoption that are located on private non-residentially used property and are found to direct light or glare to residential properties may be declared a public nuisance if the level of illumination on residential property, which is caused by the luminaries, is greater than one-quarter (¼) foot-candle. Such fixtures shall be altered or replaced to reduce the level of illumination on the residential property to a one-quarter (¼) foot-candle within two (2) months of receiving a written notice of the violation from the City.
 - (4) **Fixture abandonment or damage.** In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with all the provisions of this Code.

14.04.502.....General Requirements.

The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this Section.

- (a) **Illumination Levels.**
- (1) Multi-family residential uses should average no more than three (3) footcandles, with a maximum of ten (10) footcandles.
 - (2) Non-residential uses, including parking lots, should average no more than six (6) footcandles, with a maximum of fifteen (15) footcandles.
 - (3) Lighting under canopies (such as service stations) and car dealerships shall not exceed forty (40) footcandles. The remainder of the property shall comply with non-residential standards, above.
 - (4) Each new development shall provide adequate illumination levels for pedestrian safety.

- (5) The illumination levels contained in the *Illuminating Engineering Society of North America Lighting Handbook*, as amended from time to time, shall be used as a guide for providing adequate and safe illumination levels and measurement methods.
- (b) **Spill-Over.** The limit of illumination on neighboring property from one establishment shall be based on the zoning and/or use of the neighboring property. Maximum computed maintained and maximum measured footcandles at the neighboring property line shall not exceed:
- (1) **Zero (0) footcandle** for single-family residential attached and single-family detached districts.
 - (2) **Three (3) footcandles for multi-family, commercial, agricultural, and industrial districts and rights-of-way.**
 - (3) **Exception:** Illumination at interior property lines on contiguous lots in a multi-tenant, non-residential development may exceed the above criteria when necessary to provide constant lighting of adjoining parking areas, fire lanes and interior access roadways as determined by the Director.
 - (4) When a dispute arises regarding the district/use of an adjoining property and the allowed spill-over, the Director's decision shall be binding.
- (c) **Pole Heights.** Lighting standards (i.e. poles) shall be sized in such a manner that the top of any luminary does not exceed thirty (30) feet above adjacent grade. Lighting standards in Industrial zoned districts may be thirty-five (35) feet in height. However, where any industrial, **multi-family, or non-residential** district light poles are located within 100 feet of a residential district or use, the maximum allowed height is twenty (20) feet. **Within the OT, Old Town zoning district, the maximum permitted pole height is twenty (20) feet.**
- (d) **Light Sources.**
- (1) Light sources or luminaries are prohibited in landscaped buffer areas and within required setback yard areas except on pedestrian walkways, hike & bike trails, **and at site entrances.**
 - (2) Light for outdoor advertising shall be designed to function as full cutoff-type of luminaries. Lighting intended for outdoor advertising shall be directed downward. The temporary use of lasers and spotlights that project light into the sky may be allowed, subject to the restrictions of temporary outdoor lighting in Section 14.04.503, *Temporary Outdoor Lighting*, below.
 - (3) All luminaries located on non-residential properties shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of at a point three (3) feet above grade on the lot line abutting a residential property. In all other instances, the light source must be completely shielded from direct view of at a point five (5) feet above grade at the lot line.
 - (4) All luminaries and light sources subject to this Section shall be maintained and kept in good working order.
 - (5) Wall or roof lighting may be used to illuminate the pedestrian walkways, entrance areas, and yard areas within thirty (30) feet of the building. **No roof lighting shall be used.**
 - (6) **All luminaries mounted on walls or on freestanding poles must be shielded and be directed downward.**
 - (7) Externally illuminated signs, advertising displays, billboards, building identification, and monument signs shall use top mounted light fixtures that shine light downward and that are fully shielded or upward with pin-pointed light which are fully shielded.
 - (8) Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.
 - (9) Lighting within or around commercial windows meant to draw attention to the business **is prohibited.**
 - (10) Building facades and architectural features of buildings may be floodlighted or otherwise highlighted when the following conditions are met:
 - i. floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated;
 - ii. the configuration of the floodlight installation shall block all view to the floodlight fixture's lamp from adjacent properties; and
 - iii. the maximum luminance of any floodlighted surface does not exceed the foot-candles specified in the *Illuminating Engineering Society of North America Lighting Handbook* for floodlighting surfaces.

- (11) All exterior lighting shall be LED.

14.04.503.....Temporary Outdoor Lighting. Any temporary outdoor lighting that conforms to the requirements of this Section shall be allowed. Non-conforming temporary outdoor lighting may be permitted **by the Director only as part of a valid Special Events Permit.**

14.04.504.....Photometric Plan.

- (a) **Exterior Lighting Plan.** A photometric plan illustrating the exterior lighting that is proposed or modified shall be submitted to the Development Services Department. The submission shall contain, but not be limited to the following:
- (1) Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
 - (2) Description of the illuminating devices (**including a visual depiction**), fixtures, **pole heights**, lamps, supports, reflectors, and other devices including, but not limited to, catalog cuts by manufacturers and drawings (including sections where required).
 - (3) **The photometric plan shall include a table which indicates the average foot candle measurement, the maximum foot candle measurement (at any hot spots), and the foot candle measurement at the property line.**
- (b) **Preparation of the Photometric Plan.** A certified engineer, architect, landscape architect, or lighting engineer/designer shall prepare the plan. The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan will comply with the requirements of this Ordinance after installation. Once the plan is approved by the Development Services staff, the exterior lighting of the property shall be constructed and installed according to the approved plan.
- (c) **Additional Submission.** The above required plans, descriptions and data shall be sufficiently complete to enable the reviewer to readily determine whether compliance with the requirements of this Section will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration or the devices, fixtures, or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory.

14.04.505.....Prohibited Lighting. The following are prohibited within the City of Celina:

- (a) **Design of Lighting.**
- (1) "Cobra head" type lighting fixtures **that are not shielded** and having dished or "drop" lenses or refractors which house light sources other than incandescent light sources.
 - (2) Unshielded light sources, including bare bulbs above fifteen (15) watts.
 - (3) **"Acorn" lighting.**
 - (4) **Decorative entrance lights mounted on a wall adjacent to doorways may be allowed by the Director in spite of not meeting the design requirements listed herein.**
- (b) **Moving or Flashing Lighting.**
- (1) Flickering or flashing lights.
 - (2) Searchlights.
- (c) **Types of Lighting.**
- (1) Exposed neon lighting, except for open/closed signs hanging inside a buildings door or window.
 - (2) Mercury vapor luminaires.
 - (3) Low-pressure sodium (LPS) and high-pressure sodium (HPS) luminaires.
 - (4) Metal Halide luminaires.

14.04.506.....Exemptions. The following are exempt from the standards contained in this Ordinance:

- (a) **Decorative Seasonal Lighting.** The decorative seasonal lights shall be removed within a reasonable and customary time.
- (b) **Lighting for Single Family Detached or Single Family Attached.**
 - (1) the lamps have a power rating of less than or equal to seventy-five (75) watts;
 - (2) a cutoff component is incorporated in the design of the luminaries;
 - (3) the lighting level at the property line shall not exceed the maximum level specified within this Section; and
 - (4) the maximum lighting level at the property line may be exceeded in cases where the lamp is turned on and off by a motion sensor and the lamp is not on for a continuous period exceeding ten (10) minutes.
- (c) **Residential Party Lights for Social Gatherings.** Such temporary outdoor lighting includes, but are not limited to, strings of lights and lanterns.
- (d) **Translucent Signs.** Signs of the type constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.
- (e) **Emergency Lighting.** Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaries. Hazard warning luminaries, which are required by federal and state regulatory agencies.
- (f) **Outdoor Sports Fields.** Because of their unique requirement for nighttime visibility and their limited hours of operations, public and commercial ball diamonds, playing fields, and tennis courts are exempt from the general standards of this section. Private ball diamonds, playing fields, and tennis courts on a single family lot built as an accessory use to the home on that lot are subject to the requirements of this Section. Lighting for these public and commercial outdoor recreational uses shall be LED and shielded to minimize light and glare from spilling over onto residential properties.
- (g) **Exceptions.** The City may vary from these requirements for any municipal project or purpose.

Section 14.04.507 – 14.04.600Reserved.

Zoning Ordinance

Planning & Zoning Commission

September 17, 2019



Background

- The current Zoning Ordinance is an out-of-date and internally inconsistent document that is difficult to understand and manage
- This year, a comprehensive review has been completed, bringing the Zoning Ordinance up to date with “best practices” and State Law
- This effort is in conformance with the Strategic Plan goal of “planning the city”
- This document was revised with input from Engineering, Planning, Building, & Legal



Proposed Revisions

ORGANIZATION

- The Zoning Ordinance has been organized into four general “articles”
 - Ø Administration
 - Ø Zoning Districts
 - Ø Use Regulations
 - Ø Site Development Standards

Proposed Revisions

ADMINISTRATION

- This article sets up the authority for the Zoning Ordinance, describes the role of various approval boards & commissions, and is the most boiler plate section, legally speaking
- Within the Administration article, the processes for zoning, plats, site plans, and other requests are detailed

Proposed Revisions

- Land Uses and their definitions have been updated
- “CUP” has been changed to the industry standard of “SUP” (Specific Use Permit) with the process being the same (i.e. similar to a zoning change)
- Processes have been modified to comply with State law

Proposed Revisions

ZONING DISTRICTS

- The Zoning Ordinance includes both “current” zoning districts and “obsolete” zoning districts
- This confusing dichotomy is eliminated in the proposed Zoning Ordinance, with all the current and obsolete districts being consolidated into more efficient and understandable designations
- The following chart indicates the new districts



FORMER & PROPOSED ZONING DISTRICTS		
Former & Obsolete Zoning Classifications	New Zoning Classification	Zoning Description
SINGLE-FAMILY ZONING DISTRICTS		
SF-E	SF-E	Single-Family Residential Estate District
SF-15, SF-10, SF-9, SF-7.5, and SF-R	SF-R	Single-Family Residential Detached District
PH, 2F, and TH	SF-A	Single-Family Residential Attached District
MH	SF-M	Single-Family Residential Manufactured Home District
OT-R	DT	Downtown District (future)
MULTI-FAMILY ZONING DISTRICTS		
MF1	MF-1	Multi-Family Garden Style District
MF2	MF-2	Multi-Family Urban Edge District
MF2	MF-3	Multi-Family Urban Living District
NON-RESIDENTIAL ZONING DISTRICTS		
CF	CF	Community Facilities District
C-1, C-2, B-1, B-2, B-3, B-4, ONS, and RO	C	Commercial, Office, & Retail District
I-1, I-2, and HI	I	Industrial District
AG	AG	Agricultural District
MU-1, MU-2	MU	Mixed Use District
HD	DT	Downtown District (future)



Proposed Revisions

ZONING DISTRICTS

- The single family estate district is retained unchanged for large lot homes (1 acre or more)
- A generic single family district is proposed that is more market-based, establishes a density cap, and allows greater flexibility of layout

Proposed Revisions

- Three multi-family districts are proposed:
 - Ø Garden Style – typical suburban layout
 - Ø Urban Edge – with interior surface parking
 - Ø Urban Living – highest density suitable for mixed use developments along the DNT or other areas developing with an urban character (similar to Shops of Legacy in Plano); typically with structured parking



Proposed Revisions

- One non-residential, retail district is proposed
- One industrial district is proposed with heavy or intense industrial uses requiring additional P&Z and City Council scrutiny through the SUP process
- Most auto-related land uses (gas stations, auto repair, car washes) are proposed to require an SUP from Council as well

Proposed Revisions

- The two mixed use districts were consolidated into one district to reduce the number & complexity of future planned developments and to reduce speculative zoning
- The Preston Road Overlay is simplified while retaining its critical features (several standards are now in the base ZO)
- The Dallas North Tollway Overlay is retained unchanged

Proposed Revisions

- A new Collin County Outer Loop Overlay is proposed
- OT-R, Old Town Residential and the HD, Historic District zoning districts are unchanged
- Ideation Planning is currently drafting the new zoning regulations for downtown, as recommended by the Downtown Master Plan



Proposed Revisions

USE REGULATIONS

- The Schedule of Uses has been streamlined and color coded for easier use and to be more reader friendly
- Greater building setbacks and wider landscape buffers apply to larger and taller buildings when adjacent to residential
- In general, the market will determine the type of land use based on location, roadway access, and size of the tract, while universal commercial design standards ensure quality aesthetics

Proposed Revisions

USE REGULATIONS

- The organization used last fall for the adopted Accessory Structures ordinance is expanded for those land uses requiring additional scrutiny during the approval process
- Land uses that require an SUP have specific criteria included in the regulations
- Permanent and temporary land uses that require certain conditions before administrative approval also have their criteria included in the regulations

Proposed Revisions

SITE DEVELOPMENT

- This article includes architectural standards, landscaping, screening, parking, lighting, and other issues that relate to the development of a site
- These universal standards were modernized for improved community aesthetics
- Standard “enhancements” commonly associated with PDs were incorporated into the Zoning Ordinance

Next Steps

- The Zoning Ordinance may be amended by the City Council at a public hearing, following the recommendation of the Planning & Zoning Commission
- Staff brought the proposed Zoning Ordinance as a Worksession item to the Planning & Zoning Commission on August 20, 2019 and to the City Council on September 10, 2019

Recommendation

- This item is a public hearing item
- Following the public hearing, Staff recommends approval as presented



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: September 17, 2019
Re: Parks at Wilson Creek Revised DA

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to revise an existing development agreement to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Development Agreement)

Owner:

The Parks at Wilson Creek, L.P.
c/o The Cambridge Companies, Inc.
8750 N. Central Expressway, Suite 1735
Dallas, TX 75231

Background Information:

The proposed revised development agreement is for approximately 701 acres, generally on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard. The DA outlines the development of a single-family residential community. The revised development agreement modifies certain obligations (specifically related to roadway improvements, utilities, and fees) and requires additional enhancements and design standards, thereby establishing the responsibilities of both the developer and City. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement.

Board Review/Citizen Input:

Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Proposed Development Agreement

Staff Recommendation:

Staff recommends approval.

**FIRST AMENDMENT TO AMENDED AND RESTATED
DEVELOPMENT AGREEMENT**
(The Parks at Wilson Creek)

This First Amendment to Amended and Restated Development Agreement (this “Amendment”) is made and entered into as of the ____ day of _____, 2019 (the “Effective Date”), by and between THE CITY OF CELINA, TEXAS (the “City”), a home rule municipality located within Collin County, Texas, THE PARKS AT WILSON CREEK, L.P., a Texas limited partnership (the “Owner”) (the City and the Owner are each individually, a “Party” and collectively, the “Parties”).

RECITALS

WHEREAS, this Amendment amends that certain Amended and Restated Development Agreement between the Parties that was entered into as of the 9th day of September, 2015 (the “Original Development Agreement”) and recorded in the Official Public Records of Collin County, Texas, as Instrument Number 20150917001181966, and nothing herein is intended to amend any other agreements between the Parties; and

WHEREAS, the Original Development Agreement governs two tracts of land in the City of Celina, Collin County, Texas, one containing 540 acres and the other containing 161 acres (as defined in the Original Development Agreement, the “Property”); and

WHEREAS, all capitalized terms in this Amendment shall be as defined in the Original Development Agreement unless otherwise defined herein; and

WHEREAS, the Parties desire to amend the Original Development Agreement to eliminate the Perimeter Road Improvements provisions and modify their respective obligations to incorporate their respective obligations pertaining to the Roadway Improvements (hereinafter defined), the oversizing of certain on-site water and sanitary sewer facilities, the installation of an offsite water line, Park Fees (hereinafter defined), and Capital Recovery Fees (hereinafter defined); and

WHEREAS, the Parties intend for the Developer’s obligations related to the Perimeter Road Improvements under the Original Development Agreement to be replaced in their entirety with the roadway obligations in Section 4 of this Amendment, and do not intend for the costs associated with the construction of Sunset Boulevard, as described in Section 4 of this Amendment, to be financed under the PID Act except to the extent such costs are not reimbursed in accordance with this Amendment pursuant to the authority of Chapter 380, Texas Local Government Code; and

WHEREAS, the City and Celina 682 Partners, L.P. entered into that certain Amended and Restated Development Agreement governing an approximate 682-acre tract of land, which agreement was effective October 23, 2014, as well as amendment to such agreement approved by the City of Celina City Council on April 10, 2018 (as amended, the “Celina 682 Agreement”); and

Attachment: Proposed Development Agreement (Parks at Wilson Creek Revised DA)

WHEREAS, Section 3.08 of the Celina 682 Agreement provides for the payment of a \$1,600,000 fee to the City, of which \$1,400,000 is required to be used by the City to fund certain construction costs associated with Sunset Boulevard from Preston Road to Roseland Boulevard as described in this Amendment (the “Sunset Boulevard Construction Funds”); and

WHEREAS, the remaining \$200,000 of the \$1,600,000 fee required by the Celina 682 Agreement will fund a portion of the City Park costs described in Section 3 of this Amendment; and

WHEREAS, the Owner has fulfilled all of its obligations related to the decertification of the Property and the City Park property from the Marilee CCN pursuant to the terms of Section 3.08 of the Original Development Agreement, and all funds escrowed for such purpose have been properly disbursed; and

WHEREAS, the Parties have determined that they have the authority to enter into this Amendment; and

WHEREAS, it is the intent of this Amendment to establish certain legally binding restrictions and commitments to be imposed upon the Property; and the City and the Owner are proceeding in reliance on the enforceability of this Amendment.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the Parties hereby agree as follows:

ARTICLE I AMENDMENTS

1. LED Lighting. If the electric service provider to the Property provides an option to use LED lighting, then the Owner agrees to install LED street lighting within the Development

2. Landscape Buffer. The Original Development Agreement is hereby revised to reduce the landscape buffer along the Outer Loop to a minimum of 40-feet in width, provided an average width of at least 50-feet is provided within the boundaries of the Property.

3. Exclusive Fees. Section 3.08 of the Original Development Agreement is hereby revised in its entirety to read as follows:

“3.08 Exclusive Fees. (a) Except as specifically described below, the Owner shall be subject to those fees and charges due and payable to the City in connection with the development of the Property that are charged uniformly to other developments located in the corporate limits of the City, except for outdoor warning device fees and technology fees.

(b) Notwithstanding the foregoing, no capital recovery fees, including, but not limited to, pro rata fees, impact fees for water, sewer, and roadways, park fees, technology fees and other capital recovery fees shall be charged against the Property other than park fees in an amount not exceeding \$1,500 per residential dwelling unit (the “Park Fees”) and capital recovery fees of \$5,500 per lot (the “Capital Recovery Fees”). All Capital Recovery Fees

shall be deposited into a segregated account and earmarked to reimburse the Owner for the Reimbursement in accordance with Article V below. All Park Fees shall be deposited into a segregated account and earmarked for the purpose stated in Section 3.08.d. below. Any Capital Recovery Fees in excess of those needed for the Reimbursement as contemplated by this Amendment may be utilized by the City as it may determine in its sole discretion.

(c) In exchange for being exempt from the City's outdoor warning device fee required by City ordinance, Owner agrees to pay City, on or before the date PID bonds are issued by the City for any part of the Development, a one-time fee in the amount of \$40,000 to be used by the City solely for the purpose of installing outdoor warning devices. The City agrees that the outdoor warning device will not be placed on the Property and anticipates placing the outdoor warning device on park property owned by the City that is adjacent to the Property in the most northwesterly corner thereof as is reasonably practicable.

(d) The City shall deposit the \$1,500 per residential dwelling unit park fees generated from Mustang Lakes (including Phase 2 thereof), Cambridge Crossing and the Development, excluding the Sunset Boulevard Construction Funds to be rebated to the Owner in accordance with Section 5.01.f.2. below, and including the remaining \$200,000 of the \$1,600,000 fee required to be paid to the City under the Celina 682 Agreement (collectively, the "Collective Park Fees"), into a segregated account and shall use such Collective Park Fees for the sole purpose of planning and developing the 100-acre City Park adjacent to the Development (the "City Park"). Immediately following the Effective Date of this Amendment, the City shall commence the planning process for the City Park, including the creation of a concept plan for the City Park. The City shall commence development of the initial phase of the City Park as soon as the City has collected at least \$2,000,000 in Collective Park Fees, provided there is roadway access, and water and sewer availability, to the City Park."

b. Article V of the Original Development Agreement shall be replaced in its entirety with the following new Article V:

"ARTICLE V ROAD AND UTILITY INFRASTRUCTURE

5.01 Roadway Improvements. Certain thoroughfare and other roadway improvements are necessary and beneficial to the Development, and are described below in this Section 5.01 (the "Roadway Improvements"). With the exception of the Roadway Improvements described below, no off-site or perimeter Roadway Improvements are required to be constructed in connection with the use or development of the Property.

a. Sunset Boulevard from Preston to Coit. The City will permit Owner to construct with Phase 1 of the Development the northern two lanes (one lane in each direction) of Sunset Boulevard from Preston Road to Coit Road, consisting of a 28-foot, 9-inch thick pavement section, but flared to four lanes at the intersections of Preston Road and Coit Road (the "Preston to Coit Section") as generally shown on Exhibit A, and including a roundabout at the intersection of Sunset Boulevard and Coit Road. The City agrees to increase the width of the right-of-way for this roadway section from 90 feet to 100 feet by shifting the current

centerline of the right-of-way 5 feet to the south and the current southern right-of-way line 10 feet to the south. The right-of-way shall contain a parkway sufficient for a 10-foot wide trail; however, the Owner shall not be obligated to construct or fund such trail. The Owner may include ornamentation (excluding signage) and/or landscaping and irrigation improvements within the centerpiece of the aforesaid roundabout which, if included, shall be maintained by the homeowners association formed to manage the Development.

b. Sunset Boulevard from Coit to Roseland and 12-Inch Water Line. The City will permit Owner to construct with Phase 1 of the Development the northern two lanes (one lane in each direction) of Sunset Boulevard from Coit Road to Roseland Boulevard, consisting of a 28-foot, 9-inch thick, pavement section (the “Coit to Roseland Section”), and, subject as set forth below, with a 10-foot wide trail on the north side of the roadway and a 6-foot wide trail on the south side of the roadway, all within a 100-foot wide right-of-way as generally shown on Exhibit A. The right-of-way will also contain a 12-inch diameter water line, to be constructed by the Owner, to serve the Property, which water line shall be an On-Site Public Improvement. Notwithstanding anything to the contrary set forth above, all trails are to be constructed concurrently with the development of the phase of single family lots on the portion of the Property adjacent to the trails. The Owner shall also construct a roundabout, at the intersection of Sunset Boulevard and Roseland Drive, within the centerpiece of which the Owner reserves the right to include ornamentation (excluding signage) and/or landscaping and irrigation improvements to be maintained by the homeowners association formed to manage the Development.

c. Residential Streets. All local residential streets (non-thoroughfares) shall consist of a 29-foot wide, 6-inch thick pavement section with 5-foot wide sidewalks on both sides, all within a 50-foot wide right-of-way. All sidewalks are to be constructed concurrently with the construction of homes on the portion of the Property adjacent to the sidewalks.

d. Roseland South of Sunset. Roseland Boulevard south of Sunset Boulevard shall consist of an undivided, four lane (two lanes in each direction), 55-foot wide, 8-inch thick, pavement section, and a 6-foot wide trail on both sides, all within a 75-foot wide right of way as generally shown on Exhibit “A”. All trails are to be constructed concurrently with the development of the phase of single family lots on the portion of the Property adjacent to the trails. Owner shall include a median at the intersections of Roseland Boulevard with each of Sunset Boulevard and the Outer Loop, within which median the Owner reserves the right to include ornamentation and/or landscaping and irrigation improvements to be maintained by the homeowners association formed to manage the Development.

e. Roseland North of Sunset. Owner’s obligation with respect to Roseland Boulevard north of Sunset Boulevard shall consist only of the two eastern lanes thereof (one lane in each direction), with a 27.5-foot wide, 8-inch thick, pavement section, and a 6-foot wide trail along the east side thereof, all within a 37.5-foot wide right of way as generally shown on Exhibit “A”. This pavement section shall require only one curb along the easternmost lane. All trails are to be constructed concurrently with the development of the phase of single family lots on the portion of the Property adjacent to the trails. Owner shall include a median at the intersection of Roseland Boulevard with Sunset Boulevard, within which median the Owner reserves the right to include ornamentation and/or landscaping and

irrigation improvements to be maintained by the homeowners association formed to manage the Development.

f. Current Portion of Sunset.

1. Construction. The City will permit Owner to construct Sunset Boulevard from Preston Road to Roseland Boulevard (the “Current Portion of Sunset”) in connection with Phase 1 of the Development. The Current Portion of Sunset shall be a Public Improvement financed under the PID Act to the extent the costs thereof are not reimbursed in accordance with Section 5.01.f.2. below.

2. Owner Reimbursement. The City agrees to reimburse (i) the Owner for its actual construction cost (but not including the design costs which shall continue to be paid by the City and shall not be included in the construction costs or in the soft costs described below) to construct the Preston to Coit Section, plus an additional 15-percent in soft costs, and (ii) the Owner’s actual construction cost (but not including the design costs which are included within the soft costs described below) to construct the Coit to Roseland Section (but not including the 10-foot trail on the north side thereof) adjacent to the City Park (hereinafter defined), plus an additional 20-percent in soft costs, as well as a set amount of interest on both sections in the aggregate amount of \$506,017 (collectively, the “Current Portion Construction Cost”), which reimbursement shall not exceed \$5,279,465 (the “Current Portion Maximum Reimbursement”). The City agrees to reimburse the Current Portion Construction Cost up to the Current Portion Maximum Reimbursement by rebating to the Owner \$1,400,000 in Sunset Boulevard Construction Funds and up to \$3,879,465 in Capital Recovery Fees (hereinafter defined) pursuant to its authority under Chapter 380 of the Texas Local Government Code (the “Current Portion Reimbursement”). The Current Portion Reimbursement shall be reimbursed to Owner in the following manner: (a) the Sunset Boulevard Construction Funds shall be paid or reimbursed to Owner in a typical construction draw fashion for hard construction costs (exclusive of design costs) as the improvements are constructed, and (b) the Capital Recovery Fees shall be rebated to Owner on a quarterly basis as received by the City starting three months after the date the City accepts the Current Portion of Sunset. The City shall, to the extent the Capital Recovery Fees are not sufficient to do so, make a minimum annual payment to the Owner equal to one sixth of the Current Portion Construction Cost, not to exceed the Current Portion Maximum Reimbursement, less the Sunset Boulevard Construction Funds (the “Current Portion Minimum Annual Payment”), with the first payment due one year following the date the City accepts the Current Portion of Sunset. The quarterly payments of Capital Recovery Fees for the year will apply against the Current Portion Minimum Annual Payment and, as applicable, the Future Portion Minimum Annual Payment (hereinafter defined) and the Utility Improvement Minimum Annual Payment (hereinafter defined) (collectively, the “Minimum Annual Payment”) for that year, and if the Capital Recovery Fees for that year exceed the Minimum Annual Payment for that year, then the excess will cumulate and apply to subsequent Minimum Annual Payments as necessary. All Capital Recovery Fees collected by the City will be deposited into a segregated account and dedicated to the payment to the Owner of the Current Portion Reimbursement and, as applicable, the Future Portion Reimbursement (hereinafter defined) and the Utility Improvement

Reimbursement (hereinafter defined) (collectively, the “Reimbursement”), until the Reimbursement has been paid in full. The Reimbursement is illustrated on Exhibit “B”.

g. Future Portion of Sunset

1. Construction. As dictated by the needs of the Development, and if not already constructed or under construction, upon Owner’s request, the City will permit Owner to construct two lanes (one lane in each direction) of Sunset Boulevard from the eastern boundary of the Development to Custer Road (the “Future Portion of Sunset”), the costs of which will be reimbursed to Owner in accordance with Section 5.01.g.2. below. The Future Portion of Sunset will consist of a 28-foot wide, 9-inch thick, pavement section. Owner shall have no obligation to construct or fund any sidewalks or trails along the Future Portion of Sunset. The Future Portion of Sunset shall be a Public Improvement financed under the PID Act to the extent the costs thereof are not reimbursed in accordance with Section 5.01.g.2. below.

2. Owner Reimbursement. If the Owner constructs the Future Portion of Sunset, then the City agrees to reimburse the Owner for its actual construction cost (but not including the design costs which are included within the soft costs described below) to construct same, plus an additional 20-percent in soft costs, as well as a set amount of interest in the amount of \$334,234 (collectively, the “Future Portion Construction Cost”), which reimbursement shall not exceed \$2,562,459 (the “Future Portion Maximum Reimbursement”). The City agrees to reimburse the Future Portion Construction Cost, not to exceed the Future Portion Maximum Reimbursement, by rebating Capital Recovery Fees to the Owner pursuant to the City’s authority under Chapter 380 of the Texas Local Government Code (the “Future Portion Reimbursement”). The Future Portion Reimbursement shall be reimbursed to the Owner on a quarterly basis starting three months after the date the City accepts the Future Portion of Sunset, or on the next quarterly payment due date with respect to the Current Portion Reimbursement, whichever occurs first. The City shall be obligated to make a minimum annual payment to the Owner of one sixth of the Future Portion Construction Cost (the “Future Portion Minimum Annual Payment”), not to exceed the Future Portion Maximum Amount, with the first payment due one year following the date the City accepts the Future Portion of Sunset.

h. Coit Road. The Owner shall design and construct Coit Road as a 28-foot, 9-inch thick, pavement section, within the eastern half of the right-of-way, to the extent immediately adjacent to the Property, as shown on Exhibit “A” (the “Coit Road Improvements”). Construction of the Coit Road Improvements shall be required only in conjunction with the construction of the immediately adjacent retail development within the Property.

5.02 Water and Sewer Utility Improvements. Certain water and sewer utility improvements are necessary and beneficial to the Development, and are described below in this Section 5.02 (the “Utility Improvements”). With the exception of the Utility Improvements described below, no off-site or perimeter Utility Improvements are required to be constructed in connection with the use or development of the Property.

a. Construction. In connection with Phase 1 of the Development, Owner will construct, and the City will permit Owner to construct, the Utility Improvements, consisting of (i) an oversized on-site sewer line from 21" to 18" to 15" from south to north within the Property (the "Oversized Sewer Line") and (ii) an offsite 12" water line generally extending along the future alignment of Roseland Boulevard to Choate Parkway and then west along Choate Parkway to an existing 24-inch water line in Coit Road (the "Offsite Water Line"), as generally shown on Exhibit "A". The Utility Improvements shall be a Public Improvement financed under the PID Act to the extent the costs thereof are not reimbursed in accordance with Section 5.02.b. below.

b. Owner Reimbursement. The City agrees to reimburse the Owner for its actual construction cost to construct (i) the oversizing of the Oversized Sewer Line, plus an additional 20-percent in soft costs, and (ii) the Offsite Water Line, plus an additional 20-percent in soft costs, as well as a set amount of interest on both in the aggregate amount of \$343,652 (collectively, the "Utility Improvement Construction Cost"), which reimbursement shall not exceed \$2,634,665 (the "Utility Improvement Maximum Reimbursement"). The City agrees to reimburse the Utility Improvement Construction Cost, not to exceed the Utility Improvement Maximum Reimbursement, by rebating Capital Recovery Fees to the Owner pursuant to the City's authority under Chapter 380 of the Texas Local Government Code (the "Utility Improvement Reimbursement"). The Utility Improvement Reimbursement shall be reimbursed to the Owner on a quarterly basis starting three months after the date the City accepts the Utility Improvements, or on the next quarterly payment due date with respect to the Current Portion Reimbursement, whichever occurs first. The City shall be obligated to make a minimum annual payment to the Owner of one sixth of the Utility Improvement Construction Cost, not to exceed the Utility Improvement Maximum Reimbursement (the "Utility Improvement Minimum Annual Payment"), with the first payment due one year following the date the City accepts the Utility Improvements."

5. Revised Concept Plan and Development Regulations. Notwithstanding anything contained in the Original Development Agreement to the contrary, Exhibit "C" (Concept Plan) and Exhibit "D" (Development Regulations) of the Agreement are hereby deleted in their entirety and replaced with Exhibit "C" (Concept Plan) and Exhibit "D" (Development Regulations) attached hereto and made a part hereof for all purposes.

6. Building Codes, Fire Codes and Building Materials. *As consideration for the Capital Recovery Fees being reduced and impact fees being waived for the Property, Owner has requested that **Exhibit D**, the City-adopted building codes and local amendments, the City-adopted fire codes and local amendments, and the City's building material regulations in the zoning ordinance (as it existed on August 1, 2019) and other city ordinances to apply to the Property for forty-five (45) years, and voluntarily agrees to burden the property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended.*

7. Marilee CCN Provisions. The City hereby acknowledges and agrees that the Owner fulfilled all of its obligations related to the decertification of the Property and the City Park property from the Marilee CCN pursuant to the terms of Section 3.08 of the Original Development Agreement, and that all funds escrowed for such purpose have been properly disbursed. The City agrees that if public improvement district bonds are issued for eligible improvements benefitting the Property, the costs incurred by the Owner in connection with the decertification of the Marilee CCN as aforesaid shall be included in the first phase PID Bonds issued as a reimbursable cost to the Owner, unless prohibited or limited by law or other restrictions.

8. Recitals. The recitals contained in this Amendment: (a) are true and correct as of the Effective Date of this Amendment; (b) form the basis upon which the Parties negotiated and entered into this Amendment; (c) reflect the final intent of the Parties with regard to the subject matter of this Amendment; and (d) constitute a legislative finding by the City Council. In the event it becomes necessary to interpret any provision of this Amendment, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Amendment and, but for the intent of the Parties reflected by the recitals, would not have entered into this Amendment.

9. Notices. All notices required or contemplated by the Original Development Agreement or this Amendment (or otherwise given in connection with the Original Development Agreement or this Amendment) (a “Notice”) shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective as follows: (a) on or after the 10th business day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by FAX; (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed); or (c) otherwise on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person and delivery by regular mail or by E-mail (with a confirming copy sent by FAX). Notices given pursuant to this section shall be addressed as follows:

To the City:

Attn: Jason Laumer, City Manager
City of Celina
302 W. Walnut St.
Celina, Texas 75009
E-mail: jlaumer@celina-tx.gov
TEL: (972) 382-2682
FAX: (972) 382-3736

With a copy to: Attn: Lance Vanzant
 Hayes, Berry, White & Vanzant, LLP
 512 W. Hickory St., Ste. 100
 Denton, TX 75206
 E-mail: lvanzant@hbvwlaw.com
 TEL: (940) 387-3518
 FAX: (866) 580-1744

With a copy to: Attn: Julie Fort
 Messer, Fort & McDonald, PLLC
 6351 Preston Rd., Ste. 350
 Frisco, Texas 75034
 E-mail: julie@txmunicipallaw.com
 TEL: (972) 668-6400
 FAX: (972) 668-6414

To the Owner: Attn: Mr. James J. Melino
 The Parks at Wilson Creek, L.P.
 c/o The Cambridge Companies, Inc.
 8750 N. Central Expressway, Suite 1735
 Dallas, Texas 75231
 E-mail: jmelino@cambridgecos.com
 TEL: (214) 691-2556
 FAX: (214) 691-0682

With a copy to: Attn: Ms. Misty Ventura
 Shupe Ventura, PLLC
 9406 Biscayne Blvd.
 Dallas, Texas 75218
 E-mail: misty.ventura@svlandlaw.com
 TEL: (214) 328-1101
 FAX: (800) 519-3768

10. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Amendment. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Amendment. In the event of any dispute over the meaning or application of any provision of this Amendment, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

11. Enforceability. Each Party acknowledges and agrees that this Amendment is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.

12. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

13. Exhibits. The following Exhibits are attached to this Amendment and are part of this Amendment:

<u>Exhibit “A”</u>	Roadway and Utility Line Improvement Illustration
<u>Exhibit “B”</u>	Illustration of the Structure of the Reimbursement
<u>Exhibit “C”</u>	Concept Plan
<u>Exhibit “D”</u>	Development Regulations

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment as of the Effective Date.

CITY OF CELINA, TEXAS
"The City"

By: _____
Sean Terry, Mayor

ATTEST:

By: _____
Vicki Faulkner, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

On _____, 2019, before me, the undersigned personally appeared Sean Terry, Mayor, of the City of Celina and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity.

Notary Public in and for the State of TEXAS

Attachment: Proposed Development Agreement (Parks at Wilson Creek Revised DA)

THE PARKS AT WILSON CREEK, L.P,
a Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
Its Manager

By: _____,
James J. Melino, President

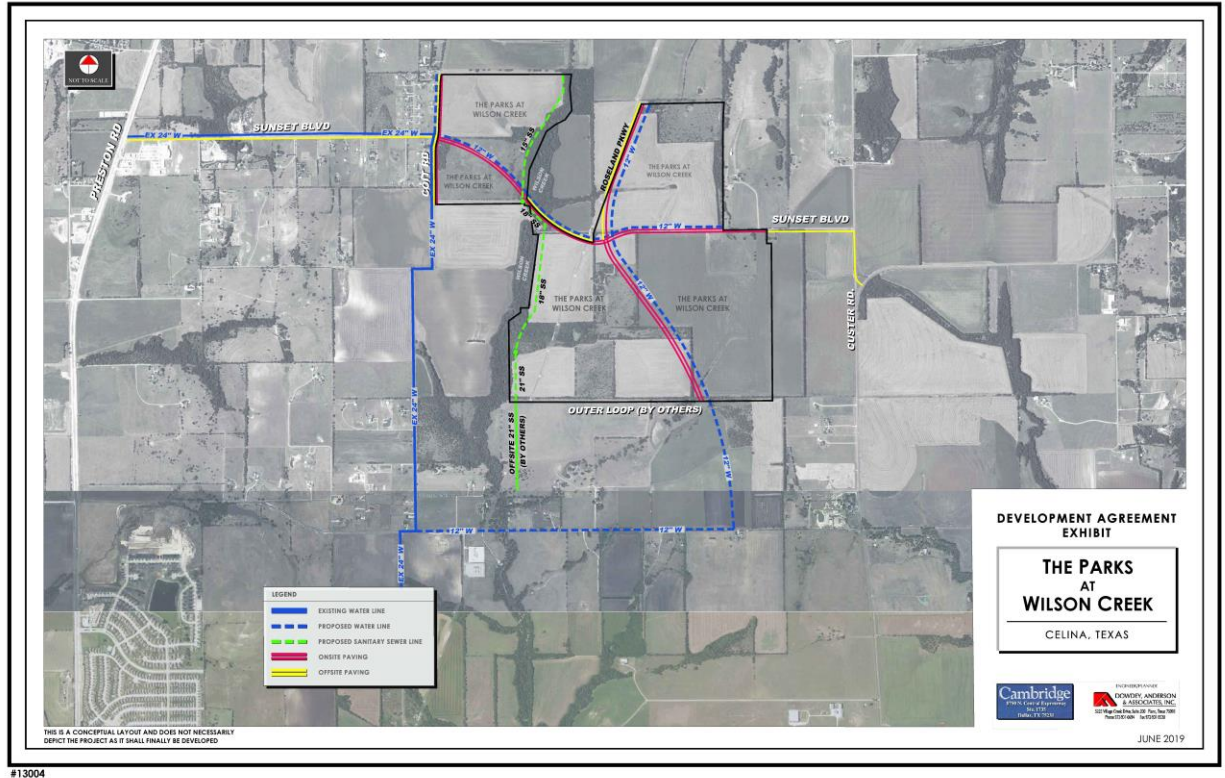
THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____, 2019, by James J. Melino, President of LLC Manager, Inc., a Texas corporation, on behalf thereof as the Manager of The Parks at Wilson Creek GP, LLC, a Texas limited liability company, on behalf thereof as the General Partner of The Parks at Wilson Creek, L.P., a Texas limited partnership, on behalf of said limited partnership.

Notary Public in and for the State of TEXAS

Attachment: Proposed Development Agreement (Parks at Wilson Creek Revised DA)

Exhibit "A"
Roadway and Utility Line Improvement Illustration



Attachment: Proposed Development Agreement (Parks at Wilson Creek Revised DA)

Exhibit "B"

Illustration of the Structure of the Reimbursement

<u>Oversize Sewer and Offsite Water Lines (City Share)</u>			
Construction Cost	\$1,909,177	SS: \$486,481; Water: \$1,422,696 (Inc. \$3.00/ft easement/right of way acquisition costs)	
Soft Cost (20%)	\$381,835		
	<u>\$2,291,013</u>		
Plus Interest Carry	\$343,652		
Total Oversize Sewer and Offsite Water	<u>\$2,634,665</u>	\$439,111	annual (6 yr. ammo)

<u>Sunset - Current Portion (City Share)</u>			
Preston to Coit Section			
Construction Cost	\$2,467,598	(excludes easement/right of way acquisition costs)	
Soft Cost (15%)	\$370,140	(City currently paying its share of engineering)	
	<u>\$2,837,738</u>		
Coit to Roseland Section			
Construction Cost	\$1,613,092		
Soft Cost (20%)	\$322,618		
	<u>\$1,935,710</u>		
Total City Share (Current Portion of Sunset)	\$4,773,448		
Less Sunset Boulevard Construction Funds	<u>(\$1,400,000)</u>		
Net total City Share (Current Portion of Sunset)	\$3,373,448		
Plus Interest Carry	\$506,017		
	<u>\$3,879,465</u>	\$646,578	annual (6 yr. ammo)

<u>Sunset - Future Portion (City Share)</u>			
Construction Cost	\$1,856,854	(excludes easement/right of way acquisition costs)	
Soft Cost (20%)	\$371,371		
	<u>\$2,228,225</u>		
Plus Interest Carry	\$334,234		
Total Future Portion of Sunset (City Share)	<u>\$2,562,459</u>	\$427,076	annual (6 yr. ammo)

Capital Recovery Fees:	\$5,500
Assumed Building Permits per year:	200
Available to pay	<u>\$1,100,000</u>

Oversize/Offsite Sewer/Water	Sunset Current	Sunset Future	Agg. Min. Annual Pymt.	Pym't From Capital Fees	Cumulative Pym't (Credit) From (to) City	Required Add. Pym't From City (Other)	Outstanding Balance	
							\$6,514,130	
\$439,111	\$646,578	\$0	\$1,085,688	\$1,100,000	(\$14,312)	\$0	\$5,414,130	year 1
\$439,111	\$646,578	\$0	\$1,085,688	\$1,100,000	(\$28,623)	\$0	\$4,314,130	year 2
\$439,111	\$646,578	\$0	\$1,085,688	\$1,100,000	(\$42,935)	\$0	\$3,214,130	year 3
\$439,111	\$646,578	\$0	\$1,085,688	\$1,100,000	(\$57,247)	\$0	\$2,114,130	year 4
\$439,111	\$646,578	\$0	\$1,085,688	\$1,100,000	(\$71,558)	\$0	\$1,014,130	year 5
\$439,111	\$646,578	\$0	\$1,085,688	\$1,100,000	(\$85,870)	\$0	\$2,476,588	year 6*
\$0	\$0	\$427,076	\$427,076	\$1,100,000	(\$758,794)	\$0	\$1,376,588	year 7
\$0	\$0	\$427,076	\$427,076	\$1,100,000	(\$1,431,717)	\$0	\$276,588	year 8
\$0	\$0	\$276,588	\$276,588	\$1,100,000	(\$2,255,129)	\$0	(\$823,412)	year 9
\$0	\$0	\$0	\$0	\$1,100,000	(\$3,355,129)	\$0	(\$1,923,412)	year 10
\$0	\$0	\$0	\$0	\$693,000	(\$4,048,129)	\$0	(\$2,616,412)	year 11
\$0	\$0	\$0	\$0	\$0	(\$4,048,129)	\$0	(\$2,616,412)	year 12

*added future Sunset

Attachment: Proposed Development Agreement (Parks at Wilson Creek Revised DA)

Exhibit "C" **Concept Plan**



Attachment: Proposed Development Agreement (Parks at Wilson Creek Revised DA)

Exhibit “D”
Development Regulations

Attached

Attachment: Proposed Development Agreement (Parks at Wilson Creek Revised DA)



Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: September 17, 2019
Re: Parks at Wilson Creek Revised PD

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.61 to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Planned Development)

Owner:

The Parks at Wilson Creek, L.P.
c/o The Cambridge Companies, Inc.
8750 N. Central Expressway, Suite 1735
Dallas, TX 75231

Background Information:

The proposed revised planned development is associated with the proposed revised development agreement, for the approximately 701 acre tract, generally on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard. The revisions modify certain obligations and requires additional enhancements and design standards, thereby establishing the responsibilities of both the developer and City.

Board Review/Citizen Input:

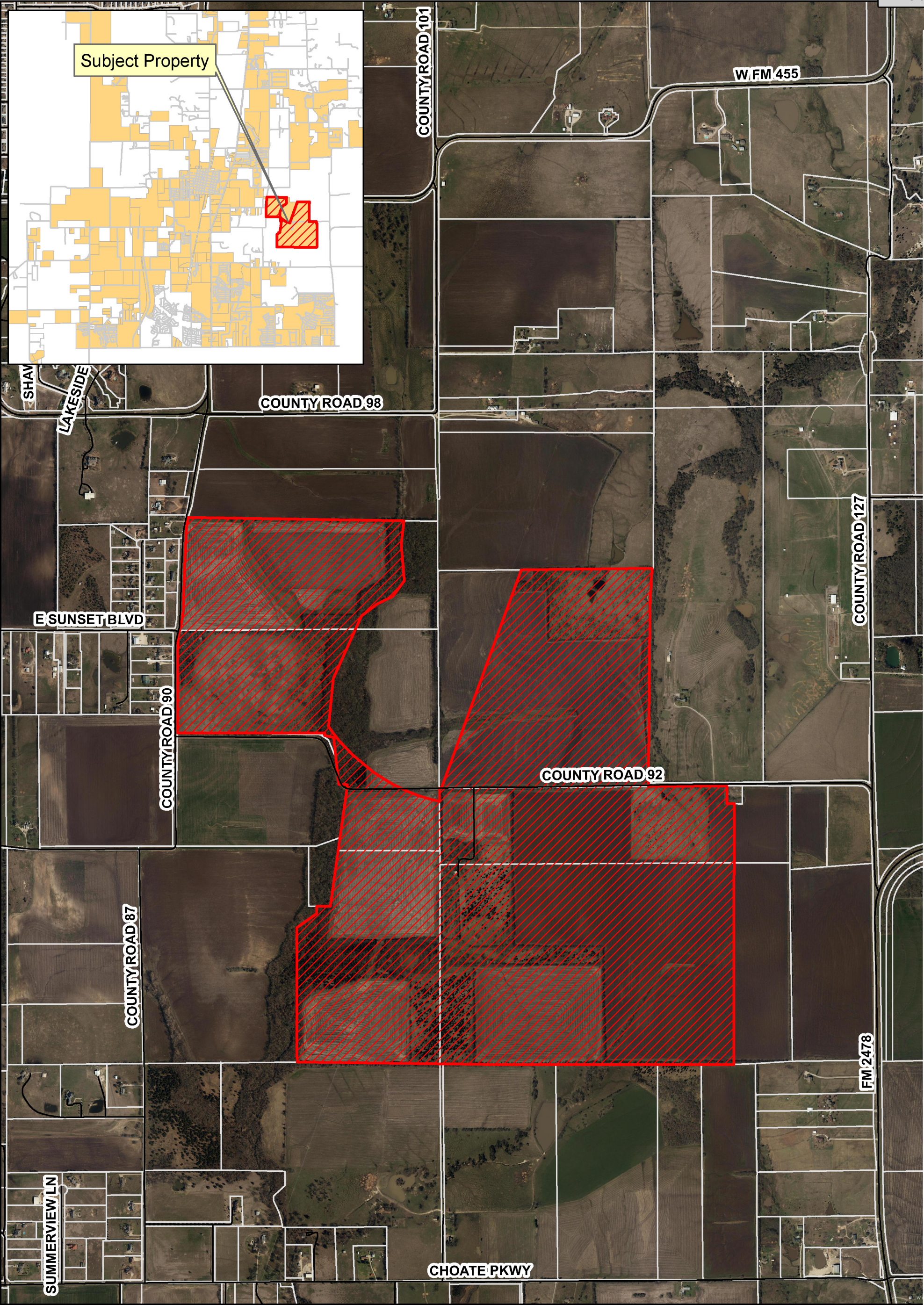
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Proposed Development Regulations

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Parks at Wilson Creek Revised PD)



The Parks at Wilson Creek Location Map

Date: 9/3/2019

Legend

- Roads
- Parks at Wilson Creek
- Parcels

0 1,000 2,000 Feet

Packet Pg. 205

The Parks

at Wilson Creek

Planned Development Regulations

For an approximately 669.95 acre tract of land out of the Charles P. Rice, Abstract No. 771, Samuel Queen, Abstract No. 731, Mary Howell, Abstract 395, in the City of Celina ETJ and Collin County, Texas. *(Please refer to Appendices to review a variety of maps relative to this PD and refer to Section 12 for a legal description of the tract's overall boundary.)*

1.0 Purpose

The purpose of this Master Planned Development is to create a quality traditional neighborhood that promotes home, health, and community by providing opportunities for education and outdoor recreational activities for families who reside in this development. At the center of this master planned development will be a 100-acre City park situated adjacent to Wilson Creek that will offer a multitude of individual and team related activities. In addition, there will be a series of trails that connect the aforementioned City Park to other natural and developed open space areas spread throughout the development. The Open Space areas shall consist of existing trees, proposed trails, ornamental trees and shade trees. In addition, this planned development provides an opportunity for the development of limited neighborhood commercial services that would serve the community.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, as exists or may be amended.

3.0 General Regulations

- 3.1 All regulations for The Parks at Wilson Creek not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.
- 3.2 Any future modification to these PD Development Regulations shall be limited to the specific neighborhoods being modified. An application to amend this PD ordinance shall contain the signatures of all owners of the portions of the property within the PD that are the subject of the request for

an amendment. The signature of all property owners within the PD boundaries is not required for amendments that are limited to a portion of the PD. A metes and bounds description and Neighborhood Exhibit for each neighborhood is provided herein; refer to Appendix “B.”

A property owners association and/or Public Improvement District (PID) shall be established and shall be responsible for the maintenance of all open space areas. Upon approval of a final plat, the raising of large animals such as horses, swine, sheep, cows, etc. on any lot less than 2 acres is prohibited.

All single-family detached lots 50-feet or wider and attached residences can be front-entry and have garage access from a dedicated public street; all single-family detached lots less than 50-feet in width shall have garage access from a dedicated public alley.

- 3.3 The Concept Plan depicts two principal districts a “SF-R” and “R/O” district and Neighborhoods I – VII; refer to Appendix “A.” The maximum number of residential lots within the “SF” district (neighborhoods I-VI) shall be 2500. Furthermore, at the time of full build out of The Parks at Wilson Creek, the maximum number of Type 3 or Type 4 lots within neighborhoods I-IV shall be a maximum of 55% but Type 4 lots shall be a maximum of 250 lots, and the minimum number of Type 1 lots within neighborhoods I-VI shall be 10%. One CISD school site shall be reserved. If the school is not developed by 2030, the site can be developed as SF-R.

4.0 Use Regulations

The permitted uses within each Neighborhood are outlined below. In addition, any residential or commercial use that is less intense than any permitted use within each neighborhood, as determined by the Director of Planning and Development Services, is also permitted. *(For a visual representation of the Concept Plan, refer to Appendix A; note, the Concept Plan and associated Neighborhoods are not a Phasing Exhibit.):*

Neighborhood “I” (+/- 99 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “II” (+/- 128 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “III” (+/- 188 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “IV” (+/- 141 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “V” (+/- 70 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “VI” (+/- 38 ac.): The permitted uses shall be SF-R Single-Family Residential District Uses permitted by Section 14.03.008 of the City of Celina Zoning Ordinance.

Neighborhood “VII” (+/- 6 ac.): The permitted uses shall be “R/O” Retail/Office District Uses permitted by Section 14.03.007 of the City of Celina Zoning Ordinance, as well as the following uses:

Additional Permitted (P) or Conditional (C) uses in Neighborhood “VII”:

Armed services recruiting center	P
Artist Studio	P
Auto laundry or carwash	C
Auto supply store for new & rebuilt parts	P
Bakery or confectionery (retail)	P
Bank/credit union	P
Child day care (business)	P
Church/place of worship	P
Concrete or asphalt batching plant (temporary)	P
Convenience store	C
Farmers market (public)	C
Food and grocery store (with or without beer/wine sales)	P
Funeral home (no crematorium)	C
Garden shop (inside storage)	P
General retail store	P
Kiosk (providing a service)	C
Laundry/dry cleaning (drop off/pick up)	C
Motorcycle sales and repair	C
Nursing/convalescent home	C
Offices (professional and general business)	P
Parking lot structure, commercial (auto)	P
Personal service shop	P
Pet and animal grooming shop (no outside runs)	P
Private Street Subdivision	C
Restaurant (with drive-through service)	C
Restaurant (with no drive through service)	P
Retirement home/home for the aged	P
Schools (Public)	P
Theater or playhouse (indoor)	P
Veterinarian (indoor kennels)	P

5.0 Area Regulations

5.1 General Area regulations:

- (a) The lot widths shall be measured along the arc of the front building line.
- (b) The maximum lot coverage for conditioned space is sixty (60) percent.
- (c) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

5.2 The following amended area regulations shall apply *(For a visual representation of the Concept Plan, refer to Appendix A)*:

Type 1:

Minimum Lot Area: The minimum lot area shall be nine-thousand (9,000) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

Minimum Side Yard: The minimum side yard shall be seven (7) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 2:

Minimum Lot Area: The minimum lot area shall be seventy-five hundred (7,500) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet or twenty (20) feet with a garage door set-back of twenty-five (25) feet; dwellings with a “J-swing” garage may also have a minimum front yard of twenty (20) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be sixteen-hundred (1,600) square feet.

Type 3:

Minimum Lot Area: The minimum lot area shall be fifty-five-hundred (5,500) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet except for the garage door which shall be a minimum of twenty-one (2) feet, except for zero lot line lots with “J-swing” garage may have a minimum Front yard of fifteen (15) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be zero (0) feet and ten (10) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance for the zero/ten side yard product. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type 4:

Minimum Lot Area: The minimum lot area shall be thirty-six-hundred (3,600) square feet.

Minimum Lot Width: The minimum lot width shall be forty (40) feet.

Minimum Lot Depth: The minimum lot depth shall be ninety (90) feet.

Minimum Front Yard: The minimum depth of the front yard shall be ten (10) feet.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet, except for “Zero Lot Line” lots which may have a minimum rear yard of five (5) feet.

Minimum Side Yard: The minimum side yard for “Zero Lot Line” lots shall be zero (0) feet and ten (10) feet or seven (7) feet and three (3) feet or five (5) feet and five (5) feet. A minimum three (3) foot side yard maintenance easement shall be placed on the adjacent lot for the purpose of maintenance for the zero/ten side yard product. The minimum side yard for a corner lot shall be fifteen (15) feet.

Minimum Building Separation: The minimum building separation shall be ten (10) feet.

Minimum Dwelling Size: The minimum dwelling unit size shall be twelve-hundred (1,200) square feet.

Type 5:

For area regulations, refer to the current City of Celina Zoning Ordinance R/O standards, except as follows:

Area regulations: The maximum lot size shall be eight (8) acres.

6.0 Parking Regulations

- 6.1 Residential: For lots fifty (50) feet or wider, the minimum off-street parking requirement for single family residences is two (2) enclosed and two (2) driveway spaces for vehicles per dwelling unit that are located behind the front building line. For “Zero Lot Line” lots less than fifty (50) feet in width, an Urban Street Section is required; please refer to Appendix F.
- 6.2 Non-Residential: The parking requirement for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.043 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.0 Building Regulations

- 7.1 The exterior building facade for single family residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Celina Code of Ordinances except as follows:

- (a) The front façade of single-family residences shall be one-hundred (100) percent masonry exclusive of doors, windows, dormers and other architectural elements. The sides and rear elevations facing a public street shall also be one-hundred (100) percent masonry; side and rear elevations not facing a public street shall not be less than fifty (50) percent masonry for each façade nor shall the combined overall be less than eighty (80) percent masonry, exclusive of doors and windows.
- (b) The building elevation of each lot adjacent to the proposed lot and located on the same street shall not be similar. Furthermore, the building elevation of the house most directly across the street from the proposed lot and the adjacent lots on either side of it shall not be similar.
- (c) For lots fifty (50) feet or wider, all garage doors shall be allowed at the front building line, but shall not be closer than twenty-one (21) feet from the street right-of-way.
- (d) The primary roof pitch for Type 1 - Type 2 shall not be less than 8:12 except for porches or Mediterranean style dwellings.
- (e) The primary roof pitch for Type 3 shall not be less than 6:12.
- (f) Only one (1) story single-family residences or two (2) story homes with 100% masonry facades with sides facing any future east-west arterial along the southern boundary of the subdivision (herein referred to as any "East-West Major Arterial" or "Future Outer Loop"), Coit Rd, Sunset Boulevard, and Roseland Parkway are required.
- (g) No building shall exceed two and one-half (2-1/2) stories in height or more than thirty-five (35) feet, measured at the mid-point between the top plate and the dominate roof ridge.
- (h) The requirements of this Section 7.1 shall be the exclusive building design requirements for single family structures in The Parks at Wilson Creek.

7.2 Exterior Building Façade of Accessory Structures:

- (a) Accessory structures shall be constructed of complementary material to the associated residence and the general architecture of the development.
- (b) Accessory structures shall be located not less than fifty (50) feet from the front lot line, fifteen (15) feet from any other street, and not less than three (3) feet from any side or rear lot line.
- (c) The maximum height of any accessory structure shall not exceed fifteen (15) feet.
- (d) No other building façade requirements shall apply to accessory structures.

8.0 Screening Regulations

8.1 General Screening *(For a visual representation of the Enhanced Paving & Screening, refer to Appendix C):*

- 1. Chain Link Fence is prohibited.
- 2. The following items shall be screened from the public street:
 - (a) Clothes lines or drying racks
 - (b) Yard maintenance equipment
 - (c) Garbage and refuse containers, except on collection day
 - (d) Wood piles and compost piles
 - (e) Accessory structures, such as dog houses, gazebos, storage sheds and green houses
 - (f) Roof mounted TV antennas or dishes
 - (g) Pool equipment

8.2 The following shall be the exclusive thoroughfare screening regulations for The Parks at Wilson Creek (refer to the Enhanced Paving and Screening Plan found in Appendix C):

- (a) A screening wall shall be provided generally along right-of-way or adjacent landscape buffer when residential lots have a rear yard or side yard adjacent to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway. All screening walls shall be constructed in conjunction with the associated residential phase.
 - 1. A masonry (stone or brick) or thin wall for lots backing and siding to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway.
 - 2. Masonry or ornamental metal or a combination thereof may be utilized where cul-de-sacs are adjacent to right-of-way for any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway;
- (b) Screening fences shall be as follows:
 - 1. For lots backing or siding to any major or minor arterial, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer.
 - 2. For open ended cul-de-sac's adjacent to Sunset Boulevard, Roseland Parkway and Coit Road, a five (5) foot decorative metal fence and minimum five (5) foot masonry columns on a minimum of eighty (80) foot centers between the front building lines of open ended cul-de-sac's to the proposed thoroughfares is required.
 - 3. Any use of ornamental metal shall be accompanied by trees or shrubbery in front of such metal on the thoroughfare side. Shrubby when planted shall be a minimum size of three (3) gallons placed on thirty-six (36) inch centers, shade trees shall be a minimum of three (3) inches in diameter and ornamental trees shall be a minimum of thirty (30) gallon or six feet in height.
 - 4. No access through the rear or side yards of lots that side or back to any East-West Major Arterial, Coit Road, Sunset Boulevard or Roseland Parkway is permitted.
 - 5. The Subdivision name, Logo, or initials may be incorporated into the screening wall at the entrances and/or on the columns.

8.3 The following requirements together with the requirements in Section 10

below shall be the exclusive open space screening regulations for The Parks at Wilson Creek:

- (a) The rear yards of all single-family residences which back or side to an open space, unless otherwise shown on the Screening and Open Space Plan, shall have a five (5) foot ornamental metal fencing adjacent to the open space area. For rear and side yards that have a pool and are adjacent to an open space area, a six (6) foot ornamental fence is required. No fencing shall be allowed within the 100-yr. flood plain.

8.4 Builder's side yard screening regulations:

- (a) The builder shall construct fencing and landscaping in accordance with the "Side yard Fencing & Landscape Detail" found in Appendix "E."

9.0 Landscape & Irrigation Regulations

- 9.1 The residential builder of each lot shall provide at a minimum the following landscape material in lieu of the minimum landscaping requirement by the City of Celina Zoning Ordinance for single family lots:

Turf:

The front, side and rear yard of each shall be sodded and fully irrigated with an automatic sprinkler system.

Trees:

Any lot 60' or wider shall have a minimum of 2 large canopy shade trees.

Type 1-3: There shall be a minimum of six (6) total diameter inches of shade or ornamental trees planted for each residential lot; however, at least fifty (50) percent of the trees shall be shade trees in the front yard.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

Shrubs:

Type 1: There shall be a minimum of eighteen (18) 3-gallon shrubs across the front of the house.

Type 2 - Type 3: There shall be a minimum of ten (10) 3-gallon shrubs across the front of the house.

Type 4: The landscape and irrigation shall be in accordance with Section 14.05.085 of the Celina Zoning Ordinance – Landscape requirements.

10.0 Open Space Regulations

10.1 General *(For a visual representation of the Trail and Open Space plan, refer to Appendix "D")*:

- (a) All parks, floodplain, and open space areas are open to the public and shall count toward open space requirements.
- (b) All open space areas and detention areas shall count toward open space requirements be owned and maintained by the HOA or the public improvement district. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices.
- (c) No physical improvements are permitted within the flood plain that would impact the capacity of the floodplain.

A 12' trail is required to be constructed per the Trails Master Plan, generally along Wilson Creek and the over head power line easement.

- (e) A minimum of twenty-five (25) percent of the Wilson Creek frontage north and south of Sunset Boulevard shall remain open and accessible from a street; based on the attached concept plan, approximately nine-hundred (900) feet south of Sunset Boulevard and approximately eight-hundred (800) feet north of Sunset shall remain open to a street.
- (f) All open space areas shall have a slope not greater than 6:1, unless they are naturally existing or structurally supported.
- (g) On the opposite side of the street from a six (6) foot concrete trail a five (5) foot walk shall be provided except as outlined below. The builder is responsible for constructing the trail and/or walk referenced above when the proposed trail/walk is located along the front and/or side of a lot.

10.2 Open Space Area Specifics:

The minimum landscape buffer shall be 10 feet.

Area A: This area is located outside and east of the designated right-of-way at the intersection of Future Coit Road and Sunset Boulevard and south. It shall include monument signage, screening wall and entry monument, a six (6) foot concrete trail, within an average ten (10) foot landscape buffer, but not less than five (5) feet along the east side of Coit Road and associated landscaping and irrigation.

Area B: This area is located adjacent to and outside of the east right-of-way line of future Coit Road and north of the said intersection. It shall include a six (6) foot concrete trail, signage, screening wall, within an average ten (10) foot landscape buffer, but not less than five (5) feet along the east side of Coit Road, landscaping and irrigation.

Area C: This area is located east of Coit Road and south of future Sunset Boulevard to Roseland Parkway. It shall include a six (6) foot concrete trail within an average 10-foot wide landscape buffer, but not less than five (5) feet, with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated.

Area D: This area is located east of Wilson Creek west of Roseland Parkway and south of Sunset Boulevard. It shall include a ten (10) foot concrete trail connecting to the City Park and Wilson Creek Trail within the overhead power line easement and associated landscaping and irrigation as permitted by the power company.

Area E: This area is located outside and south of Sunset Boulevard and east of Roseland Parkway. It shall include a six (6) foot concrete trail within an average 10-foot wide landscape buffer, but not less than five (5) feet with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated.

Area F: This area is located at the southeast and southwest corners of the intersection of Roseland Parkway and Sunset Boulevard. It shall include landscaping and irrigation. The southwest corner shall include a private amenity center. The amenity center shall also include a pool, sports court(s), playground and associated landscape and irrigation around these improvements.

Area G: This area is located outside the designated right-of-way on the north side of Sunset Boulevard. It shall include a ten (10) foot concrete trail within an average of a ten (10) foot wide landscape buffer, but not less than five (5) feet with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, this area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median shall be fully landscaped and irrigated.

Area H: This area is located outside of and adjacent to the north right-of-way line of any East-West Major Arterial or Future Outer Loop. It shall be a minimum of forty (40) feet in width and an average of fifty (50) feet. It shall include shade trees planted at an average of fifty (50) feet on center.

Clustering or grouping of trees is permitted. This area may also be used to provide an amenitized and aerated retention lake. Dry detention is prohibited in the landscape buffer. Where residential lots back or side to any East-West Major Arterial or Future Outer Loop, a minimum ten (10) foot vertical barrier shall be created with a combination of berms, retaining walls, and a minimum six (6) foot masonry wall. This area shall be fully landscaped and irrigated.

Area I: This area is located outside of the designated right-of-way and on either side of Roseland Parkway, south of Sunset Boulevard. It shall include an average ten (10) foot wide landscape buffer, but not less than five (5) feet with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area and the associated median at the intersection(s) shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a six (6) foot concrete trail.

Area J: This area is located outside of the designated right-of-way, on the east side of Roseland Parkway, north of Sunset Boulevard. It shall include an average ten (10) foot wide landscape buffer, but not less than five (5) feet, with shade trees planted on an average of fifty (50) feet on center. Clustering or grouping of trees is permitted. In addition, the area shall be complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated. Also within one side of this landscape buffer shall be a meandering six (6) foot concrete trail complimented with shrubs, ground cover, berms, accent stones and ornamental trees. This area shall be fully landscaped and irrigated.

Area K: This area is located north of Sunset Boulevard and west of Wilson Creek, it shall include a six (6) foot concrete trail, a retention lake and fountain with associated landscaping and irrigation.

Area L: This area shall include a pool, shade structure, and associated landscaping and irrigation.

11.0 Subdivision Regulations

11.1 Development shall meet the standards as required by the applicable City of Celina Subdivision Ordinance except as follows:

- (a) Block length – The maximum block length shall be twelve hundred twenty (1,220) feet as measured from an intersection for Type 3 or Type 4 lots and a maximum of twelve hundred (1200) for Type 1 and Type 2 lots. Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at

the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.

- (b) Cul-de-Sac Length and Diameter: – The maximum cul-de-sac length is six-hundred (600) feet or as approved by the City. The bulb right-of-way radius shall be a minimum of fifty (50) feet and the paving radius shall be a minimum of 40.5-feet.
- (c) Center-line Radii – The minimum center-line radius for a minor arterial shall be one-thousand (1000) feet or as approved by the City; the minimum center-line radius for a major collector shall be six hundred (600) feet or as approved by the City; and the minimum center-line radius for a residential street shall be one-hundred-fifty (150) feet or as approved by the City.
- (d) Jog – The minimum street jog shall be one-hundred twenty-five (125) feet.

- (e) Sunset Boulevard: – Sunset Boulevard shall be a four (4) lane divided roadway within a one-hundred (100) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the dedication of right-of-way and the construction of the infrastructure within their half of the right-of-way. Sunset shall consist of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, the construction of left turn lanes at intersections, and the ROW shall flare at intersections to provide an additional ten (10) feet of ROW for right turn lanes at intersections.
- (f) Roseland Parkway: Roseland Parkway shall be an undivided roadway within a seventy (75) foot right-of-way that will be acquired by or dedicated to the City. The Developer will be responsible for the dedication of right-of-way and the construction of the infrastructure within their half of the right-of-way. Roseland shall consist of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, left turn lanes at intersections, and the ROW shall flare to provide an additional ten (10) feet of ROW for right turn lanes at intersections.
- (g) Coit Road: It is anticipated that right-of-way acquisitions or dedications of sixty (60) feet along Coit Road (a future 120-foot right-of-way) shall be required in the future. The Developer will be responsible for the construction of two (2) eleven (11) foot lanes and a five (5) foot bike lane in both directions, left turn lanes at intersections, and the ROW shall flare to provide an additional ten (10) feet of ROW for right turn lanes at intersections.
- (h) Turn Lanes: Turn lanes shall provide one-hundred (100) foot of stacking and one-hundred (100) foot of transition. Left turn and/or deceleration lanes, along with and any associated right-of-way, shall be constructed as required by the TIA or as required by the City's Director of Engineering at platting.
- (i) Tree Surveys: Any required tree surveys shall be submitted at the time of Construction/Final Plat application.
- (j) Plat Extensions: If requested in writing by the owner or developer prior to the expiration date, any approved construction plat/preliminary plat, construction plat or construction drawings shall be automatically extended one time for one year. The City's staff shall provide written confirmation of such one-year extension upon receipt of the owner's or developer's written request for such extension.

11.2 Development shall meet or exceed the design criteria outlined below:

- (a) **Residential Lot Grading:**

1. Front & Rear Yards – the front and/or rear yard slopes shall not be less than one (1) percent nor greater than twelve (12) percent without requiring a wall.
2. Driveway – the driveway slope shall not exceed fourteen (14) percent.
3. Side Yards – the horizontal side yard slope shall not exceed 3:1; the minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

(b) Paving:

1. Residential Streets – the residential streets shall be twenty-nine (29) feet wide from back-to-back;
2. Minimum Street Grade – the street grade shall not be less than 0.6% or (6) inches every one (100) feet.
3. Maximum Street Grade – the street grade shall be a maximum of six (6) percent, unless otherwise approved by the City Engineer.
4. Sidewalks – the residential sidewalks shall be five (5) feet wide and the placement of the outside edge of the walk shall typically be one (1) foot inside the right-of-way or within a sidewalk easement.
5. Trails – the trails shall be six (6) feet wide and shall serpentine within the parkway and associated landscape buffer, where applicable, but in no instance shall the outside edge of the trail be closer than three (3) feet to the back-of-curb or five (5) feet to the screening wall/fence. Trails per the Trails Master Plan shall be a minimum of 12’.
6. Curb Return Radii – the curb radii for Major Arterial shall be forty (40) feet; the curb radii for Minor Arterial/Collectors shall be thirty (30) feet; and the curb radii for residential streets shall be twenty (20) feet.
6. Run-off Co-efficient (C) – the residential run-off co-efficient shall be 0.6.; the run-off co-efficient for commercial shall be 0.9.
7. Time of Concentration (TC) – the time of concentration for residential areas shall be fifteen (15) minutes and the time of concentration for commercial shall be ten (10) minutes.

8. Rainfall Intensity (I) – the rainfall intensity for residential areas shall be 7.52 in/hr and the rainfall intensity for commercial areas shall be 8.88 in//hr.

(c) General Storm Sewer Requirements

1. Storm Inlets – all storm inlets shall be standard non-recessed inlet and shall be either five (5), six (6), eight (8), ten (10), twelve (12), or fourteen (14) feet in length. Any inlet in a sag shall not be less than ten (10) feet.
2. Hydraulic Grade Line – the 100-yr HGL shall not be less than one (1) foot below the top-of-curb.

(d) Sanitary Sewer Mains

1. Minimum Size – the minimum sewer main size shall be eight (8) inches.
2. Clean-outs – clean-outs are allowed at the up-stream end of a sewer main provided the main is three-hundred (300) feet or less in length.
3. Minimum Radius – the minimum center-line radius for sewer mains shall be two-hundred feet.
4. Pipe Embedment – the embedment for sewer mains shall generally be class B+, unless otherwise noted by the engineer of record.
5. Services – all residential sewer services shall be four (4) inches in diameter, located in the center of the lot and extended ten (10) feet beyond the right-of-way; each lot shall have its own service.

(e) Domestic Water

1. Minimum Size – the minimum water main size shall be eight (8) inches.
2. Services – all residential domestic water services shall be 1-inch for all lots. The services shall be located two (2) feet from a common lot line and the meter box shall be located next to the curb; each lot shall have its own service and meter box.
3. Fire Hydrants - a fire hydrant shall be located every five-hundred (500) feet along the water main and placed two (2) feet behind the back-of-curb.

4. Off-site Water Extensions – any off-site domestic water main extensions shall meet or exceed the requirements specified by the City of Celina.

(f) **Miscellaneous**

1. Street Light Standards – a street light shall be located a maximum of five-hundred (500) feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development and be LED where available. Street lights shall be located in the median for 4-lane divided roadways or greater.
2. Intersections – all roadway intersections shall be within five (5) degrees of ninety (90) at the intersection of the two right-of-ways, with a twenty-five (25) foot tangent measured from the back of curb, unless otherwise approved by the City Engineer.

12.0 Legal Description

Being a portion of that certain 160 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being a portion of that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre and 320 acre Surveys, Abstracts No. 985 & 983, the Levin Routh 640 acre Survey, Abstract No. 779, and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being all of that certain tract of land to The Parks at Wilson Creek, L.P., by deeds recorded under Instrument Number 20130830001229360 and Instrument Number 20130830001229380, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a MAG Nail found in asphalt for the southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as County Road 92 (an undedicated prescriptive public right-of-way at this point), same being a northwest corner of said Wilson Creek tract, same being on the east line of that certain tract of land conveyed to The City of Celina, by deed recorded under Instrument Number 20130830001229430, Official Public Records, Collin County, Texas;

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Hubbard tract and said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 28.38 feet to a point for an internal corner of the herein described tract;

THENCE North 20 deg. 03 min. 37 sec. East, through the interior of said Hubbard tract, a distance of 2819.44 feet to a 1/2 inch iron rod set for a northwest corner of herein described tract, same being in the north line of said Hubbard tract, same being in the South line of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 42 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 1681.28 feet to a Bois D' arc fence post found for a northeast corner of the herein described tract, same being the northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

THENCE along the common line of said Hubbard tract and said Mullaney tract as follows:

South 03 deg. 42 min. 25 sec. West, a distance of 242.79 feet to a point for angle point;

South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

South 00 deg. 54 min. 56 sec. West, a distance of 436.90 feet to a 30" Bois D'arc tree found for angle point;

South 00 deg. 31 min. 29 sec. West, a distance of 789.02 feet to a fence post found for angle point;

South 00 deg. 24 min. 03 sec. West, a distance of 1022.54 feet to a mag nail found in asphalt for an angle point of the herein described tract, same being the southeast corner of said Hubbard tract, same being the Southwest corner of said Mullaney tract, same being in the approximate center of aforesaid County Road 92, same being in the North line of aforesaid Wilson Creek tract;

THENCE North 89 deg. 48 min. 33 sec. East, along the common line of said Wilson Creek tract, and said Mullaney tract, and the approximate center of said County Road 92, a distance of 891.03 feet to a MAG Nail found for a northeast corner of the herein described tract, same being a northeast corner of said Wilson Creek tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

THENCE South 00 deg. 31 min. 00 sec. West, departing said County Road 92, and along said west fence line, a distance of 216.87 feet to a fence post found for an internal corner of the herein described tract, same being an internal corner of said Wilson Creek tract, same being the southwest corner of said Corinth Church (Cemetery) tract;

THENCE North 89 deg. 55 min. 37 sec. East, along the south fence line of said Corinth Church (Cemetery) tract, a distance of 94.21 feet to a 1/2 inch iron rod found for a northeast corner of the herein described tract, same being a northeast corner of said Wilson Creek tract, same being the most westerly northwest corner of that certain called 52.94 acre tract of land to Trustee of the Bilinda Cox Matusek Special Trust, dated June 20, 2012, as recorded in Instrument No. 20120724000891520, Official Public Records, Collin County, Texas, and recorded in Volume 1102, Page 767, said Deed Records;

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Wilson Creek tract, and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, same being the southeast corner of said Wilson Creek tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Wilson Creek tract, and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point for the herein described tract, same being an angle point in the south line of said Wilson Creek tract;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Wilson Creek tract and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of the herein described tract, same being the southwest corner of said Wilson Creek tract, same being the southeast corner of that certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

THENCE along the common line of said Wilson Creek tract, and said Celina/Coit Road tract as follows:

North 00 deg. 06 min. 46 sec. West, a distance of 1,649.88 feet to a 1/2 inch iron rod found for an angle point;

North 54 deg. 49 min. 00 sec. East, a distance of 297.00 feet to a 1/2 inch iron rod found for an angle point;

North 00 deg. 55 min. 00 sec. East, a distance of 91.10 feet to a 1/2 inch iron rod found for an angle point, said corner being a northeast corner of said Celina/Coit Road tract;

South 89 deg. 54 min. 18 sec. East, a distance of 166.57 feet to a 1/2 inch iron rod found for an angle point, said point being in a north/south wire fence;

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Wilson Creek tract, and said McKnight tract (V5554,Pg1002), a total distance of 1,483.98 feet to a MAG Nail found in asphalt for a northwest corner of the herein described tract, same being a northwest corner of said Wilson Creek tract, same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Wilson Creek tract, and said McKnight tract (V5554,Pg1002) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod found for an internal corner of the herein described tract, same being an internal corner of said Wilson Creek tract and a northeast corner of said McKnight tract (V5554,Pg1002);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod found for a southwest corner of the herein described tract, same being a southwest corner of said Wilson Creek tract, same being an internal corner of said McKnight tract (V5554,Pg1002);

North 06 deg. 24 min. 00 sec. West, a distance of 258.73 feet to a Mag Nail found in the approximate center of said County Road 92 (a northwesterly turn of said County Road 92), same being an angle point for the herein described tract, same being an angle point of said Wilson Creek tract, said angle point being the south corner of that certain called 0.690 acre tract of land to Mrs. Guy R. Bunch, aka Vera M. Bunch, by deed recorded in Volume 840, Page 685, aforesaid Deed Records;

THENCE along the common line of said Wilson Creek tract, and said Bunch tract as follows:

North 06 deg. 23 min. 59 sec. West, departing said County Road 92, a distance of 321.67 feet to a 1/2 inch iron rod found;

North 79 deg. 59 min. 40 sec. West, a distance of 111.10 feet to a 1/2 inch iron rod found;

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod found for an internal angle of the herein described tract, same being an internal angle of said Wilson Creek tract same being the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554,Pg1002), and continuing along the common line of said Wilson Creek tract, and said McKnight tract (V5554,Pg1002), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail found for the most westerly southwest corner of the herein described tract, same being the southwest corner of said Wilson Creek tract, same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the northwest corner of said McKnight tract (V5554,Pg1002), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

THENCE along the approximate center of said County Road 90 as follows:

North 00 deg. 20 min. 27 sec. East, along the west line of said Wilson Creek tract, and along the east line of said McKnight tract (called 61.8810 acres), passing the northeast corner of said McKnight tract (called 61.8810 acres), and continuing a total distance of 1,042.95 feet to a MAG Nail found for the beginning of a curve to the right, having a radius of 820.10 feet, and a delta angle of 18 deg. 41 min. 21 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail found at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

In a northeasterly direction, and along said curve to the left, an arc distance of 294.28 feet, and a chord bearing and distance of North 06 deg. 01 min. 16 sec. East, 293.39 feet to a MAG Nail found;

North 02 deg. 37 min. 59 sec. East, a distance of 867.17 feet to a MAG Nail found for the beginning of a curve to the right having a radius of 971.20 feet, and a delta angle of 10 deg. 24 min. 10 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 176.34 feet, and a chord bearing and distance of North 08 deg. 15 min. 43 sec. East, 176.09 feet to a MAG Nail found for the northwest corner of the herein described tract, the most northerly northwest corner of said Wilson Creek tract, same being in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Wilson Creek tract, and said Willard Properties tract, a distance of 2,530.20 feet to a 1/2 inch iron rod found for the most northerly northeast corner of the herein described tract, same being the most northerly northeast corner of said Wilson Creek tract, same being the northwest corner of aforesaid City of Celina tract;

THENCE along the common line of said Wilson Creek tract, and City of Celina tract as follows:

South 16 deg. 19 min. 27 sec. West, 215.25 feet to a 1/2 inch iron rod found;

South 22 deg. 07 min. 10 sec. West, 515.30 feet to a 1/2 inch iron rod found;

South 11 deg. 47 min. 13 sec. West, 616.95 feet to a 1/2 inch iron rod found;

South 25 deg. 58 min. 10 sec. West, 502.16 feet to a 1/2 inch iron rod found;

South 10 deg. 04 min. 38 sec. East, 566.59 feet to a 1/2 inch iron rod found;

South 13 deg. 57 min. 18 sec. West, 482.67 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 34 deg. 30 min. 39 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, an arc distance of 1355.24 feet, with a chord bearing and distance of South 60 deg. 14 min. 31 sec. East, 1334.85 feet to a 1/2 inch iron rod found for an angle point for the herein described tract, same being the south corner of said Wilson Creek tract, same being an angle point of said City of Celina Tract;

THENCE North 00 deg. 09 min. 01 sec. East, a distance of 160.54 feet to the POINT OF BEGINNING and containing 669.95 acres of computed land, more or less.

Appendix "A"



Attachment: Proposed Development Regulations (Parks at Wilson Creek Revised PD)

Appendix “B”

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Note: Neighborhood Exhibit’s will be included with the PD Zoning Ordinance at a later date.

LEGAL DESCRIPTION
NEIGHBORHOODS I-VII

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Appendix “C”



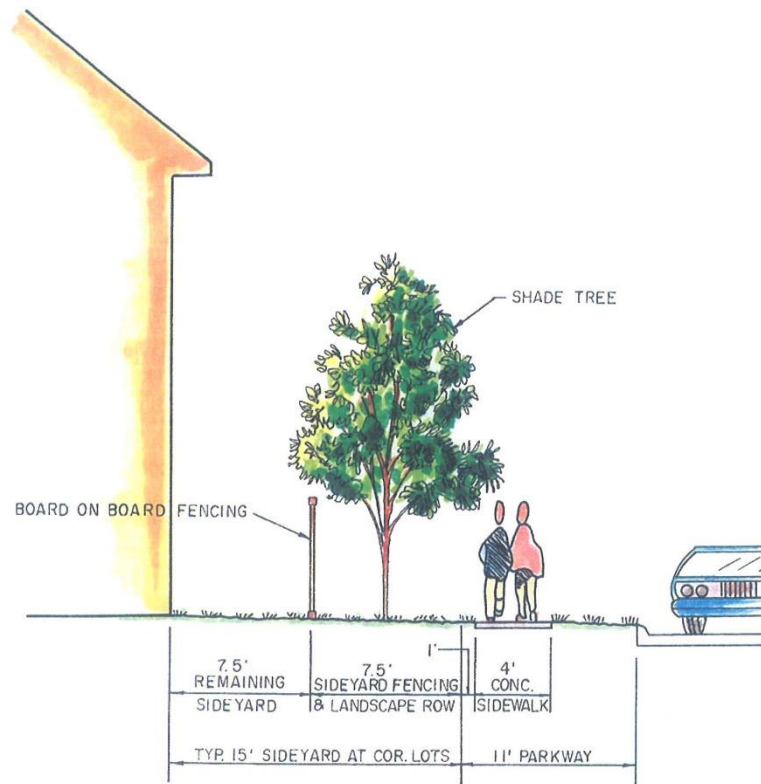
Attachment: Proposed Development Regulations (Parks at Wilson Creek Revised PD)

Appendix “D”



Attachment: Proposed Development Regulations (Parks at Wilson Creek Revised PD)

Appendix "E"



Appendix “F”

Urban Street Section





Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: September 17, 2019
 Re: The Grove at Frontier/Lanterra PD Amendment

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.67 to allow for a mixed use development on an approximately 33 acre tract of land, generally located on the northwest corner of Preston Road and Frontier Parkway within the City Limits. (The Grove at Frontier/Lanterra Planned Development Amendment)

Applicant:

Bohler Engineering
 6017 Main Street
 Frisco, TX 75034

Developer:

Lanterra Group, LLC
 4261 E. University Dr. #30-361
 Prosper, TX 75078

Background Information:

The applicant is requesting to amend the Development Regulations of Planned Development No. 67 for a mixed-used development. The developer is proposing an urban edge multi-family use as well as a transitional tract with potential single-story multi-family. The remainder of the tract, with frontage on both Frontier Parkway and Preston Road, is proposed for non-residential development, including retail, restaurant, and office uses.

Board Review/Citizen Input:

Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Staff received inquiries for more information regarding this proposal.

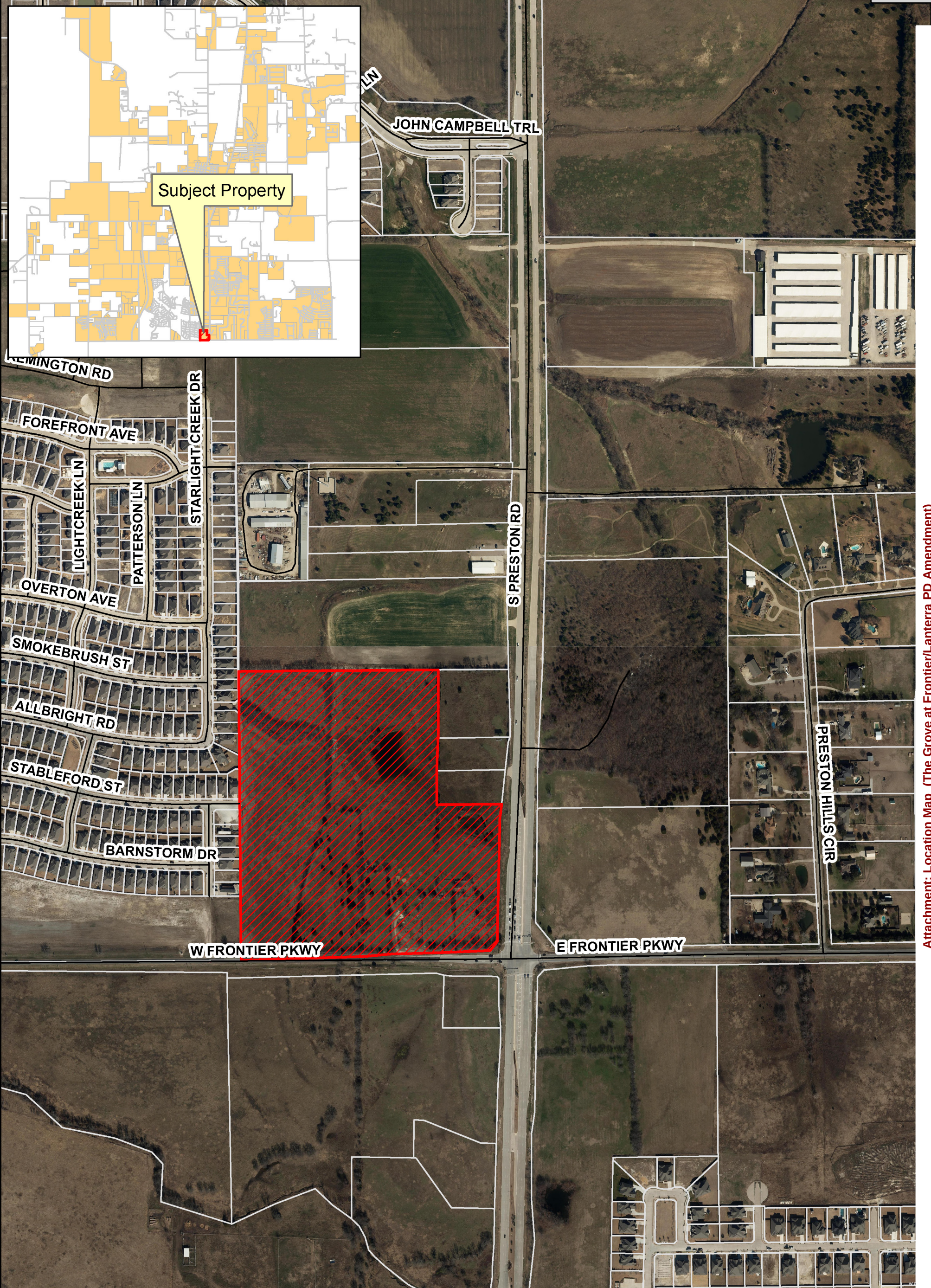
Supporting Document:

- Location Map
- Staff Presentation
- Concept Plan
- Renderings

- Draft Development Regulations

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (The Grove at Frontier/Lanterra PD Amendment)



The Grove at Frontier/ Lanterra Location Map

Date: 8/26/2019

Legend

- Roads
-  Lanterra
-  Parcels

0 375 750 Feet

Packet Pg. 238

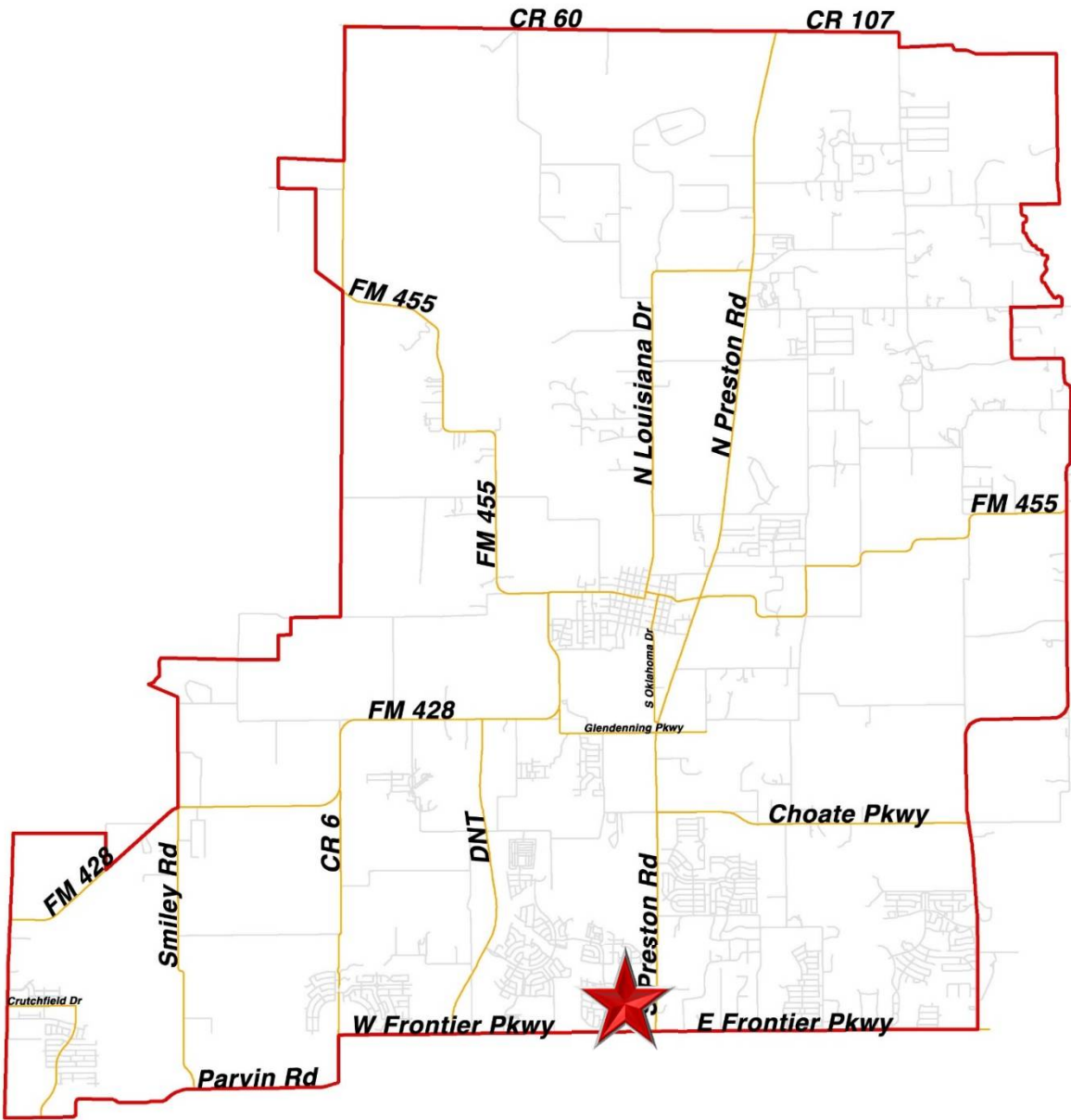
The Grove at Frontier (Lanterra)

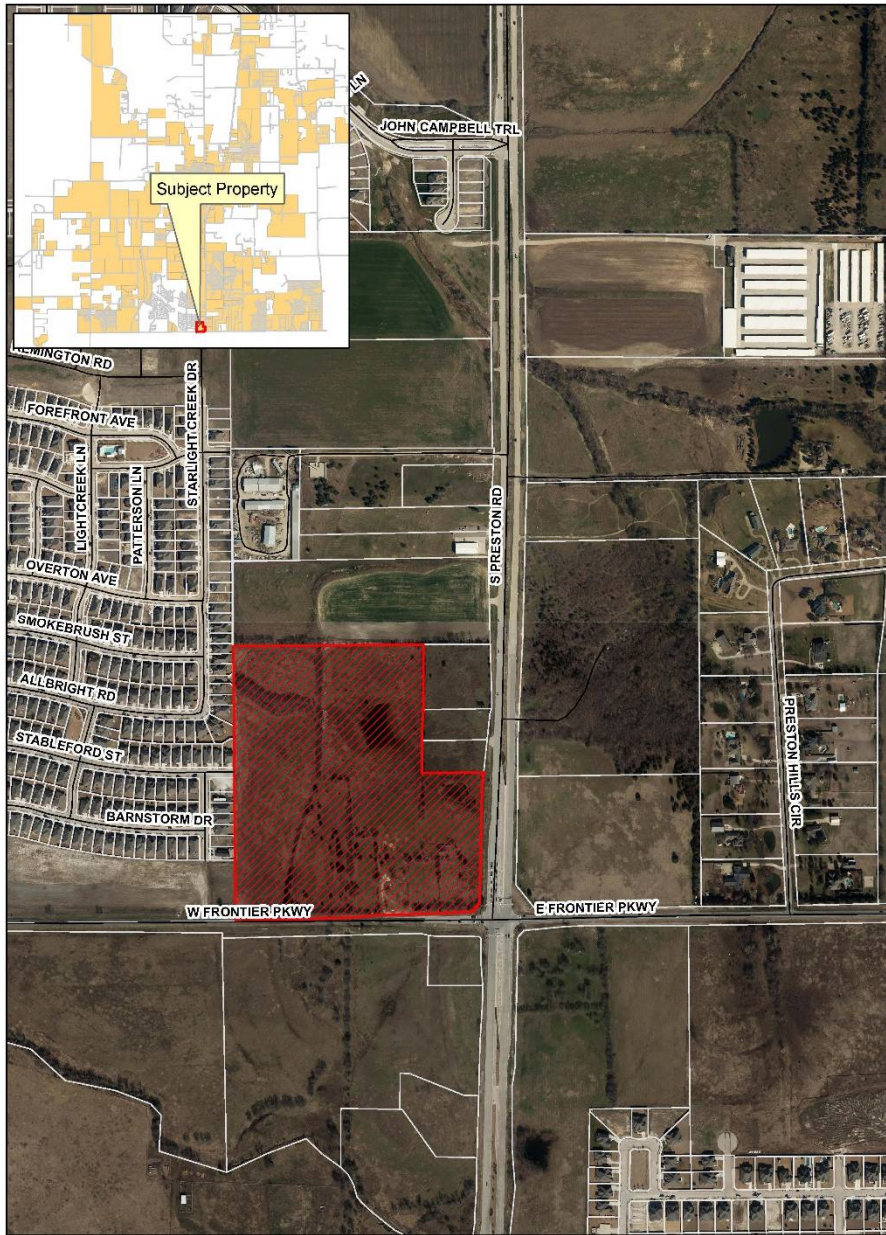
Planned Development Amendment

Planning & Zoning Commission

September 17, 2019







Location Map

The property is located on the northwest corner of Preston Road and Frontier Parkway

Background

- This subject property is located within the City Limits and is currently zoned PD #67 from 2016
- The existing PD included traditional retail, restaurant, and office uses, including a big box development
- The applicant's request is for retail, restaurant, and office uses, in addition to an urban edge multi-family use as well as a transitional tract with potential single-story multi-family

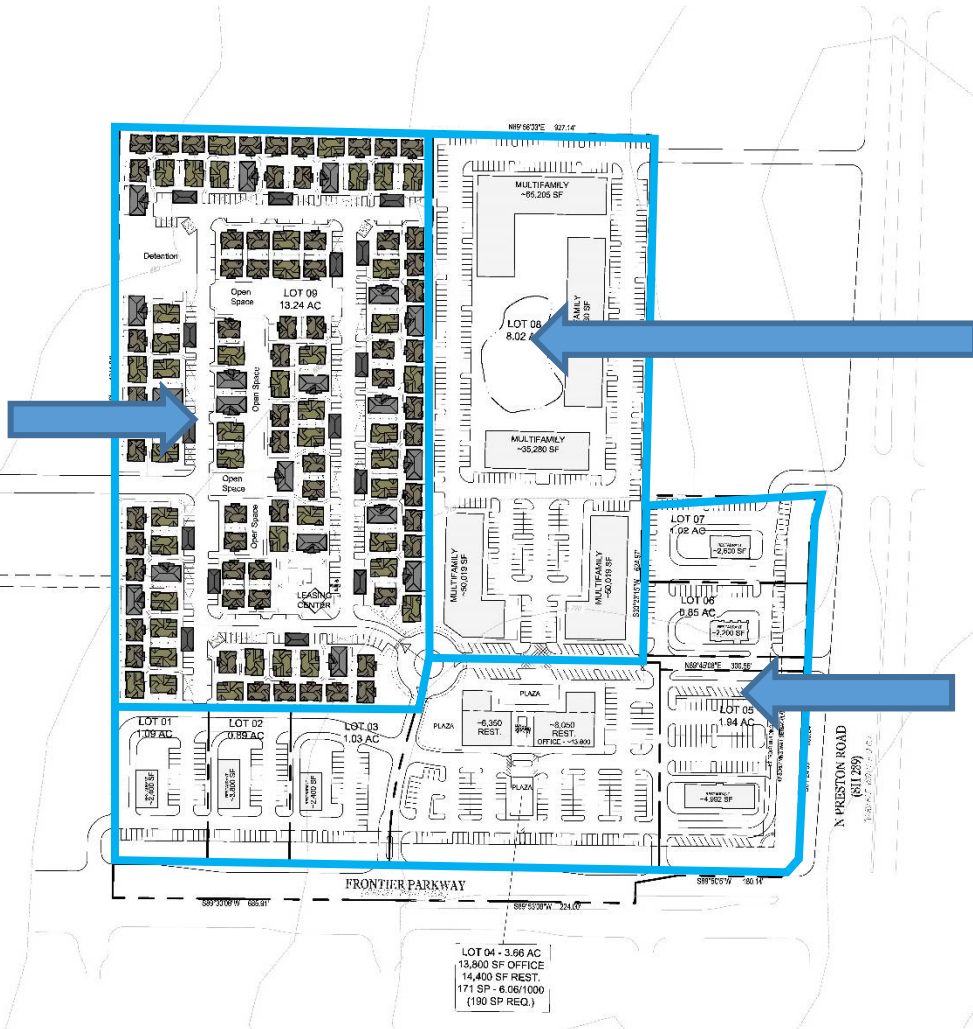


Concept Plan

Western
Transitional
Tract

Central Multi-Family
Tract

Non-Residential
Tract



Project Overview

- The property is divided into three tracts:
 1. Western Transitional
 2. Non-Residential
 3. Central Multi-Family
- Architecture and landscape requirements are to follow base ZO standards
- 10' sidewalks along Preston and Frontier
- Vehicular and pedestrian internal connectivity provided
- Distinct entry feature at hard corner to include municipal theme being a gateway into City



Project Overview – Western Transitional

- Flexible for retail, office, light commercial, townhouse, and multi-family
- Maximum height of 2 stories 100' adjacent to single-family on west (Light Farms) and 8' masonry wall if developed as non-residential or MF (no wall required if developed as TH)
- Tall opaque contiguous evergreen vegetative screen required on north, east, and south
- All MF limited to 2 stories and maximum of 200 units



Project Overview – Nonresidential

- Preston & Frontier frontages reserved for retail pad development
- One tract is reserved for a future mid-rise office building
- Additional land use restrictions including alternative financial services (cash checking), auto sales, body art studio (tattoo), and pawn shops
- Gateway feature at corner



Project Overview – Central Multi-Family

- Maximum 350 units allowed
- Height 3 to 4 stories
- Urban Edge (buildings pushed to street, parking on the interior)
- Severe elevation changes (30' drop) on the tract challenge the viability of pure retail away from the frontages





Attachment: Staff Presentation (The Grove at Frontier/Lanterra PD Amendment)



Attachment: Staff Presentation (The Grove at Frontier/Lanterra PD Amendment)





Attachment: Staff Presentation (The Grove at Frontier/Lanterra PD Amendment)



Policy Considerations

- Corner is appropriate for retail and office land uses
- Amount of multi-family is limited, is high quality, well-designed, and not on true retail dirt
- Strong ad-valorem value
- Mixed-use will provide a strong gateway into the City
- Mid-rise office reservation advances many of Celina's goals



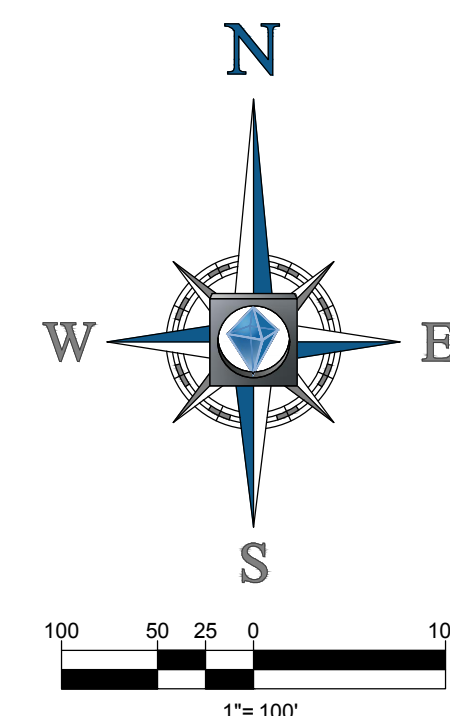
Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in October
- Staff recommends approval of the PD modifications as presented





 PARKING CANOPY
 GARAGE
 1 BEDROOM
1-STORY
USE: RESIDENTIAL
 2 BEDROOM
1-STORY
USE: RESIDENTIAL
 3 BEDROOM
1-STORY
USE: RESIDENTIAL
 LEASING CENTER
1-STORY
 PROPOSED HEAVY
PAVEMENT FIRE LA
UTILITY EASEMENT
 EXISTING CONTOUR



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A
CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.



ALWAYS CALL 811
It's fast. It's free. It's the law.

PROJECT No.:	TD192002
DRAWN BY:	CRJ
CHECKED BY:	DOC
DATE:	9/13/19
CAD I.D.:	CA1

PROJECT:

**THE GROVE AT
FRONTIER**

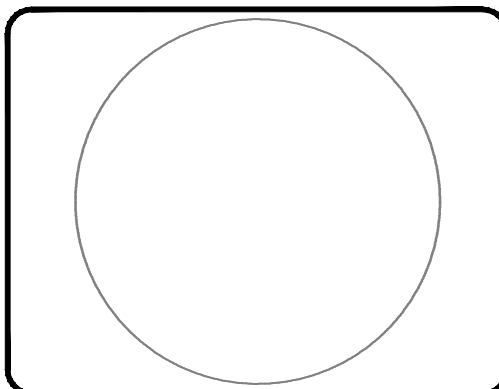
— FOR —

**NEXMETRO
LAN TERRA**

ABS. A0167 COLLIN COUNTY LAND
#14 SURVEY, SHEET 4, TRACT 56,
32.5604 ACRES
212 FRONTIER PARKWAY
PROSPER, TEXAS 75078
COLLIN COUNTY



**6017 MAIN STREET
FRISCO, TX 75034**
Phone: (469) 458-7300
TX@BohlerEng.com

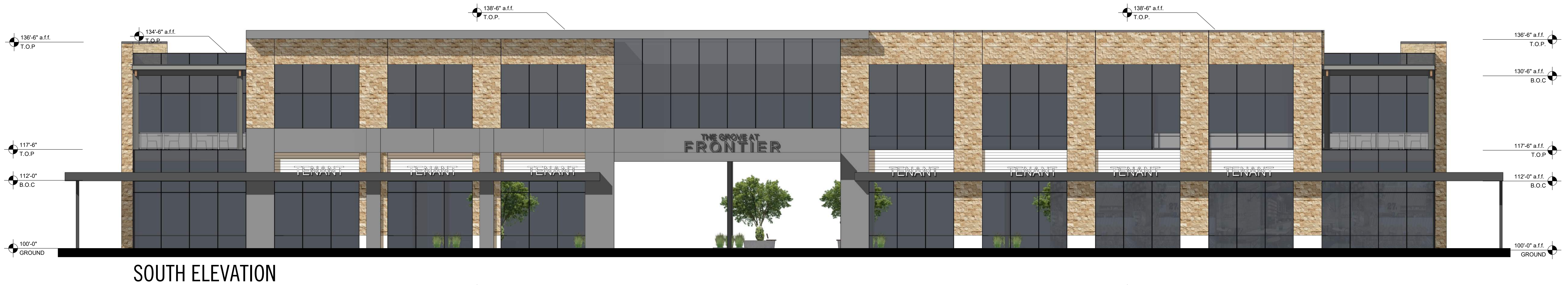
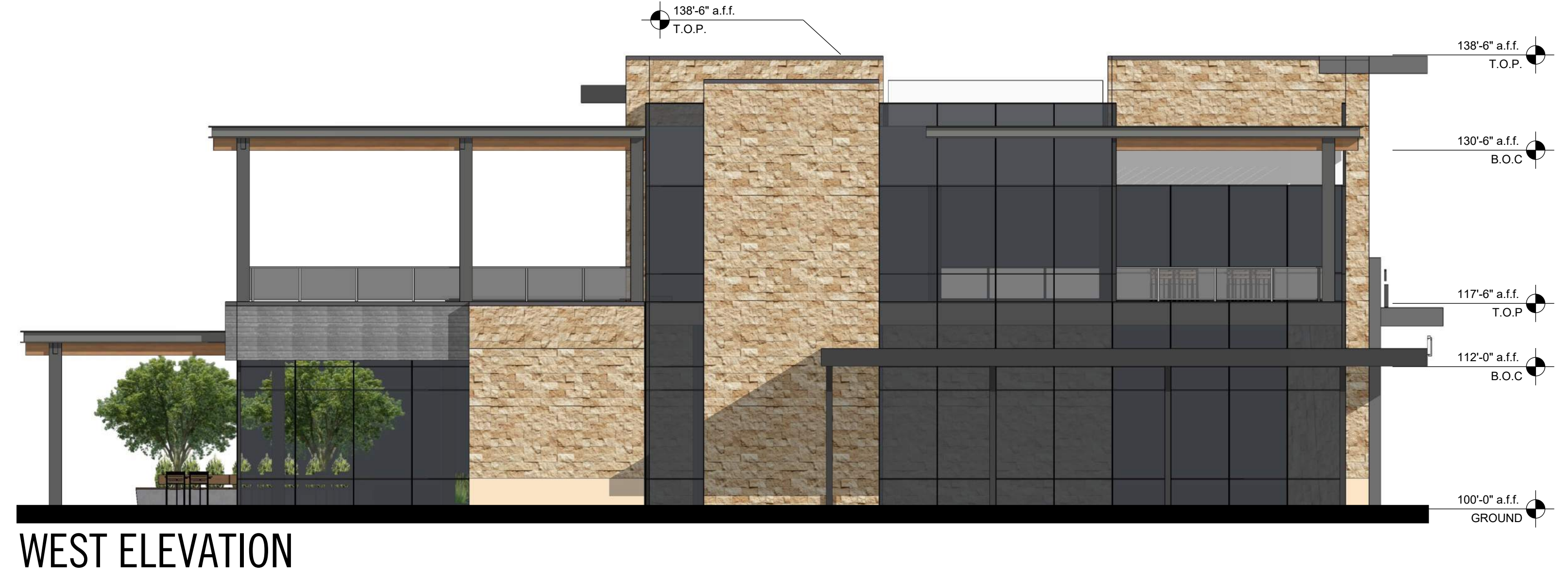
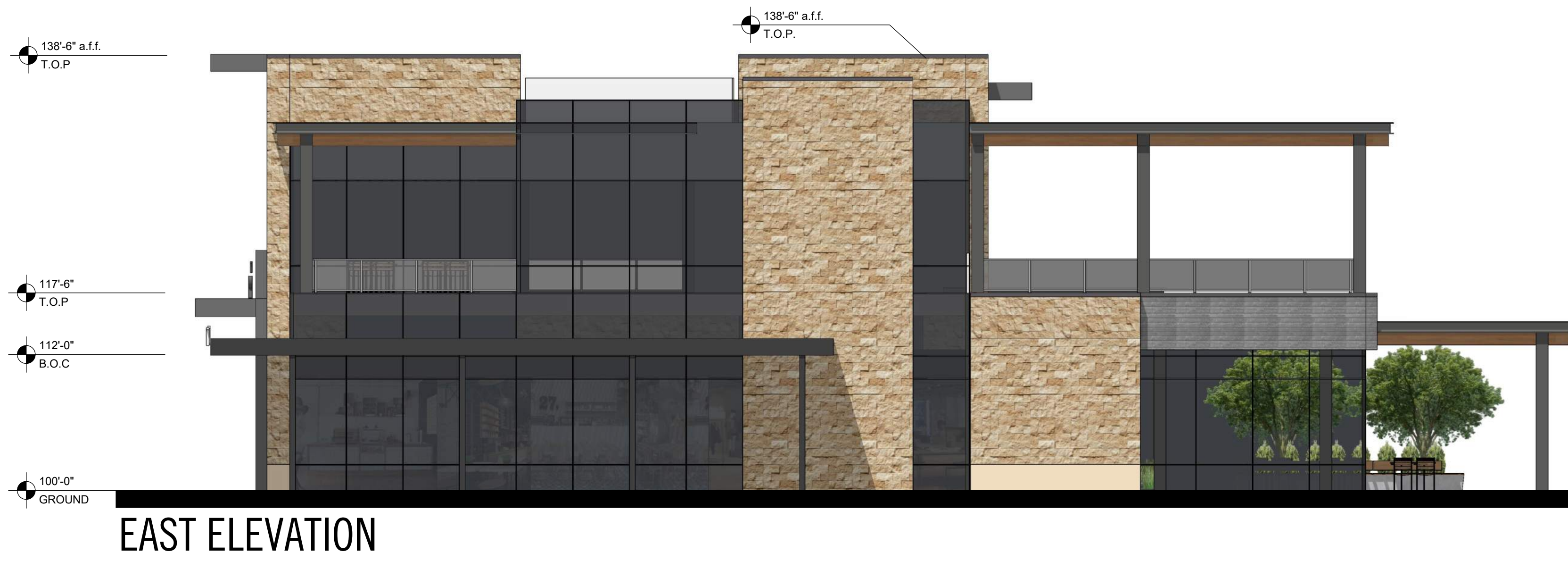


SHEET TITLE:

SHEET NUMBER: _____

01

REVISION 0 - 9/13/19



Attachment: Renderings (The Grove at Frontier/Lanterra PD Amendment)





Attachment: Renderings (The Grove at Frontier/Lanterra PD Amendment)



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SCENE_06
THE GROVE AT FRONTIER // LANTERRA GROUP

Development Regulations The Grove at Frontier (Lanterra)

PROJECT OVERVIEW

This Planned Development contemplates an integrated, mixed use development on the northwest corner of Preston Road and Frontier Parkway intended to serve as a destination for quality retail, restaurants, offices, and housing options to function as a southern gateway into the community.

CONCEPT PLAN

The subject property shall generally develop per the attached Concept Plan showing the division of the property into three tracts, the Western Transitional Tract, the Non-Residential Tract, and the Central Multi-Family Tract. The Concept Plan displays the general location and configurations of buildings, parking lots, and other site layout features, all of which can be adjusted for pragmatic purposes at time of permitting, and such modifications shall not be unreasonably withheld, but are subject to review and approval by the Director of Development Services.

ARCHITECTURE

The subject property is an architecturally, historically, and culturally significant tract of land that serves as a gateway into the community and shall abide by the City's architectural standards, as may be amended. The attached building elevations show various themes and styles which the larger non-residential buildings may utilize but which may not strictly comply with the ordinance. Retail pad sites and all multi-family uses are expected to abide by full architectural standards except as modified herein.

LANDSCAPING SCREENING

The landscaping on the subject property shall abide by the Zoning Ordinance, as may be amended.

PEDESTRIAN AVENUES

1. 10' wide sidewalks are required along Preston Road and Frontier Parkway, with appropriate lighting to illuminate the sidewalks for safety purposes.
2. Interior pedestrian connections (both within a tract and from tract to tract), paths, and malls at major intersections as identified on the attached Concept Plan are required to incorporate decorative paving, streetscape features, and landscaping appropriate for the location, scale, and purpose of such paths.

LIGHTING

1. All exterior light sources, including wall packs and light poles, shall be properly recessed and/or shielded so that the source of light is not visible horizontally nor upward.
2. Light poles are limited to 30' in height.
3. Perimeter property lines shall have zero-foot candles where adjacent to single family residential use in terms of illumination measurement.

OTHER DESIGN STANDARDS

1. The existing pond, generally located in the north-central portion of the subject property, shall be used for regional detention and include installation of amenities, which at a minimum should include an aeration fountain, a pedestrian path around its perimeter edge, landscaping, and streetscape elements (benches). The amenities are required when the associated adjacent phase is developed.
2. No overhead utilities are allowed on-site.
3. Vehicular cross access and pedestrian connectivity is required throughout the subject property.

4. Vehicular cross access is required with the Light Farms subdivision on the west.
5. An area, or easement, on the subject property, agreeable to both parties, shall be reserved for installation of a public art piece, an interactive display, a monumentation sign, or other unique feature, generally at the hard corner of Preston Road and Frontier Parkway. Being the gateway into the City of Celina, the feature should incorporate a municipal theme or reference.
6. The development team will work with the City staff on the development of the Frontier Parkway and Preston Road hard corner on the placement of structures, buildings, and the supporting parking, with the goal being an attractive corner entry.
7. Where possible, elevation changes that require retaining walls shall not undermine the requirements for landscape buffers, trees, and pedestrian linkages.

NON-RESIDENTIAL TRACT

1. This tract will adhere to the uses, standards, and other requirements of the RO-Retail Office Zoning District as may be amended, except as modified below:
 - A. Additional Permitted Uses by Right:
 1. General commercial, office, and retail
 2. Veterinarian Clinic (with indoor kennels)
 3. One (1) fuel station, meeting the City's Architectural Standards, as may be amended, is permitted by-right without the requirement to obtain a Specific Use Permit (SUP). The hard corner of Preston Road and Frontier Parkway is not permitted to be developed for this use.
 4. All restaurants, including drive-thru service for stand-alone or end cap users
 - B. Permitted with a Conditional Use Permit:
 1. Auto Repair, Minor
 2. Car Wash
 3. Cigar Lounge
 4. Country Club
 5. Liquor/Wine Shop (as primary sales)
 6. Medical Spa with Permanent Cosmetic Tattooing
 7. Nursery (with retail outdoor sales)
 8. Private Club
 - C. Prohibited Uses:
 1. Alternative financial services (including Check Cashing services)
 2. Auto Sales
 3. Body Art Studio (Tattoo Shop, Body Piercings, etc.)
 4. Cannabidiol Shop (CBD Shop)
 5. Gaming or slot machines (excluding arcades)
 6. Head Shop
 7. Hookah Shop
 8. Motorcycle Sales and Repair
 9. Outdoor storage/display (exempting home improvement centers)
 10. Pawn Shop
 11. Recycling Center or Kiosk
 12. Residential uses
 13. Sexually Oriented Businesses (SOBs)
 14. Smoke Shop/Cigar Shop (where smoke/cigar sales are a primary use)

2. Parking to be at a ratio of 1:250 sf generally for the site and non-required parking on adjacent non-residential tracts may be used as credit towards required parking. Restaurants located on Preston Road and Frontier Parkway frontage pad sites is to be parked at a ratio of 1:100 sf.
3. 40' wide landscape buffers apply along Preston Road and Frontier Parkway.
4. A minimum 2-story mid-rise office building (maximum of 8 stories) shall be included with a minimum of a 10,000 sf footplate within this tract. Alternatively, a use comparable to this in terms of scale, scope, ad-valorem impact, and other concerns may be presented to City staff for consideration and approval. Minor modifications may be made at the staff level to accommodate the design of such use.

WESTERN TRANSITIONAL TRACT

1. This tract can support a wide range of land uses, including retail, office, light commercial, townhouse, and multi-family.
 2. A maximum of 2-story buildings is allowed within 100-feet adjacent to the single-family use along the west boundary for all uses.
 3. A 20-ft landscape buffer is required adjacent to the single-family use along the western boundary. Residential fences may be placed within this landscape buffer.
 4. A 10-ft landscape buffer is required adjacent to the north, east, and south limits of this tract. Residential fences may be placed within this landscape buffer.
 5. An 8-ft high masonry wall is required for all uses adjacent to the single-family along the western boundary except townhome use. For all other perimeters of the Western Transitional Tract, tall opaque contiguous evergreen vegetative screen is required.
 6. No residential component, including leasing office, may have frontage on Frontier Parkway (interior only).
- A) For non-residential use, please refer to the guidance outlined in the Non-Residential Tract section with the following modifications:
1. A maximum of 4-story height is allowed for all non-residential uses on this tract, except within 100-feet of the single-family use along the western boundary where the height is 2-story maximum.
- B) For Townhome uses, standards and other requirements will be applied in accordance with the TH - Townhome Zoning District as adopted at the time improvements are submitted for review by the City except as modified herein.
1. Amenities shall include one child's play area and a minimum of one bench near the play area.
- C) For multi-family, the MF – Multi-family Zoning District will apply, as adopted at the time improvements are submitted for review by the City, except as modified herein.
1. A maximum of 200 units are allowed within this tract.
 2. The maximum height shall be 2 stories.
 3. Buildings, when sprinklered, shall have a minimum of 8-ft of separation between foundations.
 4. Yard spaces may be divided by 6-ft wooden fences.
 5. Parking shall be 1.8 per unit minimum.
 6. Amenities shall consist of a pool, spa, dog park, outdoor grill, and a fire pit/gathering area.
 7. Allowable building materials to include brick, stone, synthetic stone, stucco, and fiber cement siding. Brick or stone shall be used on a minimum of 85% of the gross front elevation area with 50% minimum on the sides and rear elevations.
 8. Tall opaque contiguous evergreen vegetative screen is required on the northern, eastern, and southern boundaries of the tract.

CENTRAL MULTI-FAMILY TRACT

1. A maximum of 350 units are allowed within this tract.
2. Only a minimum of 3 story multi-family is permitted within this tract.
3. The multi-family shall be a maximum of 4 stories.
4. No perimeter fencing/walls is allowed.
5. Buildings should be pushed to the fire lanes as much as practical (urban edge), and parking should generally be on the interior.
6. 10' perimeter landscape buffer along all sides (with trees) is required.
7. Parking ratio:
 - a. No less than 1.8 spaces per dwelling unit overall
 - b. Three-bedroom unit type limited to maximum 10% of overall dwelling units.
8. If the Central Multi-Family Tract develops with structured parking in an Urban Living design, a maximum of 6 stories (minimum of 4) would be permitted.



Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Madhuri Mohan AICP, Planning Manager
 CC: Dusty McAfee AICP, Director of Development Services
 Date: September 17, 2019
 Re: Sky Ridge PD

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 16 acre tract of land from General Commercial District (C-2), to Planned Development (PD) with Mixed-Use Suburban District (MU-1) and the Preston Road Overlay (PRO) base zoning, generally located west of Preston Road and north of Frontier Parkway, within the City Limits. (Sky Ridge Planned Development)

Applicant:

Triangle Engineering LLC
 1784 West McDermott Dr. Suite 110
 Allen, TX 75013

Background Information:

The applicant is requesting to rezone the property from General Commercial District (C-2), to Planned Development (PD) with the Preston Road Overlay (PRO) base zoning district. This proposed planned development is comprised of a commercial office/retail pad site along Preston Road, a floodplain/open space area, and townhomes towards the back (western portion) of the property.

Board Review/Citizen Input:

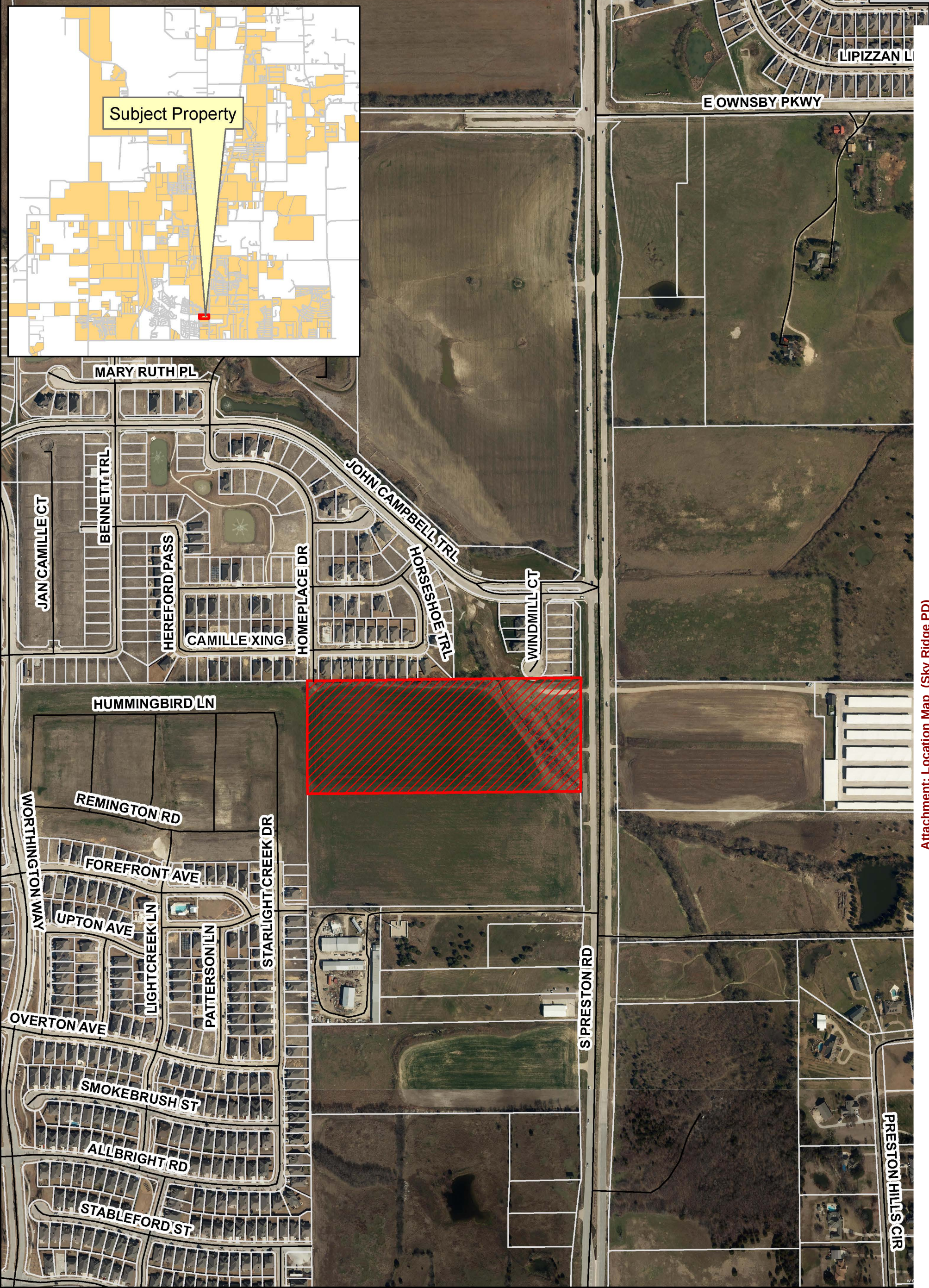
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Staff received inquiries for more information regarding this proposal.

Supporting Document:

- Location Map
- Staff Presentation
- Proposed Concept Plan
- Proposed Landscape Plan
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval



Attachment: Location Map (Sky Ridge PD)

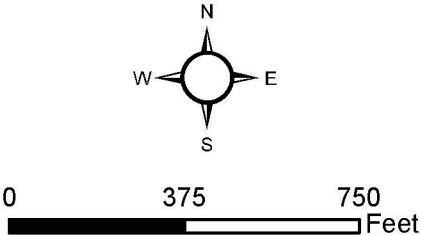


Sky Ridge Location Map

Date: 8/26/2019

Legend

- Roads
- SkyRidge
- Parcels



Sky Ridge

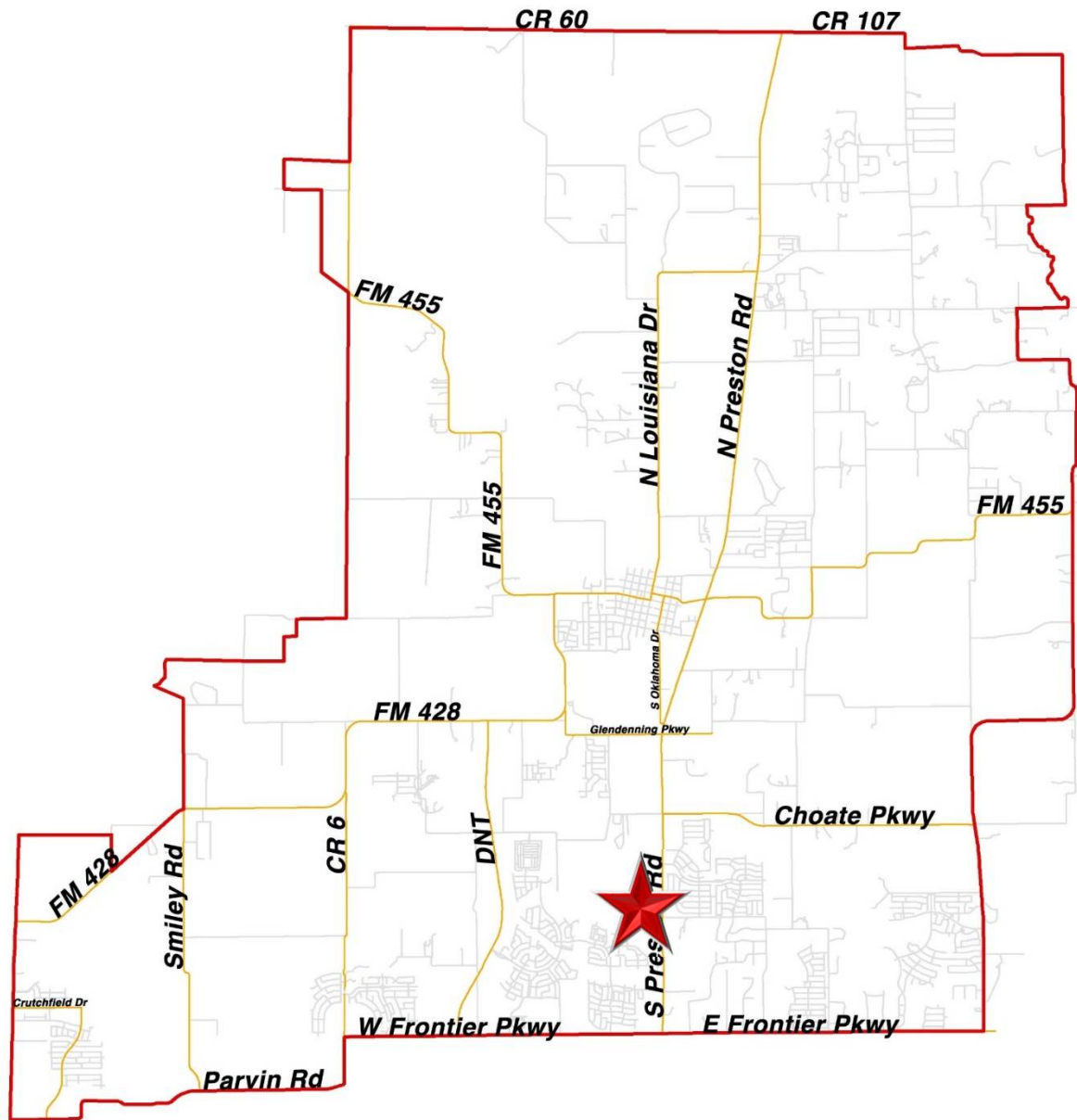
Planned Development

Planning & Zoning Commission

September 17, 2019

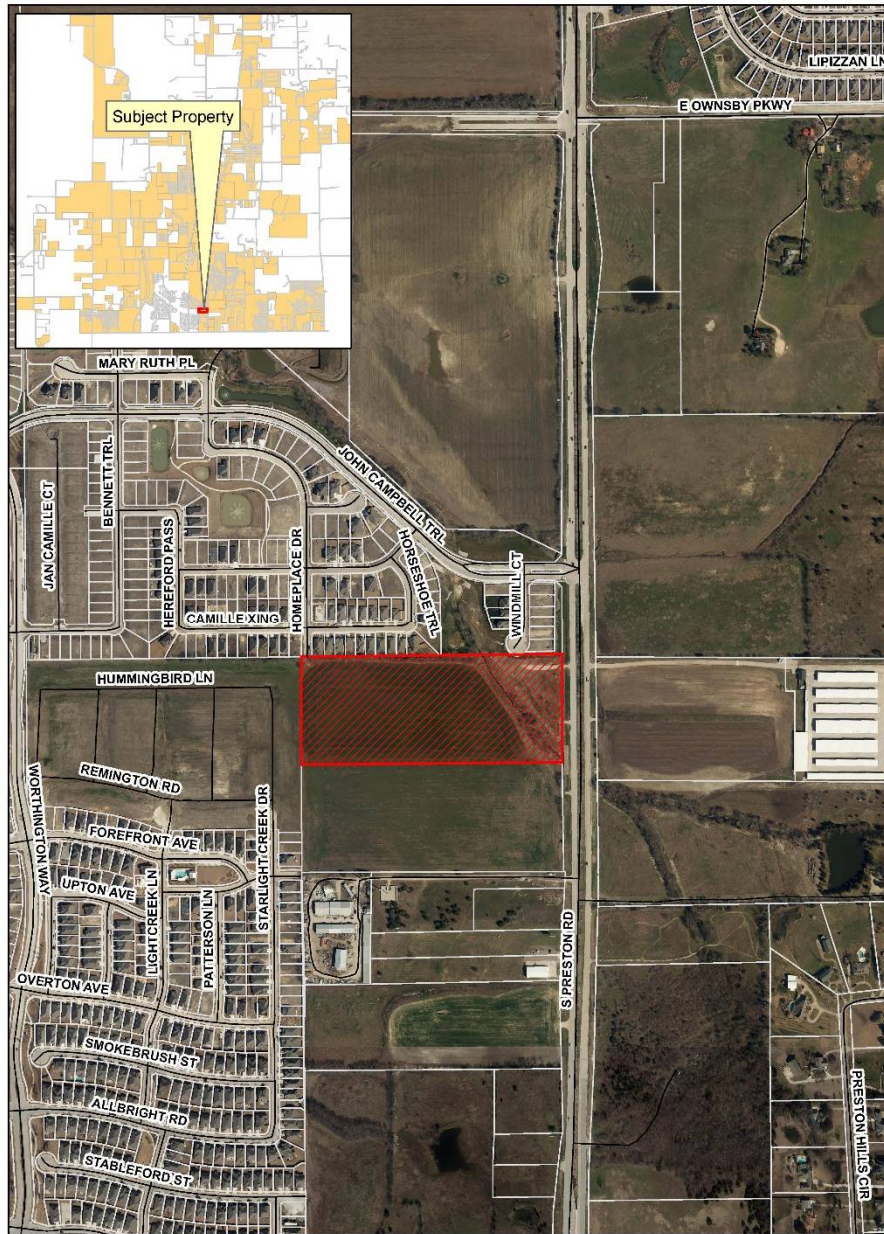
Attachment: Staff Presentation (Sky Ridge PD)





Attachment: Staff Presentation (Sky Ridge PD)





Location Map

The property is generally located west of Preston Road and north of Frontier Parkway.

Attachment: Staff Presentation (Sky Ridge PD)

Background

- This subject property is located within the City limits and is currently zoned C-2
- The applicant's request is to rezone the property to a Planned Development with the Preston Road Overlay (PRO) to allow for a townhouse neighborhood
- This tract is immediately north of Celina 15 (Caliber Collision, Christian Brothers, etc.)



Examples



Attachment: Staff Presentation (Sky Ridge PD)

Project Overview

- The property includes a commercial office/retail pad along Preston Road, a floodplain/open space area, and townhomes towards the rear
- Approximately 91 townhomes are proposed, each lot being 25' X 80' with rear entry garages
- Landscape buffers will be provided on northeast, west, and along Preston
- An 8' masonry wall will be provided along the commercial tract and the south. A board-on-board fence will be provided on the west



Project Overview

- Heavy Eastern Red Cedar screening will be provided along the entrance road
- Amenities include a playground and barbeque and benches/tables



Policy Considerations

- The majority of the subject property is behind a creek, without reasonable retail potential
- This would be Celina's first townhouse project
- Applicant is not speculative (i.e. ready to close and pull permits)
- Applicant is reputable with history of quality townhouse projects in the region
- Helps provide density which would support better-situated retail tracts on Preston Road

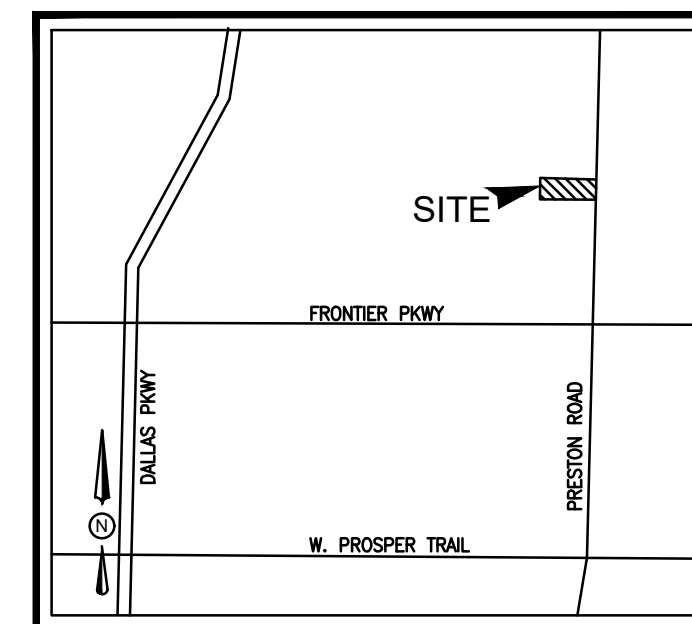
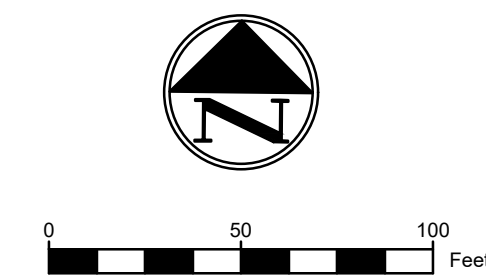
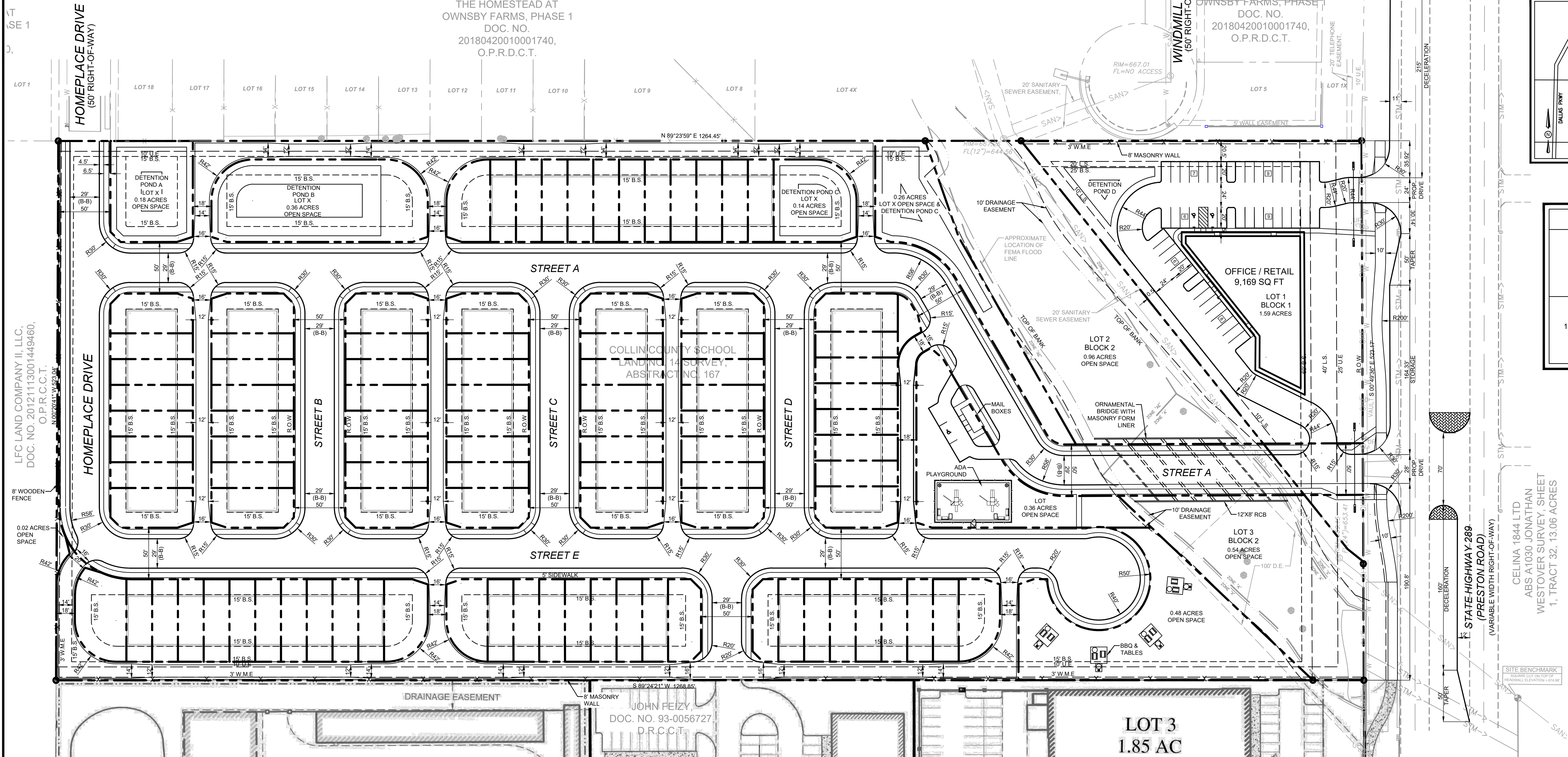


Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in October
- Staff recommends approval of the PD zoning as presented

17
SE 1
0,

LFC LAND COMPANY II, LLC,
DOC. NO. 20121113001449460,
O.P.R.C.C.T.

VICINITY MAP
N.T.S.

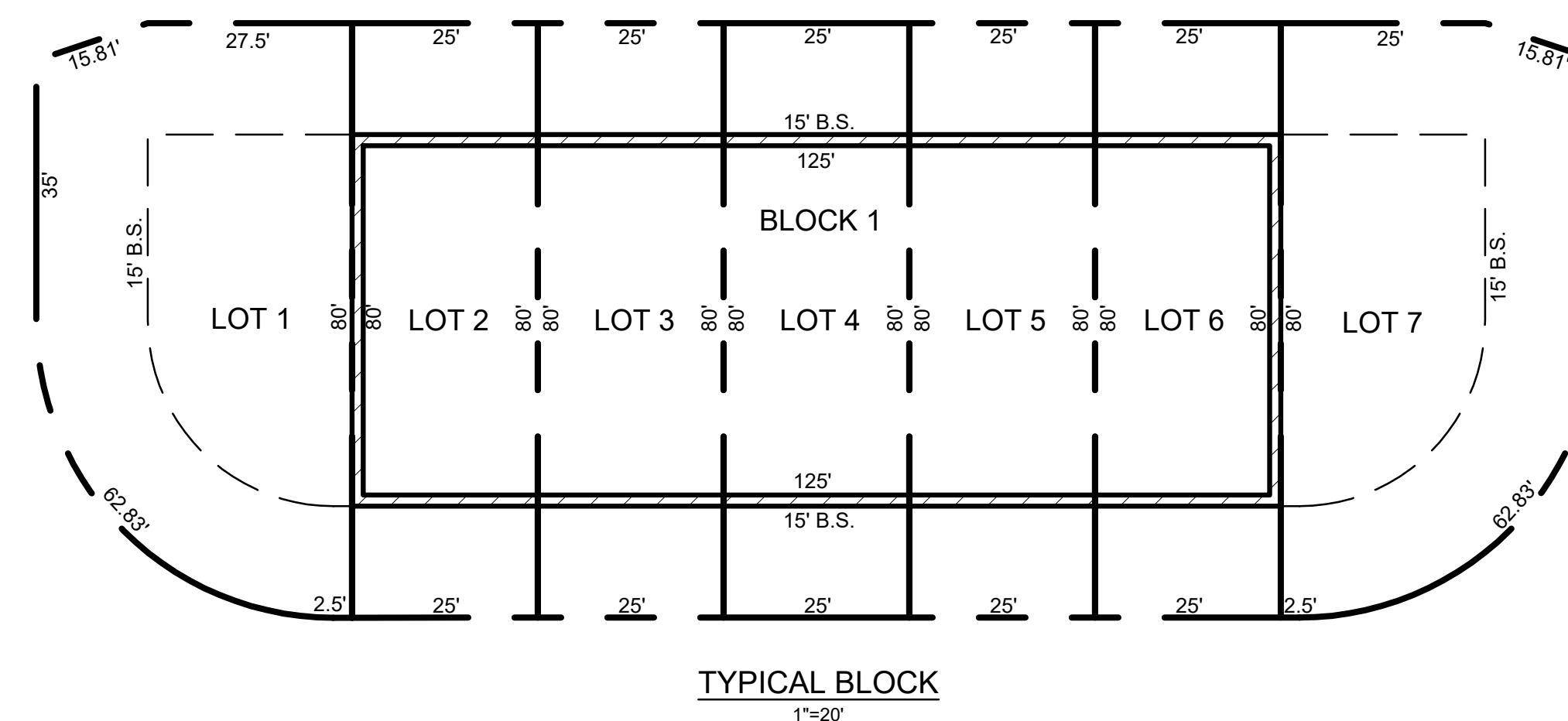
CONTACT LIST

OWNER/DEVELOPER
SKY RIDGE REALTY LLC
416 PALUXY DRIVE
IRVING, TX 75039
TEL: 309-750-9203

ENGINEER
TRIANGLE ENGINEERING LLC
1784 McDERMOTT DR., STE. 110
ALLEN, TX 75013
CONTACT: JACK ZANGER
TEL: 469-311-8566

SITE DATA SUMMARY TABLE

NUMBER OF LOTS:	109
NUMBER OF RESIDENTIAL UNITS:	91
GROSS SITE ACREAGE:	15.211 ACRES OR 662,588 S.F.
EXISTING ZONING:	C-2 (GENERIC COMMERCIAL)
PROPOSED ZONING:	PD / MU-1 (MIXED USE SUBURBAN)
PROPOSED USE:	RESIDENTIAL / OFFICE & RETAIL
RESIDENTIAL NUMBER OF STORIES:	2
RESIDENTIAL BUILDING HEIGHT:	XX'-X"
RESIDENTIAL BUILDING AREA:	111,250 S.F.
RESIDENTIAL GROSS FLOOR AREA:	1,850 S.F.
RESIDENTIAL FLOOR AREA RATIO:	0.93
RESIDENTIAL DENSITY:	6 DWELLING UNITS PER ACRE
RESIDENTIAL PARKING REQUIRED:	ON-STREET PARKING
OFFICE / RETAIL NUMBER OF STORIES:	1
OFFICE / RETAIL BUILDING HEIGHT:	XX'-X"
OFFICE / RETAIL BUILDING AREA:	9,169 S.F.
OFFICE / RETAIL GROSS FLOOR AREA:	7,335 S.F.
OFFICE / RETAIL FLOOR AREA RATIO:	0.11
REGULAR PARKING REQUIRED: (1 SP PER 300 SF) & (1 SP PER 200 SF)	39 PARKING SPACES
REGULAR PARKING PROVIDED:	45 PARKING SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	45 PARKING SPACES
IMPERVIOUS COVERAGE:	326,665 S.F. OR 49.30%



EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
WALL MAINTENANCE EASEMENT	W.M.E.

NO.	DATE	DESCRIPTION	BY
1	07-31-19	1ST ZONING CHANGE SUBMITTAL	KP
2	09-05-19	2ND ZONING CHANGE SUBMITTAL	KP
3	09-10-19	3RD ZONING CHANGE SUBMITTAL	KP

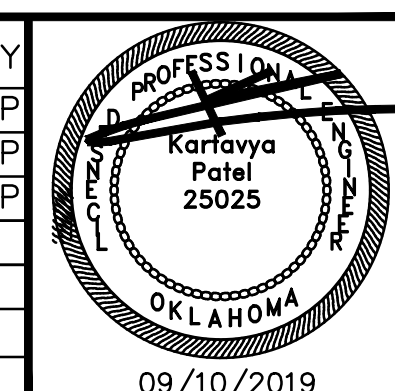
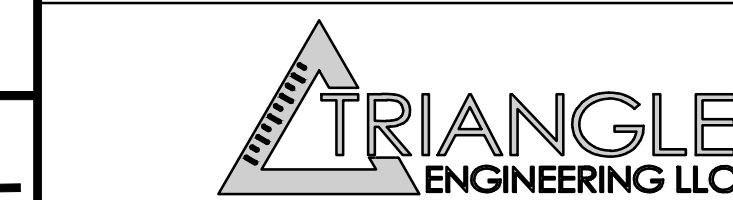


EXHIBIT B

SITE PLAN
SKY RIDGE
PRESTON ROAD
CITY OF CELINA
COLLIN COUNTY, TEXAS

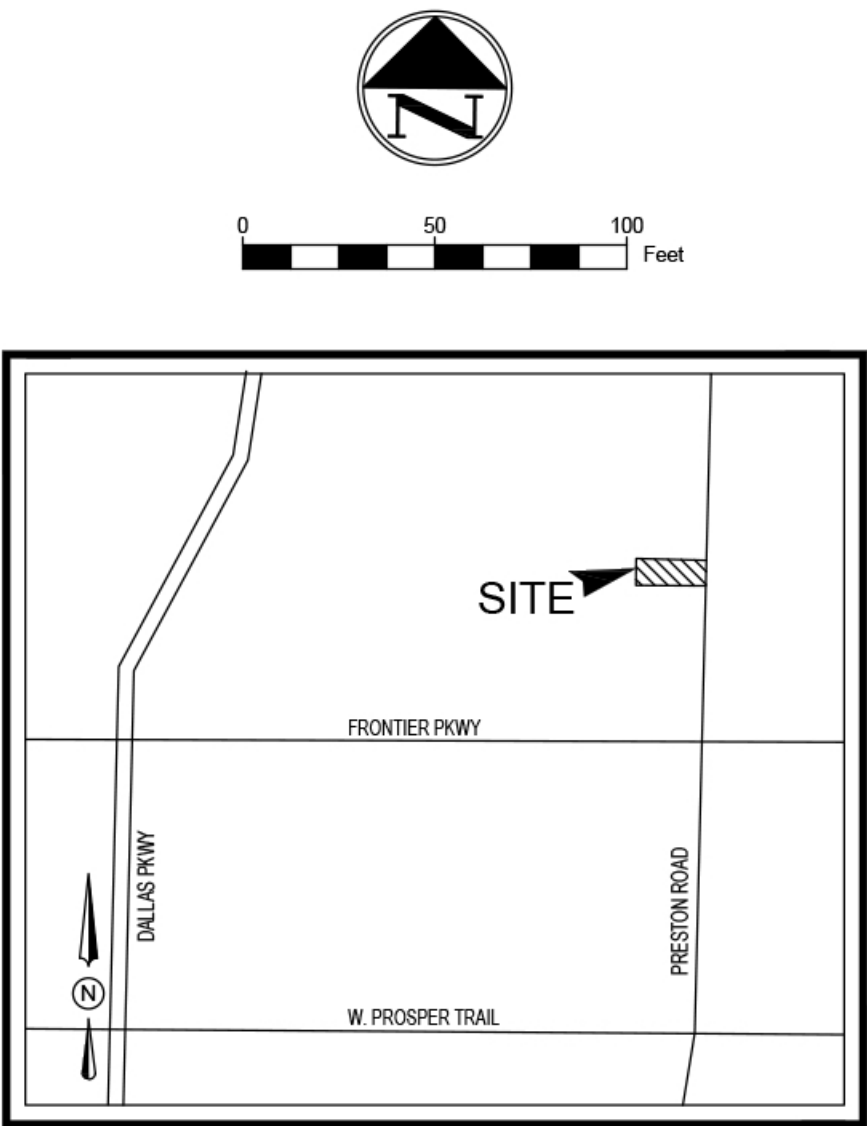
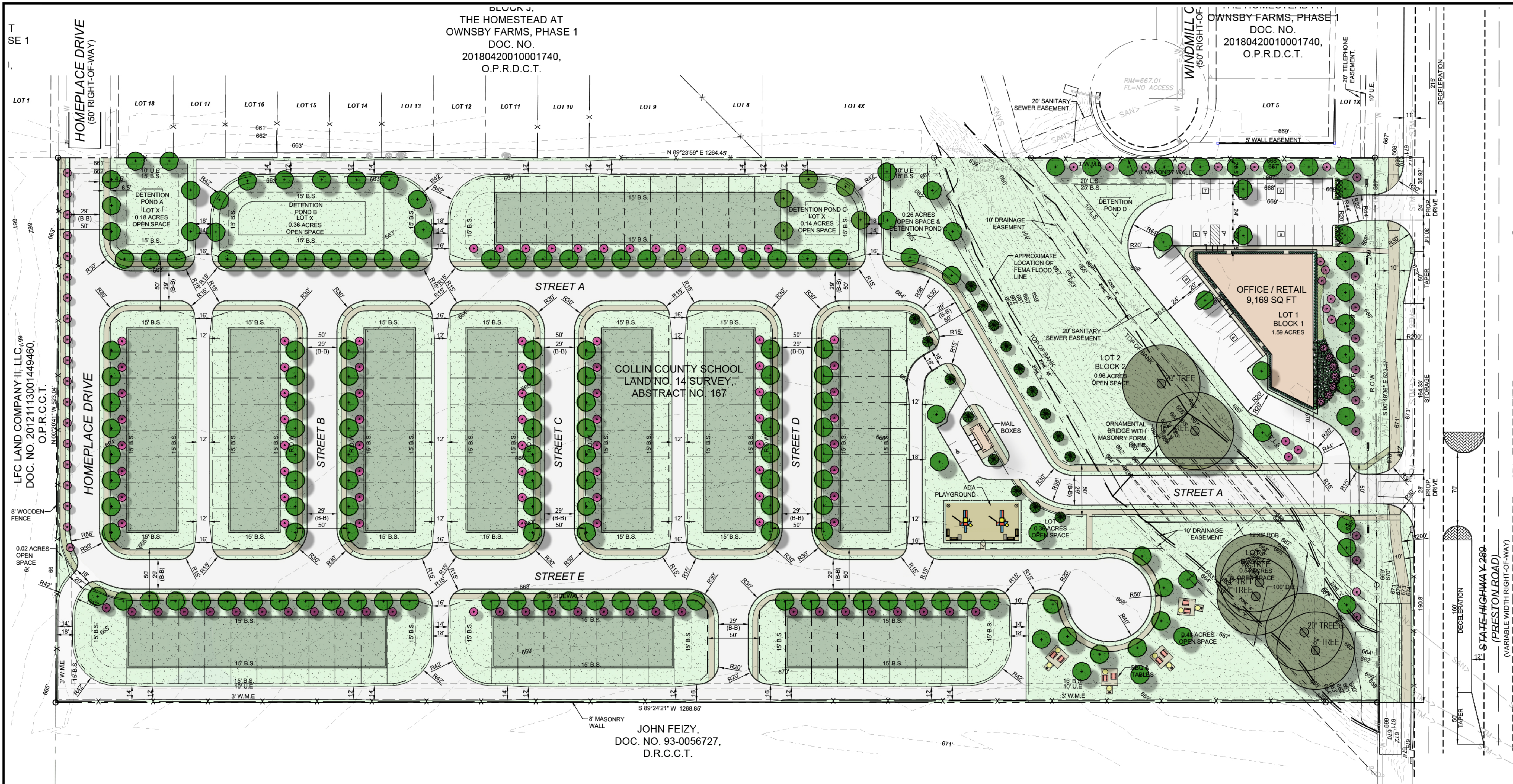


T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	7/31/19	004-19	01

TX PE FRM #11525



VICINITY MAP
N.T.S.

CONTACT LIST

OWNER/DEVELOPER
SKY RIDGE REALTY LLC
416 PALUXY DRIVE
IRVING, TX 75039
TEL: 309-750-9203

ENGINEER
TRIANGLE ENGINEERING LLC
1784 McDERMOTT DR., STE. 110
ALLEN, TX 75013
CONTACT: JACK ZANGER
TEL: 469-311-8566

01 CONCEPT LANDSCAPE PLAN
SCALE 1"=50'-0"

PLANT LEGEND

- LARGE CANOPY TREE 3" CAL.
- SHRUB 3 GAL.
- SHRUB 3 GAL.
- SHRUB 3 GAL.
- ORNAMENTAL TREE 2" CAL.
- SHRUB 3 GAL.
- EASTERN RED CEDAR 8' HT.
- GROUND COVER
- EXISTING TREE TO REMAIN

THE COMMERCIAL DEVELOPMENT WILL MEET THE LANDSCAPE REQUIREMENTS OF THE PRESTON ROAD OVERLAY ORDINANCE.

EACH TOWN HOME WILL HAVE (1) CANOPY TREE, (1) ORNAMENTAL TREE AND (12) SHRUBS LOCATED IN THE FRONT YARD.

ALL PLANT MATERIAL WILL BE SELECTED FROM THE CITY OF CELINA, TEXAS APPROVED PLANT LIST

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DRIVE
SUITE 110
ALLEN, TEXAS 75013
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

CONCEPT LANDSCAPE PLAN
SKY RIDGE
PRESTON ROAD
CITY OF CELINA
COLLIN COUNTY, TEXAS



T: 469-331-8566 | F: 469-213-7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

NO.	DATE	DESCRIPTION	BY
1	07-31-19	1ST ZONING CHANGE SUBMITTAL	KP
2	09-05-19	2ND ZONING CHANGE SUBMITTAL	KP
2	09-10-19	3RD ZONING CHANGE SUBMITTAL	KP



09.10.2019

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	09/05/19	SEE SCALE BAR	004-19	02

TX PE FIRM #11525

Draft Development Regulations – Sky Ridge

1. Base zoning: PD with TH base for TH tract; C base for pad site; with Preston Road Overlay (PRO)

2. Uses:

- a. Permitted: All uses permitted in TH and C districts, in addition to the PRO
- b. TH uses in TH District only
- c. C uses in the C District, prohibited regulations as outlined below, and the PRO
- d. Prohibited:
 - i. Auto Sales
 - ii. Sexually Oriented Businesses (SOBs)
 - iii. Outdoor storage/display
 - iv. Alternative financial services (including Check Cashing Services)
 - v. Alternative Retail Services
 - vi. Gaming or slot machines (excluding arcades)
 - vii. Liquor store
 - viii. Pawn shop

3. Townhome Lot Dimensions:

Min. Lot Width	25'
Min. Lot Depth	80'
Min. Lot Area	2,000 sq. ft.
Min. Front Yard Setback	15'
Min. Rear Yard Setback	15'
Min. Corner Yard Setback	15'
Min. Dwelling Unit Size	1,500 sq. ft.
Max. Building Height	2 stories

4. Architecture: The City and Applicant believe the subject property is an architecturally, historically, and culturally significant tract of land. All building elevations shall conform to the provisions set forth in the City's approved Architectural Standards in the Zoning Ordinance, as they exist or as may be amended in the future.

5. Landscaping: Landscaping shall conform to the provisions set forth in the Zoning Ordinance, as it exists or as may be amended in the future, except as follows:

- a. 20' landscape buffer on the northeastern side along the commercial lot (large and ornamental trees both required at ratio of 1:40)
- b. 40' landscape easement on Preston (large and ornamental trees both required at ratio of 1:40)
- c. 10' landscape buffer within "X" lot (ornamental trees required at ratio of 1:20) on the west
- d. Heavy Eastern Red Cedar trees on both sides of the entrance road (1:25)
- e. Trees around detention ponds (1:50)

- 6. Open Space:** A minimum of 20% of the gross acreage of the tract shall be reserved as usable open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain and public or private parks and plazas. All detention areas must be per engineering standards and shall not be steeper than 6:1, and will be landscaped with trees, spaced at not greater 1:50 foot centers. A minimum of fifty (50) percent of the required Open Space shall be provided outside the floodplain or detention areas. Open Space must be maintained through a Homeowners Owner's Association (HOA).
- 7. Screening:**
- a. 8' masonry wall all along southern boundary (within 3' Wall Maintenance Easement)
 - b. 8' enhanced board on board on western boundary
 - c. 8' masonry wall along the northeastern side along the commercial lot
 - d. Smooth side facing out always
- 8. Amenities:** Usable amenities such as a playground and barbeque and benches/tables, at a minimum, are required.
- 9. Sidewalk:** To be 10' along Preston Road and to connect (off-site may be required) to the southern property.
- 10. Required Parking:** Guest parking for the TH tract should be provided at a ratio of 1 space every 2 units.
- 11. Bridge:** The bridge within the development must be embellished.