

TOWN OF ARGYLE FORM-BASED ZONING DISTRICTS

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Section 14.3.53 Form-Based Zoning Districts

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Section 14.3.53

Form-Based Zoning Districts

14.3.53 - 1. Purpose and Intent

The purpose and intent of the Town of Argyle Form-Based (FB) Zoning Districts is to implement the Town's 2015 Comprehensive Plan Update and the 2010 Strategic Plan for Commercial Corridors. The goal is to proactively implement a balanced and sustainable growth policy for key undeveloped areas of the Town. Specifically, the FB Zoning Districts are intended to:

- A. Implement the Town's vision for a vibrant and sustainable approach to the development of key Land Use Districts. Within these Districts, four major catalytic areas were identified –Regional Center North and South along I-35W, the Village Center located at FM 407 and US 377, and along the Town's major corridor – US 377. These four catalytic areas have been chosen for their immediate potential to take advantage of the local and regional location and market opportunities while providing a long-term diversification of the Town's tax base;
- B. Implement development of an appropriate style reflecting Argyle's character per the Comprehensive Plan along its major approach corridors -- FM 407 and US 377.
- C. Establish a high level of development standards to create development of exemplary and enduring quality that fits into the Town's vision;
- D. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
- E. Provide flexibility on the site and with design of new development to anticipate changes in the marketplace while establishing human-scaled buildings;
- F. Leverage the frontage and access to the I-35W and regional corridors while preserving environmentally significant areas as "features" and not constraints;
- G. Create of a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails;
- H. Include a range of residential options that reflect changing lifestyles considering both market demand and Town preferences;
- I. Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value;
- J. Encourage efficient uses of land; and
- K. Utilize existing transportation and parking assets efficiently in order to optimize both auto traffic on surrounding streets and on-site parking demand through design strategies and policy incentives that support use of multiple modes of transportation.

14.3.53 - 2. Relationship to the Town's Strategic Plan for Commercial Corridors and Comprehensive Plan Update

The Argyle FB Zoning Districts implement the goals of the following documents:

- A. 2015 Comprehensive Plan Update
- B. 2010 Strategic Plan for Commercial Corridors

14.3.53 - 3. Applicability

- A. The Argyle FB Zoning Districts are intended to implement Regional Center, Village Center and Corridor land use categories of the Town’s Comprehensive Plan. To that end, applicants in any of these areas shall request to rezone property to the appropriate FB Zoning District. The illustrative Zoning Framework Plans (Appendix A – D) shall be used to guide the zoning change and MDP applications.
- B. The provisions of the Argyle FB Zoning District (this Section), when in conflict, shall take precedence over those in the Town Development Standards (TDS), as amended, except as noted herein. Development standards not addressed in this Section shall be governed by the TDS to the extent they are not in conflict with the intent or text of the Argyle FB Zoning District standards in this Section.

14.3.53 - 4. FB Zoning District Structure

The following plans establish the structure within which the details of the FB Zoning Districts are calibrated to a specific MDP at the time of rezoning and development. The Zoning Framework Plans for each catalytic area establishes the recommended major street network and character zone allocations within each FB Zoning District.

- A. **Zoning Framework Plans (ZFP)** – are the conceptual level plans that shall guide the establishment of the different character zones and street network at the time of rezoning of any of the four catalytic areas into a FB Zoning District. Using the recommended Zoning Framework Plans (ZFP) (Appendix A - D) and this Section, an applicant shall specify certain details of the development and may refine recommended ZFP elements per the criteria established in this Section during the rezoning and Master Development Plan (MDP) process.

Four Form-Based Zoning Districts are established, each of which implements specific aspects of the Town’s Comprehensive Plan. The Four FB Zoning Districts established are: Regional Center North, Regional Center South, Village Center, and Corridor Districts. Each FB Zoning District is further comprised of Character Zones that are tailored to the context of the different FB Zoning Districts. The residential densities and open space requirements in the different FB Zoning Districts shall meet the recommended guidelines in the corresponding Comprehensive Plan land use classifications in the most recently adopted Comprehensive Plan.

- 1. *Regional Center North and Regional Center South:* The Regional Center North and Regional Center South FB Zoning Districts are primarily for compact commercial and mixed use development that takes advantage of the I-35W access and frontage along the two key interchanges at FM 407 and Crawford Road/Robson Ranch Road. The Regional Center District is intended for a continuum of development from the highest intensity mixed use development immediately adjacent to the highway to the lowest intensity uses adjacent to existing neighborhoods. The Character Zones as per the ZFP recommended for the Regional Center North and Regional Center South (see Appendix A and B) FB Zoning Districts are:
 - i. Highway Mixed Use: The Highway Mixed Use zone is intended to be the primary location of large scale retail uses and offices for business, professional and technical uses that can take advantage of the frontage and access along I-35W. Such large scale development shall transition internally to provide for pedestrian-oriented, mixed use development and connections to the Regional Center Transition and Neighborhood zones.

- ii. Regional Center Transition: This zone shall provide for the use and scale transitions within a walkable neighborhood context from the highest intensity Highway Mixed Use zone to the adjoining Regional Center Neighborhood Zone. Such transitions may be in the form of smaller garden office developments, lodging uses, and urban residential uses such as stacked flats, courtyard apartments, townhomes, or live work units.
 - iii. Regional Center Neighborhood: This zone shall provide for a range of single-family residential uses within a walkable, traditional neighborhood development context with appropriately designed open spaces and streets.
 - 2. *Village Center*: The Village Center FB Zoning District is intended for a mix of neighborhood-oriented commercial, residential, and public/civic land uses. It is intended to be lower in intensity than the Regional Center area and takes advantage of the intersection of regional corridors such as US 377 and FM 407. The Character Zones as per the ZFP recommended for the Village Center (see Appendix C) are:
 - i. Village Center Mixed Use: This zone is intended to provide for a range of neighborhood serving retail, office, and service uses in a walkable neighborhood context. Primary automobile access shall be from US 377 or FM 407, but will also have pedestrian and automobile access within the zone and to adjacent zones. It shall be generally located closer to the US 377 or FM 407 frontage in order to take advantage of visibility from these regional roadways.
 - ii. Village Center Transition: This zone shall provide for the use and scale transitions within a walkable neighborhood context from any Village Center Mixed Use zone to the adjoining Neighborhood zone. Such transitions may be in the form of smaller garden office, live-work, and single-family residential uses.
 - iii. Village Center Neighborhood: This zone shall provide for a range of single-family residential uses within a walkable, traditional neighborhood development context with appropriately designed open spaces and streets.
 - 3. *Corridor*: The Corridor FB Zoning District is intended to provide primarily for commercial uses with complementary residential and public/civic uses along its major roadway corridor -- US 377. This area is intended to be lower in intensity than the Regional Center area. In addition, some key locations may be appropriate for destination entertainment and life-style uses. The Character Zones per the ZFP recommended for the Corridor FB Zoning District (see Appendix D) are:
 - i. Corridor Mixed Use: This zone is intended to provide for a range of neighborhood serving retail, office, and service uses in a walkable neighborhood context. Primary automobile access shall be from US 377, but will also have pedestrian and automobile access within the zone and to adjacent zones. It shall be located closer to the US 377 frontage in order to take advantage of visibility from this regional roadway.
 - ii. Destination Mixed Use: This zone is intended to provide for unique destination retail, restaurant, office, lodging, residential, and recreational uses that take advantage of a site's environmental features such as heavily wooded areas, creeks, or hills.
- B. **Master Development Plan (MDP)** – In conjunction with a zoning change application, a Master Development Plan (MDP) shall establish the exact location of Character Zones, land uses and open spaces, blocks, lots, building and street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this Section. The MDP shall illustrate the design direction of the site with dimensional standards that provide substantial certainty about the development outcomes, intensity, and phasing of the proposed development. It shall be created and submitted by the applicant/developer in conjunction with a zoning change request prior to any new development on the site (plat or building permit) in lieu of a Concept

Plan requirement per Section 14.3.25-1 of the Town Development Standards. For sites 20 acres or less, a Type 2 Site Plan may be filed in lieu of an MDP application per 14.3.53-4.(C) at the time of rezoning application. An MDP shall meet the performance and development standards as established in this Section and shall be developed for a minimum acreage as established for each FB Zoning District even if development is phased.

1. **Minimum Acreage Required:** The minimum acreage required for any initial MDP (and zoning change request) shall be no smaller than one of the following: (1) all the contiguous property under one single ownership; or (2) all property under one Character Zone within any FB Zoning District per the recommended Zoning Framework Plan; or (3) all property circumscribed by any proposed new or existing streets per the Zoning Framework Plan. Smaller properties may be brought forward for a rezoning and MDP based on any of the following criteria:
 - i. Need to accommodate existing buildings and uses on or adjacent to the subject property; or
 - ii. Provision of cross access easements or preservation of ROW per the recommended ZFP; or
 - iii. Need to accommodate adjoining property that has been developed under an approved MDP; or
 - iv. The extent to which any proposed development on the subject property does not negatively impact adjoining property due to refinements to any ZFP elements.
2. **Amendments to Approved Master Development Plans:** After the initial MDP approval, subsequent amendments to approved MDPs shall include the entire area of the initial MDP approval regardless of the standards in 14.3.53-4 (B).1. above.

- C. **Site Plans** – Site plans shall be the most detailed building and lot level plans and shall be required for individual lots and/or buildings prior to Building Permit approval. The approval process for site plans shall be based on the process established for Type 1 or 2 applications in Section 14.3.53-5 (B). For sites 20 acres or less, a Type 2 Site Plan (see 14.3.53-5(B).3.ii) may be filed in lieu of an MDP application. Such an application shall combine the requirements of an MDP with a Site Plan application.
- D. **Developer’s Agreements** – In conjunction with any MDP application, an applicant shall also submit an application for Developer’s Agreement per TDS requirements.

14.3.53 - 5. Administration

- A. **General:** No new building or structure may be erected unless in conformity with this Section. Existing non-conforming buildings may be maintained or modified per Section 14.3.20 of the TDS.
- B. **Authority for Approval (See Appendix E for a flow chart illustrating the Application Process):**
 1. **Zoning Change and Zoning Framework Plans:** may only be approved by Town Council after recommendation by the Planning and Zoning Commission. The process for Zoning Change applications in the TDS Section 14.3.23 shall be followed. Modifications to

recommended ZFPs may also be processed in conjunction with an MDP or Type 2 Site Plan applications per 14.3.53-5(B).2. and 14.3.53-5.(B).3. below.

2. Master Development Plans: may only be approved by Town Council after recommendation by the Planning and Zoning Commission. The process for Concept Plan review in the TDS Section 14.3.25 shall be followed for MDP approvals. Through the zoning change and MDP process, the Planning and Zoning Commission and Town Council may modify any ZFP element and development standard established in Section 14.3.53-7 using any of the following criteria:
 - i. The extent to which the proposed modifications to street layout and/or character zones impact adjoining properties with respect to continuity and adjacency predictability;
 - ii. The overall purpose and intent of the FB Zoning District;
 - iii. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - iv. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, a range of housing options, structured and/or shared parking, and multi-modal linkages; and
 - v. The extent to which the proposal does not hinder future opportunities for higher intensity development.

3. Site Plans: Site Plans may be classified into Type 1 and Type 2 applications.
 - i. Type 1 Applications:
 - a. Shall include any new or revised Site Plans consistent with the requirements of this Section, a previously approved MDP, and applicable sections of the TDS.
 - b. May be approved administratively by the Director of Community Development.

 - ii. Type 2 Applications:
 - a. Shall include any new or revised Site Plans that are NOT consistent with the requirements of this Section, an approved MDP, or applicable sections of the TDS or propose alternative standards to the standards in this Section or an approved MDP.
 - b. May only be approved by Town Council after recommendation by the Planning and Zoning Commission.
 - c. The process for Type 2 Applications shall follow TDS Section 14.3.25 for Site Plans. In considering Type 2 Applications, the Planning and Zoning Commission and the Town Council may use any of the following criteria:
 - 1) The extent to which the proposed application impacts adjoining properties with respect to continuity and adjacency predictability;
 - 2) The extent to which the application meets the overall purpose and intent of the FB Zoning Districts;
 - 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - 4) The extent to which the application provides public benefits such as usable civic and open spaces, livable streets, a range of housing options, structured and/or shared parking, and multi-modal linkages; and
 - 5) The extent to which the application does not hinder future opportunities for higher intensity development.

4. Developer's Agreements: may only be approved by Town Council after recommendation by the Planning and Zoning Commission in conjunction with an MDP application. The process established in the TDS shall be followed for Developer's Agreements.
- C. Master Development Plan Required: Prior to any new Site Plan application, an approved MDP shall be required unless the site is 20 acres or less; then see 14.3.53-4(C). The MDP shall include the minimum area as established in the Section 14.3.52-4(B).1.
1. Each MDP application shall:
 - i. demonstrate compliance with purpose, intent, and development standards of the FB Zoning District;
 - ii. include exhibits meeting all the informational requirements for a Concept Plan under Section 14.3.25 of the TDS, and meeting the standards of this Section and recommended ZFP including:
 - a. Delineation of the Character Zones per the ZFP (including any modifications to recommended ZFP elements);
 - b. The layout of proposed blocks, major and minor streets, bikeways, sidewalks, and trails;
 - c. the location and acreage of open space areas and whether each will be privately owned, a common area for residents only or dedicated to public use;
 - d. Type "A" and "B" Development Frontage designations based on the standards in this Section.
 - e. A conceptual level plan for the accommodation of stormwater drainage and detention and other major water and sewer infrastructure elements for the overall area included in the MDP;
 - f. The location and area of retail, office, industrial, residential, civic, and open space uses;
 - g. The approximate shape, size, and placement of buildings;
 - h. A Lighting Plan and Design Standards Detail for all infrastructure including a photometric plan; and
 - i. The general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape areas.
 - iii. Include a Street Classification Master Plan with associated with cross-sections and street classifications for the proposed MDP area (or for each phase, if it is to be developed in phases) specifying right-of-way width, minimum pavement width, on-street parking, approximate location of street trees, bikeways and sidewalks (Appendix F, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of the proposed cross sections in lieu of the street standards in the TDS. See Definitions for complete citation).
 - iv. Include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:
 - a. a statement of the purpose and intent of the proposed development consistent with the vision and ZFP for the FB Zoning District and its Character Zones;
 - b. a description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with the recommendations of all the adopted elements of the Comprehensive Plan;

- c. any special standards for signage in the form of a Master Sign Plan application that provides a design palette addressing the location, size, type, lighting, colors, and materials for all signage in the proposed development unless meeting the Sign Regulations in Article IV of the TDS;
- d. statistical information including:
 - 1) gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;
 - 2) the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site;
 - 3) the amount of land devoted to retail, office, industrial, residential, and civic uses;
 - 4) a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to any regional trail system;
 - 5) a daily and peak hour trip generation and directional distribution report by use unless the Town Engineer finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;
 - 6) the maximum allowable building coverage and height; and
 - 7) the minimum and maximum building setbacks.
 - 8) Development standards for the proposed development that meet Section 14.3.53-7 and specifying standards for all the “flexible” elements by each Character Zone within the specific MDP area in the form of a table (see Development Standard Tables in Section 14.3.53-7 for criteria and format) (including any modifications to these standards and justification for such modifications);
 - 9) Building design and general architectural design standards that meet Sections 14.3.53-7 for the proposed development specifying general materials and configurations permitted for facades, roofs, and openings;
 - 10) a landscape concept plan that includes the design direction and general approach to buffers, screening, streetscapes and public/open spaces types; and
 - 11) a preliminary schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:
 - (i) The proposed order of construction by section delineated on the Master Development Plan;
 - (ii) The proposed schedule for construction of improvements to open space areas; and
 - (iii) The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

D. Site Plans and Minor Amendments to Approved MDPs:

- 1. Site Plan Requirements: A Site Plan shall be required for all commercial and non-single-family residential (3 or more units per lot) development. Site Plans within the FB Zoning

District shall meet the submittal requirements for Site Plans established under the Section 14.3.25 of the TDS. Additional information that adequately illustrates the site plan's compliance with this Section and the applicable MDP may also be required. The process for approval of Site Plans is established in Section 14.3.53 – 5(B).3.

2. The Director of Community Development may approve minor changes and modifications to an approved MDP or site plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Community Development and processed per the standards established in this Section. The Director of Community Development shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:
 - i. whether the proposed change substantially alters the arrangement of character zones, buildings or changes the use of building space designated on the original plan;
 - ii. whether there is an increase in the number of residential dwelling units beyond the threshold established in the approved MDP;
 - iii. whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas; or
 - iv. whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.
- E. Application and Fees: The applicant must submit all the required information for an MDP and Site Plan per the requirements of this Section including:
1. All information deemed necessary as is shown on the completed application checklist form provided by the Town and as filled out at the applicant's pre-application meeting with staff to discuss the details of the proposed project. A written narrative description of the proposed application may be required by staff at the time of initial meeting to ensure that all parties are aware of the proposed project's nature, extent and impact.
 2. Complete applications shall be submitted and the specific number and size of copies shall be determined by the Director of Community Development.
 3. Applicant shall submit the required fees as shown on the Town adopted fee schedule.

14.3.53 - 6. Schedule of Uses

- A. No Building Permit may be issued for a use that is not allowed by this Section.
- B. Use Categories: In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics.
- C. Principal Uses: Allowed principal uses by FB Zoning District and character zones are listed in Table 6-1 Permitted Use Table. Principal uses are grouped into categories of uses. The example uses listed are not an exhaustive list. The Director of Community Development has the responsibility for categorizing all uses (see Sec. 14.3.53-6(G). Use Determination).
- D. Accessory Uses: The following standards shall apply to Accessory Uses:
 - 1. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses shall be accessory and customarily incidental and subordinate to a permitted principal use.
 - 2. No accessory use may be established on a site prior to the establishment of a permitted principal use.
 - 3. The Director of Community Development is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Director of Community Development must determine that the use:
 - a. Is subordinate to the principal use in terms of area, extent and purpose;
 - b. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 - c. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
 - d. Does not involve operations not in keeping with the character of the principal use served; and
 - e. Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal structure or use.
- E. Home Occupations: Shall meet the standards in Section 14.3.77 of the TDS.
- F. Live-Work Uses and Structures: Live-work uses and structures are permitted per Table 6-1. A live-work structure is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' character is (1) restricted to the uses of professional office, personal service, cottage industrial, artist's workshop, studio, or other similar uses, (2) is located on the street level and ground floors constructed to Commercial Ready standards, and (3) is constructed as separate units under a condominium regime or as a single unit. The 'live' character may be located on the street level (behind the work character) or any other level of the building. Live-work dwelling is distinguished from a home occupation otherwise defined by this Section in that the "work" character is not required to be incidental and secondary to the "live" character. Additionally, the "work" character may employ individuals who are not residents of the "live" character.
- G. Use Determination: The Director of Community Development is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Director

of Community Development shall place the proposed use under that use category. A use not specifically listed shall be prohibited unless otherwise determined using the process established in TDS Section 14.3.61.

- H. Accessory Structures: All accessory structures shall be clearly subordinate to the principal structure on the lot. All accessory structures shall meet Section 14.3.68 of the TDS unless alternative standards are proposed by the applicant and adopted as part of the MDP approval.
- I. Schedule of Uses: See Table 6-1.

Table 6.1 Schedule of Uses								
	Permitted Use = P			Not Permitted = "blank cell"			Special Use Permit (SUP) = P/SUP	
FB Zoning Districts →	Regional Center			Village Center			Corridor	
Character Zones →	H-MU	RC-T	RC-N	VC-MU	VC-T	VC-N	C-MU	D-MU
Land Use								
Commercial Uses (Office, Retail, Sales and Service Uses)								
Retail Sales or Service (personal service uses) with <u>no drive through facility</u> (no alcohol sales). Excluded from this category are retail sales and service establishments geared towards the automobile	P	P		P	P (in buildings <10,000 sq.ft.)		P	P
Auto-related Sales or Service establishments	P			P			P	
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>	P	P		P	P (in buildings <10,000 sq.ft.)		P	P
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P		P	P		P	P
Research laboratory headquarters, laboratories and associated facilities	P	P		P			P	P
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> . Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages (with food service).	P	P		P			P	P
Alcohol Sales (retail, restaurant, etc.)	SUP	SUP		SUP			SUP	SUP
Pet and animal sales or service (incl. vet clinic)	P	P		P			P	P
Any permitted use with a drive through facility	P	SUP	SUP	P	SUP	SUP	P	SUP
Arts, Entertainment, and Recreation Uses								
Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.	P						SUP	P
Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.	P							P
Art galleries	P	P		P	P		P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P		P	P		P	P
Theater, cinema, dance, or music establishment	P							P
Museums and other special purpose recreational institutions	P	SUP					SUP	P
Fitness, recreational sports, gym, or athletic club	P	P		P			P	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses								
Business associations and professional membership organizations	P	P		P	P		P	P
Child day care and preschools	P	P		P	P		P	P

Table 6.1 Schedule of Uses								
	Permitted Use = P			Not Permitted = "blank cell"			Special Use Permit (SUP) = P/SUP	
FB Zoning Districts →	Regional Center			Village Center			Corridor	
Character Zones →	H-MU	RC-T	RC-N	VC-MU	VC-T	VC-N	C-MU	D-MU
Land Use								
Schools, libraries, and community halls	P	P		P	P		P	P
Universities and Colleges	P						SUP	P
Technical, trade, and specialty schools	P						SUP	P
Hospitals and nursing establishments	P	SUP					SUP	P
Civic uses	P	P		P	P		P	P
Social and fraternal organizations	P	P		P	P		P	P
Social services and philanthropic organizations	P	P					P	P
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P		P	P		P	P
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P							
Residential Uses								
Home Occupations	P	P	P	P	P	P	P	P
Multi-family residential (residential units allowed on all floors)	SUP	SUP	SUP*					
Residential Lofts (Upper floor residential units only)	P	P		P†				
Single-family residential attached dwelling unit (Townhomes) (includes dwelling units detached by no more than 3')		P	P		P		P	P
Single-family residential detached dwelling unit		P‡	P		P	P		
Accessory residential unit			P		P	P		
Live-work unit		P	P	P§				
Manufacturing, transportation, communication, and utility Uses								
Cottage Manufacturing uses								
Food and textile product manufacturing								
Wood, paper, and printing products manufacturing								
Machinery, electronics, and transportation equipment manufacturing								
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	P							P
Wholesale trade establishment								
Warehouse and storage services								
Transportation services (air, rail, road, truck and freight)								
Publishing (newspaper, books, periodicals, software)	P							
Motion picture and sound recording	P							
Telecommunications and broadcasting (radio, TV, cable, wireless communications, including stealth telecommunications towers,	SUP							

* No more than 4 units/lot. Building must appear to be one large house with no more than one front door, although additional side and rear doors are allowed. Parking shall be from a rear driveway or alley and garages shall not face a public street.

† Permitted south of FM 407 only in the Village Center Mixed Use Zone

‡ Permitted on courts, mews, eyebrows, or other similar open space improvements only.

§ Permitted south of FM 407 only in the Village Center Mixed Use Zone

Table 6.1 Schedule of Uses								
	Permitted Use = P			Not Permitted = "blank cell"			Special Use Permit (SUP) = P/SUP	
FB Zoning Districts →	Regional Center			Village Center			Corridor	
Character Zones →	H-MU	RC-T	RC-N	VC-MU	VC-T	VC-N	C-MU	D-MU
Land Use								
telephone, etc)								
Telecommunications Tower (standards in TDS shall apply)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Information services and data processing	P							P
Other Uses								
Hotels, full and limited service	P	P		SUP			SUP	SUP
Parking, surface (primary use of property)	P							
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P		P			P	P
Private attached garage (residential)		P	P		P			
Private detached garage (residential)			P			P		
Veterinary clinic	P	P		P			P	
Community garden		P	P		P	P		P
Antennas including cell, accessory, and mounted on top of buildings.	SUP	SUP		SUP	SUP		SUP	SUP

14.3.53-7 Development Standards

- A. **Introduction:** This section shall establish the overarching development standards for walkable, mixed-use development within each FB Zoning District and their Character Zones. Performance and design standards and criteria to be applied during the development of a Master Development Plan. Some standards apply to all FB Zoning Districts and other standards are specific to each FB Zoning District and/or Character Zone.
- B. **General to all FB Zoning Districts:**
1. Four (4) FB Zoning Districts are established, each of which implements specific aspects of the Town's Comprehensive Plan. They are: Regional Center North, Regional Center South, Village Center, and Corridor FB Zoning Districts. Prior to any new development within these areas and in conjunction with a zoning change application, an MDP shall be developed by the applicant/property owner or developer. Each FB Zoning District is further comprised of Character Zones per the respective recommended Zoning Framework Plan (ZFP) (Appendix A – D).
 2. Standards in the Argyle FB Districts are intended to facilitate the development of market responsive and unique pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment based on market-driven projects over a long-term development horizon. In order to provide flexibility in use and design with prescription of performance standards for specific building form outcomes, all applicable development standards for each FB Zoning District and Character Zone shall be established via the MDP for each proposed development. These standards shall be based on Section 14.3.53-7 and the criteria in the Site Development Standards Table and shall be developed at the time of MDP by the applicant. Any modifications to standards in this Section shall be included with the MDP application.
 3. **General Layout Standards:** In addition to meeting the recommended ZFP, any MDP within an FB Zoning District shall meet the following general standards and principles:
 - i. Buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
 - ii. Development should adequately accommodate automobiles while providing supportive design and programs/incentives to increase the use of other modes of transportation and respecting the spatial form of public areas.
 - iii. Architecture and landscape design should grow from local climate, topography, history, and building practice.
 - iv. Buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - v. Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
 - vi. The plan should anticipate a harmonious and orderly evolution of the district based on market changes.
 4. **Street Design Standards:** The ZFP shall guide the layout of streets and blocks in all FB Zoning Districts. The street network depicted in these ZFPs shall be illustrative only and may be refined by an applicant through the zoning change and MDP process. Appendix F, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to develop the Street Design Standards for all development in the Argyle FB Districts and shall meet the following performance standards:
 - i. Streets in the Argyle FB Districts shall create a localized grid of pedestrian and vehicular travel ways.

- ii. Streets shall be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
 - iii. Cul-de-sacs are prohibited unless natural features such as topography, floodplains or stream corridors prevent a street connection.
 - iv. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.
 - v. Average blocks widths shall be between 400 feet and 600 feet. Blocks should vary in size based on the FB Zoning District and character zone.
 - vi. Blocks that are longer than 1,000 feet should be bisected by a walking path
 - vii. The MDP shall establish the cross section standards for the different street types in the Argyle FB Zoning District.
 - viii. The MDP shall also establish the Type “A” and Type “B” development frontage designations per the character zone standards within each Specific Focus Area.
 - ix. Porte-cocheres, if used along Type “A” frontages, shall maintain the pedestrian streetscape along the edge of the street within minimal encroachments of driveways and with the utilization of street walls along the street frontage to help define the public realm.
5. Open Space Standards: The provision of adequate and appropriate open space areas shall be integral to all development in Argyle FB Zoning districts. The minimum requirement for open space in all FB Zoning districts shall be based on the recommendations in the Comprehensive Plan for the specific land use category and shall be reviewed as a part of the zoning change and MDP application. . The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, no more than 25% of any required open space shall be used for stormwater improvements. The Planning and Zoning Commission and Town Council may amend open space requirements specific to each development as it pertains to the amount of open space in flood plain, stormwater improvements, and other non-usable areas that do not meet the intent of the open space requirement. In addition to the following standards for the design, location, and orientation of open space, site specific standards shall also apply based on the FB Zoning District context:
- i. The open space provided shall be appropriately distributed, designed and scaled in each of the FB Districts and character zones.
 - ii. The following criteria shall be used to evaluate the merits of proposed open spaces in the Argyle FB District Master Development Plan:
 - a. The extent to which environmental elements preserved are considered as “features” or “focal points” and integrated into and prominently featured as “front yards” in the development; adding value to the development;
 - b. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
 - c. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been accommodated; and
 - d. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective character zone.

- iii. Open spaces may be in the form of plazas, pocket parks, children’s play areas, squares, linear greens, parks, and environmental preserves. Active sports fields and structured recreational activities shall be limited to less than 10% of any required open space located in any Argyle FB Zoning District unless specifically approved as a part of an MDP.
 - iv. Plazas and squares shall be permitted only in the Highway Mixed Use, Corridor Mixed Use, and Destination Mixed Use character zones. A plaza which is intended to serve as open space may be located at a street intersection or a focal point and shall generally be small in scale (under ¼ acre in size). A square which is intended to serve as open space may also be located at a street intersection or as a focal point of a development.
6. Special Designations: The following Special Designations are optional, but if used, shall be designated on the MDP:
- i. Mandatory and/or Recommended Commercial Ready/Active Edge Requirement: Shall be designated frontages requiring active ground floor uses for a minimum depth of 25’ (no residential uses, lodging rooms, parking, or service uses permitted) and with the ground floor façade being no less than 60% glazed with windows and doors (VT higher than 0.6). Permitted character zones- Highway Mixed Use, Corridor Mixed Use, and Destination Mixed Use.
 - ii. Designations for Mandatory and/or Recommended Gallery or Colonnade Frontage: requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery or Colonnade Frontage designation may be combined with a Commercial Ready or Active Edge Frontage designation.
7. Building Design Standards: Building design standards shall be established at the time of the MDP and shall be based on the following standards and criteria.
- i. Building Orientation:
 - a. Primary Façade Orientation: Primary building facades for all non-residential and mixed use buildings shall be oriented towards a Type “A” frontage designation. Development standard tables in Section 14.3.53-7 shall establish the minimum amount of Type “A” block frontage required within all the character zones. A focal point such as a landscaped street, plaza, mews, court street, similar formal open space or an environmental feature shall also be considered as a Type “A” frontage for the purposes of the FB Zoning Districts.
 - b. Building Frontage: Lots and blocks along Type “A” frontages shall establish a minimum standard for building frontage per the Development Standards Table for each FB Zoning District and character zone. Lots and blocks along Type “B” frontages need not have a minimum building frontage requirement. (see illustration in the Definitions section on how building frontage is to be calculated).
 - c. Building Setbacks and Build-to Zones: Buildings shall be built at or close to the sidewalk along Type “A” frontages to better define the pedestrian realm. Any surface parking frontage along Type “A” frontages shall be minimized, be located in the middle of the block, and screened by a minimum 3’ high vegetative screen along such frontages. The specific minimum and maximum building setbacks shall

be established by the applicant at the time of MDP application per the criteria Development Standards Table for each of the FB Zoning District character zones.

- ii. Building Façade Standards:
 - a. Primary facades along Type “A” frontages shall contain the main entrance of any principal building located along that street.
 - b. All principal buildings located on a Type “A” frontage shall also have doors, windows, and other architectural features facing that street. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.
 - c. The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Mandatory and/or Recommended Commercial Ready/Active Edge frontages shall be 12 feet.
 - d. The ground floor elevation of all residential buildings (attached, detached, and stacked) located less than 10’ from the front property line shall be raised a minimum of 18” above the finished level of the public sidewalk/trail in front of the residential structures.
 - e. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a Type “A” frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of MDP based on the specific FB Zoning District and character zone criteria. The required minimum area of windows and doors on all other street facades (Type “B” frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along a Type “A” frontage façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along ground floor facades of Type “A” frontages.

- 8. Architectural Design Standards: To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant at the time of MDP. The applicant shall submit the proposed standards as a part of the MDP application for all development in the proposed MDP. The Director of Community Development shall review the proposed standards for compliance with this section and shall make a recommendation for approval or denial of the design standards for the MDP to the Planning and Zoning Commission and Town Council. Architectural design standards for a proposed development in the Argyle FB district shall:
 - i. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
 - ii. be based on traditional/historical building precedents from the region;
 - iii. include the following:
 - a. architectural compatibility among structures within the different character zones of each FB Zoning District;
 - b. human scale design;
 - c. pedestrian use of the entire FB Zoning District;
 - d. relationship to the street, to surrounding buildings, and to adjoining land uses; and
 - e. any special architectural treatment of gateways/civic buildings.

- iv. All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements such as bay windows, recessed entrances, or other articulations so as to provide pedestrian interest along the street level façade including discernible and architecturally appropriate features such as, but not limited to, porches, cornices, bases, fenestration, fluted masonry, bays, recesses, arcades, display windows, unique entry areas, plazas, courts, or other treatments to create visual interest, community character, and promote a sense of pedestrian scale.
 - v. All buildings in any Argyle FB zoning district shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with the MDP for the district.
 - vi. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.
9. Location and Design of Parking and Service Areas: During the MDP process, the applicant shall provide standards for the quantity of off-street parking proposed (both automobile and bicycle parking) in the Argyle FB zoning districts including within each character zone based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking. The MDP shall establish the parking standards based on documented parking demand and transportation management study provided by the applicant. Parking standards in TDS Section 14.3.66 shall apply if the applicant does not establish alternative parking standards during the MDP application. In addition, the location of surface parking on individual lots shall be regulated as follows:
- i. All surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of surface parking lots shall be minimized along Type “A” frontage designations. If located adjacent to a Type “B” frontage or a residential use, screening shall be provided in the form of a landscaped/vegetative or combination fence which is at least 3 feet in height.
 - ii. A surface parking lot may not be adjacent to a street intersection with a Type “A” frontage or civic space such as a plaza or square, or occupy a lot that terminates a street vista.
 - iii. Shared parking facilities are encouraged for non-residential uses in all Argyle FB Districts.
 - iv. Bicycle parking shall be provided for non-residential uses, multi-family uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 5% of all off-street automobile parking spaces provided for all non single-family residential uses (attached and detached). Bicycle parking may be

shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.

- v. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 40 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots wider than 50 feet may have front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building or 24' (whichever is smaller). In addition, the garage shall be set back at least ten (10) feet from the front façade of the home.

10. Design of Automobile Related Site Elements (Drive Throughs, service bays, etc.):

- i. Drive-through lanes, drive up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Type "A" Frontages.
- ii. Along Type "B" Frontages, no more than 60% of the lot's frontage along a Type "B" Frontage shall be dedicated to auto-related site elements.
- iii. Drive-through lanes shall be hidden behind a screening device (min. 3' in height) along the Type "B" frontage. There shall be no limit to the number or frontage of drive-through lanes located along alleys.
- iv. All off-street loading, unloading, and trash pick-up areas shall be located along alleys only. Such uses may be located along Type "B" Frontages only if the lot has no access to an alley. Any off-street loading, unloading, or trash pick-up areas shall be screened in accordance with Section 14.3.53-7.(A).9.
- v. Driveways shall be located along Type "B" Frontages unless the site has no access to a Type "B" Frontage or alley. Driveway widths shall be a maximum of 24' unless providing service access in which case they shall be no wider than 30'. Driveways shall maintain a continuous and level sidewalk across the curb cut. Driveway spacing shall be per the Town Development Standards or as approved by the Town Engineer. Driveways along US 377, FM 407 and I-35W access road are under the purview of Texas Department of Transportation (TxDOT) and shall meet TxDOT standards.

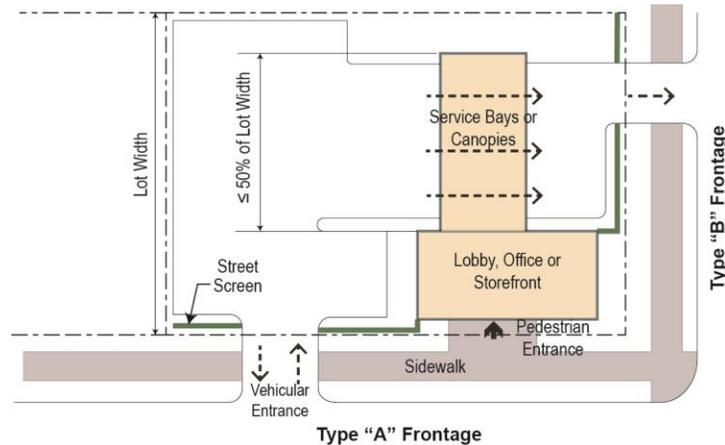


Image showing appropriate design of auto-related site elements

11. Design of Parking Structures

- i. All frontages of parking structures located on Type “A” frontages shall be lined by active edges or commercial ready frontages on the ground floor to a minimum depth of 25’.
- ii. Parking structure facades on all public streets (except alleys) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- iii. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ramps shall not be located along the perimeter of the parking structure with frontage along a Type “A” designation. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield car bumpers and headlights.



Images showing appropriate design of parking structures

12. Landscaping Standards

- i. The purpose of landscaping in the Argyle FB Zoning District is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.
- ii. The applicant shall submit a landscape concept plan in conjunction with an MDP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm, streetscape treatments, open space types, and any special treatments.
- iii. Proposed landscaping concept plan shall meet the following standards:
 - a. Be pedestrian oriented.
 - b. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
 - c. Enhance or complement the architectural design of the mixed-use development.
 - d. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
 - e. Shall be provided between parking lots and all adjacent sidewalks.

- f. Meet the standards for Installation and Maintenance in the Town Development Standards Section 14.3.67.
- iv. Landscaping along I-35W, US 377, and FM 407: The frontages of these major roadways shall be treated differently from internal streets within the FB Zoning Districts. The following minimum standards shall apply (unless alternative standards are proposed by the applicant and approved as part of the MDP):
 - a. A landscaped yard of a minimum width of 20' shall be required on all lots with frontage along I-35W, US 377, and FM 407.
 - b. Landscaping required: The following plantings shall be required within the required yard per every 100' of linear frontage along the specific roadway:
 - 1) 3 shade trees
 - 2) 6 ornamental trees,
 - 3) 8 shrubs
 - 4) Ground cover, ornamental grasses, or turf grasses for the remaining unpaved areas
 - c. A minimum six (6) foot wide sidewalk shall be required along these frontages. Such a facility may be placed within the required 20' yard. In lieu of a sidewalk along the I-35W frontage roads, alternative pedestrian connectivity alignments may be proposed by an applicant and approved through the MDP process.

C. Specific to the Regional Center North and Regional Center South FB Zoning Districts

1. An MDP and associated standards shall be developed by the applicant/developer to meet the standards and performance criteria in this Section and the recommended ZFPs (Appendix A and B).
2. Development Standards:
 - i. Standards in the Regional Center North and South FB Zoning Districts are intended to facilitate the development of unique and pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, all applicable development standards for each development shall be established via the MDP consistent with the requirements in this Section and the recommended ZFP. If there are any conflicts between standards in Regional Center Development Standards Table below and any other standards in the Town Development Standards, then standards in Development Standards Table below shall prevail.
 - ii. The following standards shall apply to all development in the Regional Center North and South FB Zoning Districts. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all developments in the Regional Center and its character zones, and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Permitted/Flexible” on the following table for the proposed development at the time of MDP application submittal including any proposed modifications to standards.

Regional Center North and South FB Zoning Districts DEVELOPMENT STANDARDS TABLE			
Development Standard	Highway Mixed Use	Regional Center - Transition	Regional Center - Neighborhood
1.0 Building and Site Standards			
a. Principal Building Height*	10 stories or 130' (maximum)	4 stories or 50' (maximum)	3 stories or 40' (maximum)
* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building.			
b. Setbacks and build-to zones**			
Front – Type “A” Frontages	Min. setback = Required/Flexible; Max. setback = 25'	Min. setback = Required/Flexible; Max. setback = 30'	Min. setback = Required/Flexible; Max. setback = 40'
Front – I-35W Frontage Road	Min. setback = 20'; Max. setback = Flexible	N/A	N/A
Type “B” Frontages	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible
Side	Flexible	Flexible	Flexible
Rear	Flexible	Flexible	Flexible
**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in Section 14.3.53-7(B).7 of this Section.			
c. Minimum Building Frontage [€]			
Type “A” Frontages	70%	50%	None required
All other frontages	None required	None required	None required
€ Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type 'A' Frontage (even if the cross street has a Type 'B' Frontage designation).			
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in TDS Section 14.3.68 shall apply if the applicant does not specifically provide regulations for accessory uses and structures.			
e. Principal building orientation	Buildings shall be oriented to a Type “A” frontage or toward another focal point such as a park, plaza, square, other open space or environmental feature. See subsection 14.3.53-7(B).7 for additional requirements.		
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Master Development Plan. They shall be based on the criteria established in subsections 14.3.53-7(B).8 of this Section.		
2.0 Block and Lot Standards			
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography and/or vegetation prevents a rectilinear grid		Regular or irregular (square, rectangular, or curvilinear based on topography and vegetation)
b. Block Perimeter	Max. block perimeter = 2,400'	Max. block perimeter = 1,600'	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)
c. Type “A” Frontage Designation (Frontages along civic/open spaces shall be considered Type “A” frontage)	Minimum of 15% of all new block frontages to be designated as Type “A” Frontage	Minimum of 25% of all new block frontages to be designated as Type “A” Frontage	NA
d. Lot Area	Flexible	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible	Flexible
f. Maximum Lot Coverage	Flexible	Flexible	Flexible
g. Maximum Impervious Cover	Flexible for each character zone. Average overall site impervious cover shall not exceed 80%. The development shall meet stormwater drainage requirements in the Town Development Standards unless the applicant proposed Light Impact Stormwater Design (LID) techniques subject to approval by the Town Engineer.		
3.0 Street Design Standards (This standard applies to all new streets, public and private, located in the Regional Center North and South FB Zoning District)			
Street design standards in the FB Districts shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in any Argyle FB Zoning District shall depend on the street typology and streetscape standards proposed by the applicant and approved in conjunction with the MDP application by the Town Engineer. See Appendix F, Section 14.3.53-7.(B).4 of this Section and criteria below for Street Design Standards within the Regional Center North and South FB Zoning Districts, subject to the approval of the Town Engineer.			

Regional Center North and South FB Zoning Districts DEVELOPMENT STANDARDS TABLE			
Development Standard	Highway Mixed Use	Regional Center - Transition	Regional Center - Neighborhood
a. Design speed	See Appendix F for design speed ranges per street type.		
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys
c. Travel lane widths	Appendix F, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MDP with the approval of the Town Engineer.		
d. Turning radii			
e. On-street Parking (along all internal streets except alleys)			
• Parallel	Permitted	Permitted	Permitted
• Angled (head-in or reverse angled).	Permitted	Permitted	Not permitted
• Head in perpendicular	Not permitted	Not permitted	Not permitted
f. Parking lane width			
• Parallel	8 feet	8 feet	7 - 8 feet
• Angled	9 feet X 18-20 feet	9 feet X 18-20 feet	N/A
g. Alleys**	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4.0 Streetscape Standards (Shall not include I-35W Frontage Road)			
a. Sidewalks/Trails/Walkways	10 feet (min. along Type "A" frontages) 5 feet (minimum along all other streets except alleys)	5 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Planters
c. Planter/Planting Strip width	6feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide planting strip
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible
The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved by at time of Master Development Plan. The requirements for the landscape concept plan are outlined in section 14.3.53-7.(B).12 of this Section.			
5.0 Open/Civic Space Standards			
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate
*Overall open/civic space allocations in the FB Zoning district shall be a minimum of 20% of the gross area of the entire site included in the MDP and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section 14.3.53-7.(B).5. of this Section.			
6.0 Parking & Screening Standards			
a. Off-street parking	The applicant shall propose off-street parking standards appropriate to serve the proposed uses in the FB Zoning District. Standards in Town Development Standards Section 14.3.66 shall apply if alternative standards are not established through the Master Development Plan. Sections 14.3.53-7.B.9 and 14.3.53-7.B.11 shall regulate the location and design of all proposed off-street parking including any structured parking proposed.		
Parking standards in the FB Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.			
b. Off-street loading	Section 14.3.66-4 of the Town Development Standards applies unless alternative standards are provided		N/A
c. Screening			
1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Flexible for residential uses (along alleys if alleys are provided)
2. Other utility equipment	See Sec. 14.3.53-7.(B).8 and 14.3.53-7.(B).9		
3. Loading spaces	Screening required for non-residential uses. Section 14.3.67 of the Town Development Standards applies only to non-residential uses unless alternative standards are provided		

** Alleys shall be required for all residential development with lots 40 feet or less in width.

Regional Center North and South FB Zoning Districts DEVELOPMENT STANDARDS TABLE			
Development Standard	Highway Mixed Use	Regional Center - Transition	Regional Center - Neighborhood
4. Surface parking areas	Required/Flexible (Standards in 14.3.53-7.B.9 shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Master Development Plan.)		
7.0 Landscape and Streetscape			
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses	N/A
2. Parking lot minimum interior landscaping	Flexible	Flexible	N/A
<i># The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved at time of Master Development Plan. The requirements for the landscape concept plan are outlined in section 14.3.53-7.(B).12 of this Section. Information provided at the MDP phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development.</i>			
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the MDP or Site Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)		
8.0 Signs			
Flexible (Flexible signage in the Regional Center FB Zoning District may be proposed by the applicant and approved by the Planning and Zoning Commission as part of the MDP application or as a separate Master Sign Plan. Signage in the Regional Center FB Zoning District shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Article IV, Section 14.4.1 of the Town Development Standards shall apply.)			

D. Specific to the Village Center FB Zoning District

1. An MDP and associated standards shall be developed by the applicant/developer to meet the recommended ZFP (Appendix C) and standards and performance criteria in this Section.
2. Development Standards:
 - i. Standards in the Village Center FB Zoning District are intended to facilitate the development of unique and pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, all applicable development standards for each development shall be established via the MDP consistent with the recommended ZFP and requirements in this Section. If there are any conflicts between standards in Village Center Development Standards Table below and any other standards in the Town Development Standards, then standards in Development Standards Table below shall prevail.
 - ii. The following standards shall apply to all development in the Village Center FB Zoning District. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all developments in the Village Center and its character zones, and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Permitted/Flexible” on the following table for the proposed development at the time of MDP application submittal including any proposed modifications to standards.

Village Center FB Zoning District DEVELOPMENT STANDARDS TABLE			
Development Standard	Village Center - Mixed Use	Village Center - Transition	Village Center - Neighborhood
1.0 Building and Site Standards			
a. Principal Building Height*	3 stories or 40' by right	3 stories or 40' by right	3 stories or 40' (maximum)
<i>* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building.</i>			
b. Setbacks and build-to zones**			
Front – Type “A” Frontages	Min. setback = Required/Flexible; Max. setback = 25'	Min. setback = Required/Flexible; Max. setback = 30'	Min. setback = Required/Flexible; Max. setback = 40'
Front – US 377 or FM 407	Min. setback = 20'; Max. setback = Flexible		
Type “B” Frontages	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible
Side	Flexible	Flexible	Flexible
Rear	Flexible	Flexible	Flexible
<i>**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in Section 14.3.53-7(B).7 of this Section.</i>			
c. Minimum Building Frontage[€]			
Type “A” Frontages	70%	60%	60%
All other frontages	None required	None required	None required
<i>€ Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type “A” Frontage (even if the cross street has a Type “B” Frontage designation).</i>			
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
<i>Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in TDS Section 14.3.68 shall apply if the applicant does not specifically provide regulations for accessory uses and structures.</i>			
e. Principal building orientation	Buildings shall be oriented to a Type “A” frontage or toward another focal point such as a park, plaza, square, other open space or environmental feature. See subsection 14.3.53-7.(B).7 for additional requirements.		
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Master Development Plan. They shall be based on the criteria established in subsections 14.3.53-7.(B).8 of this Section.		
2.0 Block and Lot Standards			
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography and/or vegetation prevents a rectilinear grid		Regular or irregular (square, rectangular, or curvilinear based on topography and vegetation)
b. Block Perimeter	Max. block perimeter = 2,000	Max. block perimeter = 1,600'	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)
c. Type “A” Frontage Designation (Frontages along civic/open spaces shall be considered Type “A” frontage)	Minimum of 15% of all new block frontages to be designated as Type “A” Frontage	Minimum of 25% of all new block frontages to be designated as Type “A” Frontage	Minimum of 50% of all new block frontages to be designated as Type “A” Frontage
d. Lot Area	Flexible	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible	Flexible
f. Maximum Lot Coverage	Flexible	Flexible	Flexible
g. Maximum Impervious Cover	Flexible for each character zone. Average overall site impervious cover shall not exceed 70%. The development shall meet stormwater drainage requirements in the Town Development Standards unless the applicant proposed Light Impact Stormwater Design (LID) techniques subject to approval by the Town Engineer.		
3.0 Street Design Standards (This standard applies to all new streets, public and private, located in the Village Center FB Zoning District)			
Street design standards in the FB District shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the Argyle FB shall depend on the street typology and streetscape standards proposed by the applicant and approved in conjunction with the MDP application by the Town Engineer. See Appendix F, 14.3.53-7.(B).4 of this Section and criteria below for Street Design Standards within the Village Center FB Zoning District, subject to the approval of the Town Engineer.			

Village Center FB Zoning District DEVELOPMENT STANDARDS TABLE			
Development Standard	Village Center - Mixed Use	Village Center - Transition	Village Center - Neighborhood
a. Design speed	See Appendix F for design speed ranges per street type.		
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys
c. Travel lane widths	Appendix F, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MDP with the approval of the Town Engineer.		
d. Turning radii			
e. On-street Parking (along all internal streets except alleys)			
• Parallel	Permitted	Permitted	Permitted
• Angled (head-in or reverse angled).	Permitted	Permitted	Not permitted
• Head in perpendicular	Not permitted	Not permitted	Not permitted
f. Parking lane width			
• Parallel	8 feet	8 feet	7 - 8 feet
• Angled	9 feet X 18-20 feet	9 feet X 18-20 feet	N/A
g. Alleys ^{††}	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4.0 Streetscape Standards (Shall not include US 377 and FM 407 Frontages)			
a. Sidewalks/Trails/ Walkways	10 feet (min. along Type "A" frontages) 5 feet (minimum along all other streets except alleys)	5 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Planters
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide planting strip
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible
The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved by at time of Master Development Plan. The requirements for the landscape concept plan are outlined in Section 14.3.53-7.(B).12 of this Section.			
5.0 Open/Civic Space Standards			
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate
<i>*Overall open/civic space allocations in the FB Zoning district shall be a minimum of 15% of the gross area of the entire site included in the MDP and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section 14.3.53-7.(B).5. of this Section.</i>			
6.0 Parking & Screening Standards			
a. Off-street parking	The applicant shall propose off-street parking standards appropriate to serve the proposed uses in the FB Zoning District. Standards in Town Development Standards Section 14.3.66 shall apply if alternative standards are not established through the Master Development Plan. Sections 14.3.53-7.(B).9 and 14.3.53-7.(B).11 shall regulate the location and design of all proposed off-street parking including any structured parking proposed.		
<i>Parking standards in the FB Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.</i>			
b. Off-street loading	Section 14.3.66-4 of the Town Development Standards applies unless alternative standards are provided		N/A
c. Screening			
1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Flexible for residential uses (along alleys if alleys are provided)
2. Other utility equipment	See Sec. 14.3.53 - 7(B).8 and 14.3.53 - 7(B).9		
3. Loading spaces	Screening required for non-residential uses. Section 14.3.67 of the Town Development Standards applies only to non-residential uses unless alternative standards are provided		

^{††} Alleys shall be required for all residential development with lots 40 feet or less in width.

Village Center FB Zoning District DEVELOPMENT STANDARDS TABLE			
Development Standard	Village Center - Mixed Use	Village Center - Transition	Village Center - Neighborhood
4. Surface parking areas	Required/Flexible (Standards in 14.3.53-7.(B).9 shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Master Development Plan.)		
7.0 Landscape and Streetscape			
a. Landscaping [#]			
1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses	N/A
2. Parking lot minimum interior landscaping	Flexible	Flexible	N/A
<i>#The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved by at time of Master Development Plan. The requirements for the landscape concept plan are outlined in section 14.3.53-7.(B).12 of this Section. Information provided at the MDP phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development.</i>			
b. Lighting	Required/Flexible (As a part of the MDP or Site Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)		
1. Street Lighting			
2. Building entrances			
3. Parking areas, trails, and streets			
8.0 Signs			
Flexible (Flexible signage in the Village Center FB Zoning District may be proposed by the applicant and approved by the Planning and Zoning Commission as part of the MDP application or as a separate Master Sign Plan. Signage in the Village Center FB Zoning District shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Article IV, Section 14.4.1 of the Town Development Standards shall apply.)			

E. Specific to the Corridor FB Zoning District

1. An MDP and associated standards shall be developed by the applicant/developer to meet the recommended ZFP (Appendix D) and standards and performance criteria in this Section.
2. Development Standards:
 - i. Standards in the Corridor FB Zoning District are intended to facilitate the development of unique and pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, all applicable development standards for each development shall be established via the MDP consistent with the recommended ZFP and requirements in this Section. If there are any conflicts between standards in Corridor Development Standards Table below and any other standards in the Town Development Standards, then standards in Development Standards Table below shall prevail.
 - ii. The following standards shall apply to all development in the Corridor FB Zoning District. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all developments in the Corridor FB character zones, and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Permitted/Flexible” on the following table for the proposed development at the time of MDP application submittal including any proposed modifications to standards.

Corridor FB Zoning District DEVELOPMENT STANDARDS TABLE		
Development Standard	Corridor Mixed Use	Destination Mixed Use
1.0 Building and Site Standards		
a. Principal Building Height*	3 stories or 40' by right	3 stories or 40' by right
* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building.		
b. Setbacks and build-to zones**		
Front – Type "A" Frontages	Min. setback = Required/Flexible; Max. setback = 25'	Min. setback = Required/Flexible Max. setback = 40'
Front – US 377 or FM 407	Min. setback = 20'; Max. setback = Flexible	Min. setback = 20'; Max. setback = Flexible
Type "B" Frontages	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible
Side	Flexible	Flexible
Rear	Flexible	Flexible
**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in Section 14.3.53-7(B).7 of this Section.		
c. Minimum Building Frontage [€]		
Type "A" Frontages	70%	70%
All other frontages	None required	None required
[€] Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type "A" frontage (even if the cross street has a Type "B" frontage designation).		
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in TDS Section 14.3.68 shall apply if the applicant does not specifically provide regulations for accessory uses and structures.		
e. Principal building orientation	Buildings shall be oriented to a Type "A" frontage or toward another focal point such as a park, plaza, square, other open space or environmental feature. See subsection 14.3.53-7(B).7 for additional requirements.	
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Master Development Plan. They shall be based on the criteria established in subsection 14.3.53-7(B).8 of this Section.	
2.0 Block and Lot Standards		
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography and/or vegetation prevents a rectilinear grid	
b. Block Perimeter	Max. block perimeter = 2,000	Max. block perimeter = 1,600'
c. Type "A" Frontage (Frontages along civic/open spaces shall be considered Type "A" frontage)	Minimum of 15% of all new block frontages to be designated as Type "A" Frontage	Minimum of 15% of all new block frontages to be designated as Type "A" Frontage
d. Lot Area	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible
f. Maximum Lot Coverage	Flexible	Flexible
g. Maximum Impervious Cover	Flexible for each character zone. Average overall site impervious cover shall not exceed 70%. The development shall meet stormwater drainage requirements in the Town Development Standards unless the applicant proposed Light Impact Stormwater Design (LID) techniques subject to approval by the Town Engineer.	
3.0 Street Design Standards (This standard applies to all new streets, public and private, located in the Corridor FB Zoning District)		
Street design standards in the FB District shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the Argyle FB Districts shall depend on the street typology and streetscape standards proposed by the applicant and approved in conjunction with the MDP application by the Town Engineer. See Appendix F, Section 14.3.53-7(B).4 of this Section and criteria below for Street Design Standards within the Corridor FB Zoning District, subject to the approval of the Town Engineer.		

Corridor FB Zoning District DEVELOPMENT STANDARDS TABLE		
Development Standard	Corridor Mixed Use	Destination Mixed Use
a. Design speed	See Appendix F for design speed ranges per street type.	
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys
c. Travel lane widths	Appendix F, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MDP with the approval of the Town Engineer.	
d. Turning radii		
e. On-street Parking (along all internal streets except alleys)		
• Parallel	Permitted	Permitted
• Angled (head-in or reverse angled).	Permitted	Permitted
• Head in perpendicular	Not permitted	Not permitted
f. Parking lane width		
• Parallel	8 feet	8 feet
• Angled	9 feet X 18-20 feet	9 feet X 18-20 feet
g. Alleys ^{‡‡}	Permitted/Flexible	Permitted/Flexible
4.0 Streetscape Standards (Shall not include US 377 and FM 407 Frontages)		
a. Sidewalks/Trails/ Walkways	10 feet (min. along Type "A" frontages) 5 feet (minimum along all other streets except alleys)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip
d. Street trees	Required/Flexible	Required/Flexible
The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved by at time of Master Development Plan. The requirements for the landscape concept plan are outlined in section 14.3.53-7.(B).12 of this Section.		
5.0 Open/Civic Space Standards		
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate
<i>*Overall open/civic space allocations in the FB Zoning district shall be a minimum of 15% of the gross area of the entire site included in the MDP and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section 14.3.53-7.(B).6. of this Section.</i>		
6.0 Parking & Screening Standards		
a. Off-street parking	The applicant shall propose off-street parking standards appropriate to serve the proposed uses in the FB Zoning District. Standards in Town Development Standards Section 14.3.66 shall apply if alternative standards are not established through the Master Development Plan. Sections 14.3.53-7.(B).9 and 14.3.53-7.(B).11 shall regulate the location and design of all proposed off-street parking including any structured parking proposed.	
<i>Parking standards in the FB Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.</i>		
b. Off-street loading	Section 14.3.66-4 of the Town Development Standards applies unless alternative standards are provided	
c. Screening		
1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)
2. Other utility equipment	See Sec. 14.3.53-7.(B).8 and 14.3.53-7.(B).9	
3. Loading spaces	Screening required for non-residential uses. Section 14.3.67 of the Town Development Standards applies only to non-residential uses unless alternative standards are provided	
4. Surface parking areas	Required/Flexible (Standards in 14.3.53-7.(B).9 shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Master Development Plan.)	

^{‡‡} Alleys shall be required for all residential development with lots 40 feet or less in width.

Corridor FB Zoning District DEVELOPMENT STANDARDS TABLE		
Development Standard	Corridor Mixed Use	Destination Mixed Use
7.0 Landscape and Streetscape		
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses
2. Parking lot minimum interior landscaping	Flexible	Flexible
<p># The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved by at time of Master Development Plan. The requirements for the landscape concept plan are outlined in section 14.3.53-7.(B).12 of this Section. Information provided at the MDP phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development.</p>		
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the MDP or Site Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)	
8.0 Signs		
Flexible (Flexible signage in the Corridor FB Zoning District may be proposed by the applicant and approved by the Planning and Zoning Commission as part of the MDP application or as a separate Master Sign Plan. Signage in the Corridor FB Zoning District shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Article IV, Section 14.4.1 of the Town Development Standards shall apply.)		

14.3.53- 8 Definitions

Many terms used in this Section are defined in Town Development Standards. Definitions are only included here if not defined in Section 14.1.5 of the Town Development Standards, or if the definition for this Section differs from the Section 14.1.5. In case of a conflict between the definitions under this Section and the TDS, the definitions in this section shall supersede.

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the property line. The principal building façade line shall be located within this area.

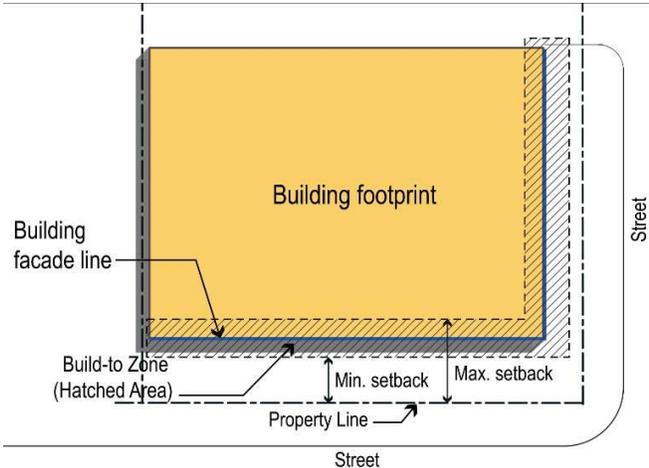
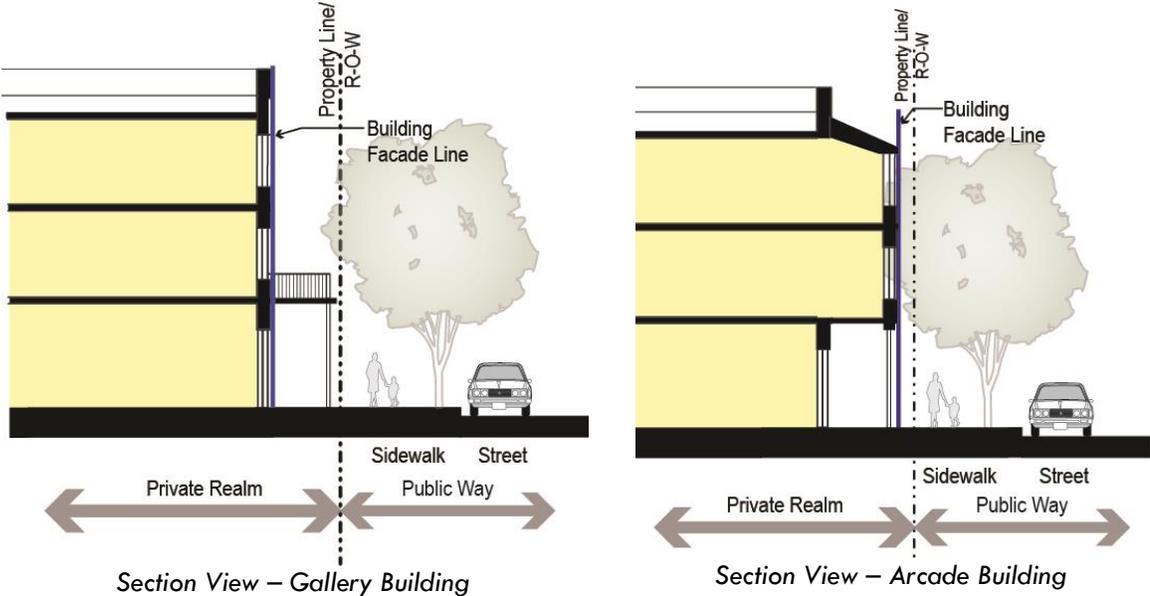
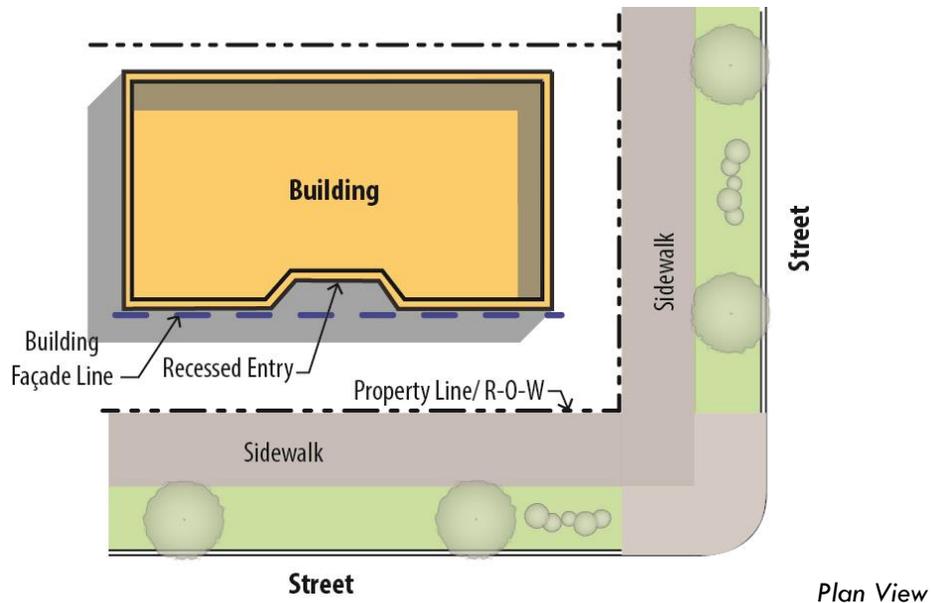


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line

Is the location of the vertical plane of a building along a street frontage.

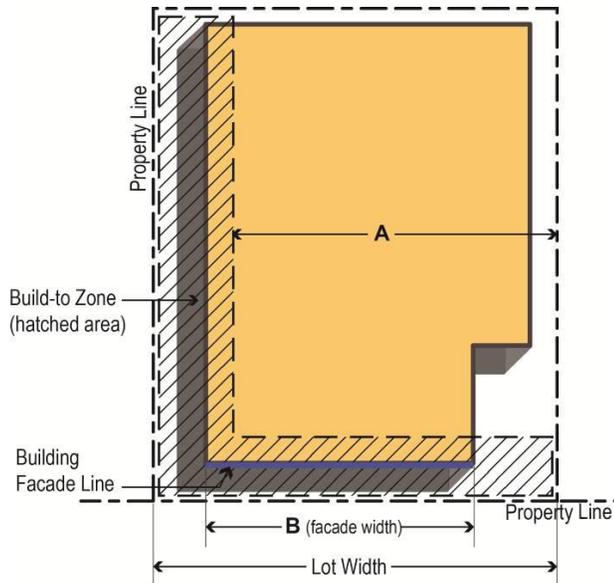




Building Façade Line Illustrations

Building Frontage

Is the percentage of a building’s façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot’s width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.



$$\text{Building Frontage \%} = \frac{\text{B (building facade width)}}{\text{A (lot width minus max. req'd setback, if any)}} \times 100$$

Image showing Building Frontage calculation

Building Step-back

Building step-back is the setting back of the building façade line away from the street at a specific floor or height.

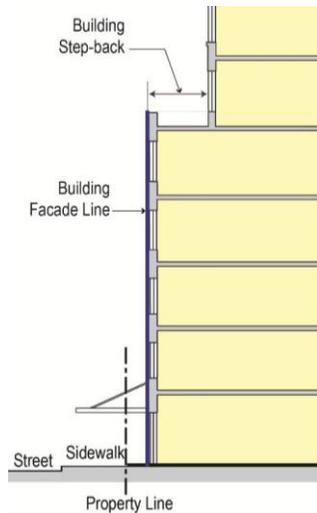
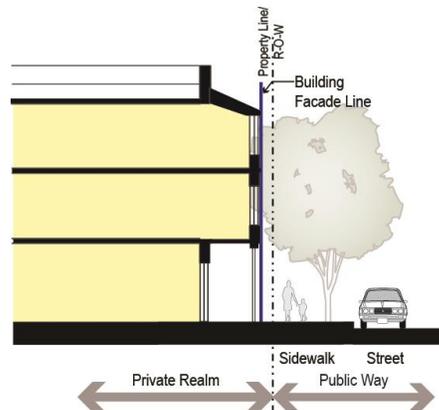
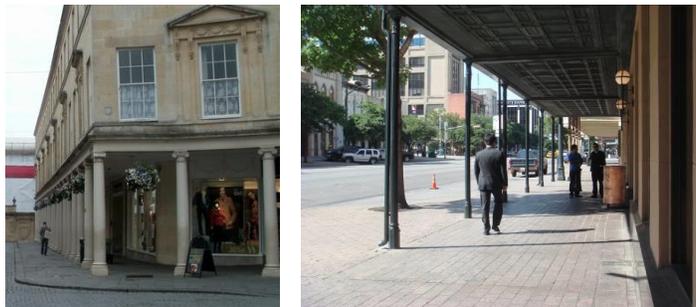


Illustration of a Building Step-back

Colonnade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Colonnades are intended for buildings with ground floor commercial or retail uses. The ground floor area within the colonnade may be conditioned or non-conditioned space.



Images of colonnade buildings

Character Zone

Means an area within any Argyle FB Zoning District that is intended to preserve and/or create an urban form that is distinct from other areas. General layout of the Character Zones are identified in Zoning Framework Plan and may be refined as part of the MDP per this Section.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready or Active Edge

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses). Standards for Commercial Ready or Active Edge frontages are to be established as part of the MDP. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction Sections for commercial uses. The intent of Commercial Ready or Active Edge space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Comprehensive Plan:

Is the Town of Argyle’s most recently adopted comprehensive framework for informed decision making and establishes the blueprint for the long-term growth and development of the Town.

Director of Community Development

Shall be the Town of Argyle Director of Community Development or his/her designee.

Encroachment

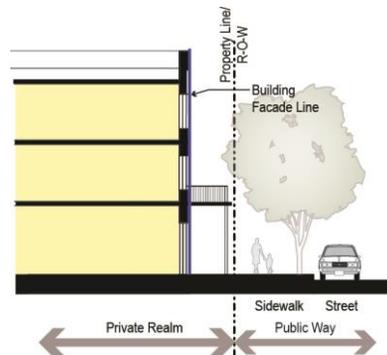
Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

Façade Area

Means the surface area of a building’s elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building’s ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building’s upper floor elevations not counting minor indentations fronting a particular street.

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries

ITE's Designing Walkable Urban Thoroughfares Manual

Daisa, James M., *Designing walkable urban thoroughfares: a context sensitive approach*.
Washington, DC: Institute of Transportation Engineers. (most recent edition)

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the 'work' character is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' character may be located on the street level (behind the work character) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the TDS in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Major Amendments

Means any requested amendment to any approved plan that does not meet the standards for a minor amendment per Section 5 G of this Section.

Master Development Plan (MDP):

A Master Development Plan (MDP) is a detailed plan for development that is based on the ZFP and establishes the standards and specifications for all the critical elements of the built environment based on a specific development vision per all the requirements of this Section.

Minor Amendments

Means a requested amendment to an approved plan (site plan or MDP) per Section 14.3.53-5 (D). The Director of Community Development shall have the authority to approve or approve with conditions or deny a minor amendment to an approved plan.

NACTO's Urban Street Design Guide

Urban Street Design Guide. New York City: National Association of City Transportation Officials. (most recent edition)

Open Space

Is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this Section. Open space may be privately or publicly owned and/or maintained.

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more), apartment building (under single ownership or under multiple owners within a condominium regime).

Service-related site functions

Means all uses that support the principal use on the site including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Frontage Designation

As identified on the approved Master Development Plan, future streets in the Argyle FB Zoning Districts are designated as Type “A” or Type “B”. Each frontage designation establishes a certain development context in order to improve walkability and pedestrian orientation within the district.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Street Wall

Indicates the creation of a “wall” or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a “void” if there is a surface parking lot or service area adjacent to the sidewalk/street.

Type 1 Application

Shall be a site plan application that meets the requirements of this Section, the recommended ZFP and MDP. Appendix E summarizes the different application types and their respective processes.

Type 2 Application

Shall be a site plan application that does not meet the requirements of this Section, the recommended ZFP or an approved MDP or proposes alternative standards to the same. Appendix E summarizes the different application types and their respective processes.

Type “A” Frontage

Means the block frontages identified as such on the adopted MDP. Type “A” frontages are the primary pedestrian frontages and buildings along Type “A” frontages shall be held to the highest standard of pedestrian-oriented design.

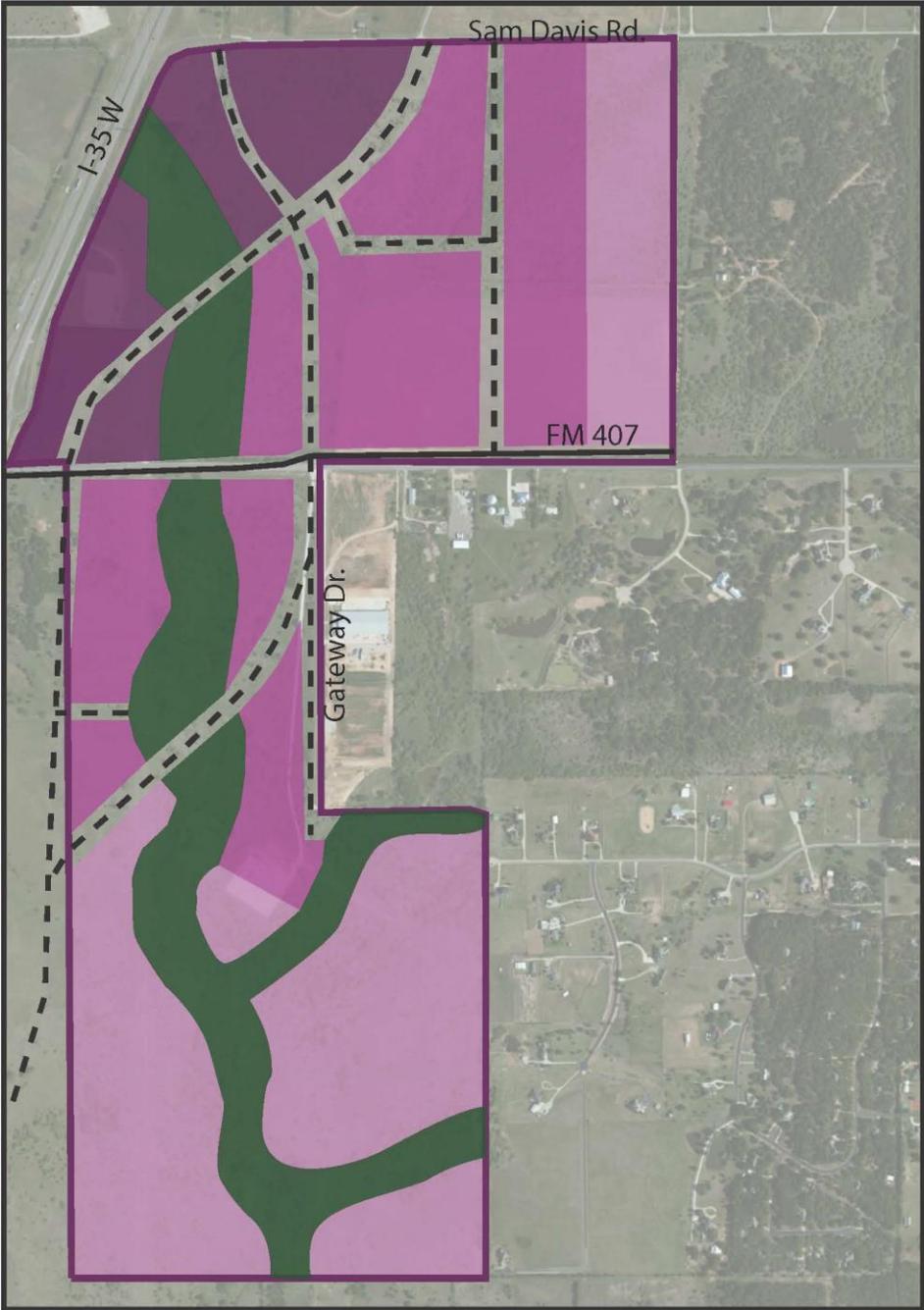
Type “B” Frontage

Means the block frontages identified as such on the adopted MDP. Type “B” frontages are intended to primarily accommodate access to parking, service, utility, and other auto-related functions

Zoning Framework Plan (ZFP)

Shall be the recommended guides for Argyle's FB Zoning Districts that conceptually establish the boundaries of the FB zoning districts and their character zones, major street and open space networks. They shall guide the development of the MDP and rezoning application by property owners/developers at the time of new development or redevelopment.

Appendix A
Zoning Framework Plan – Regional Center South FB Zoning District

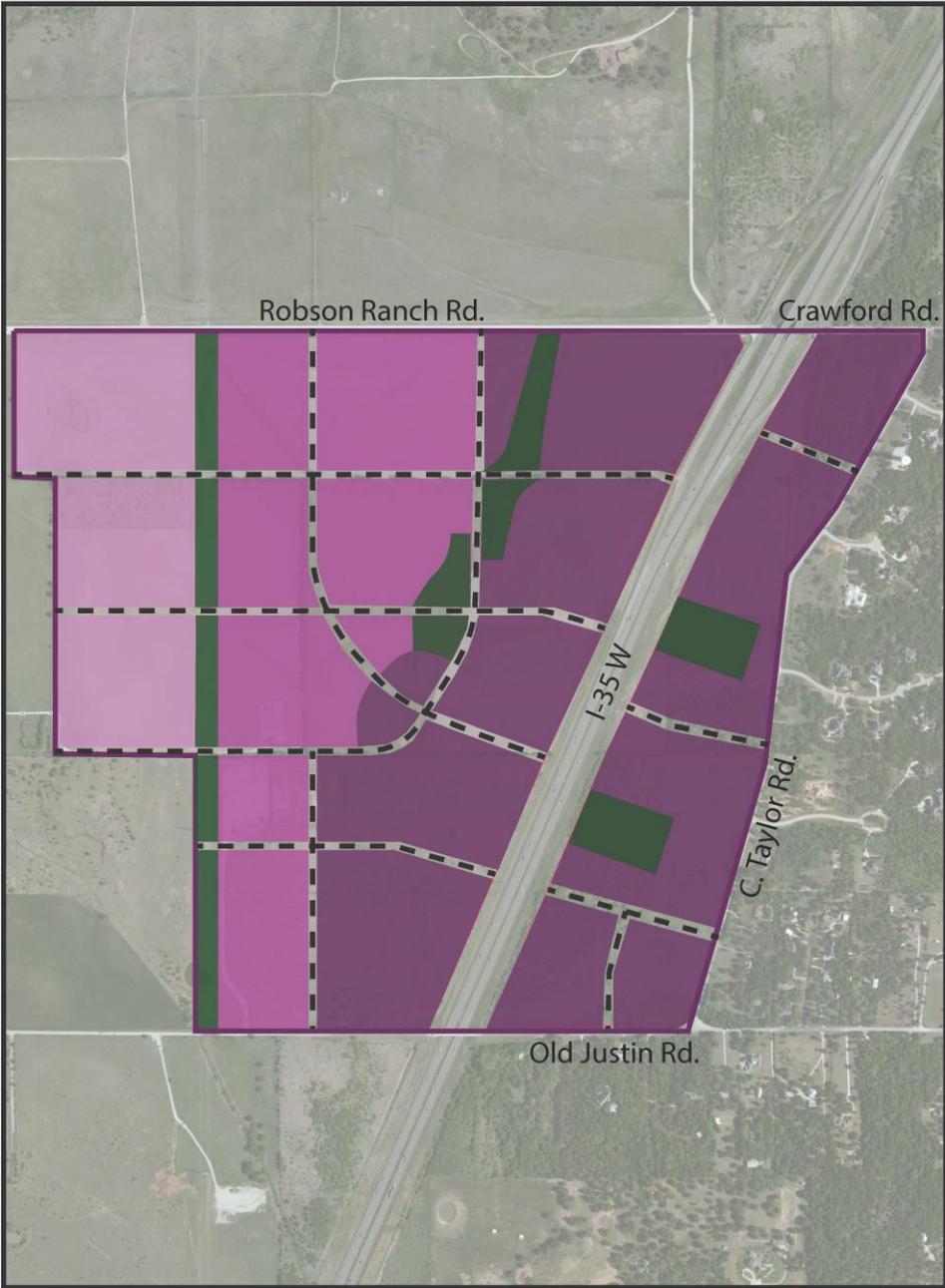


DRAFT - Appendix A
Zoning Framework Plan:
Regional Center South
Argyle, TX
January 2015

- Existing Street
- Proposed Street
- FB Zoning District Boundary
- Proposed Open Space
- Highway Mixed Use
- Transition
- Neighborhood



Appendix B
Zoning Framework Plan – Regional Center North FB Zoning District

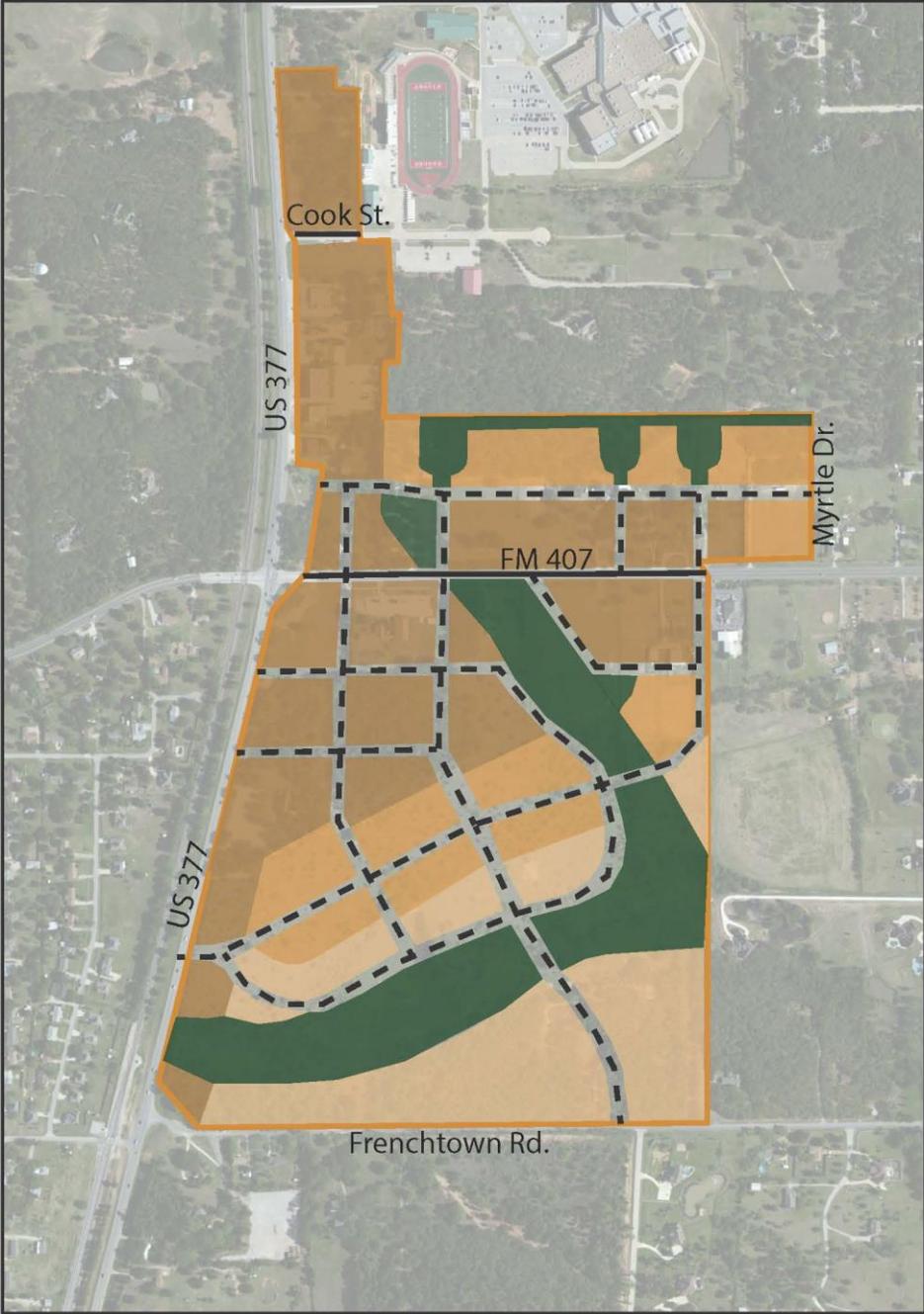


DRAFT - Appendix B
Zoning Framework Plan:
Regional Center North
Argyle, TX
January 2015

- Existing Street
- Proposed Street
- FB Zoning District Boundary
- Proposed Open Space
- Highway Mixed Use
- Transition
- Neighborhood



Appendix C
Zoning Framework Plan – Village Center FB Zoning District



DRAFT - Appendix C
Zoning Framework Plan:
Village Center
Argyle, TX
January 2015

- Existing Street
- Proposed Street
- FB Zoning District Boundary
- Proposed Open Space
- Village Center Mixed Use
- Village Center Transition
- Village Center Neighborhood



Appendix D
Zoning Framework Plan – Corridor FB Zoning District



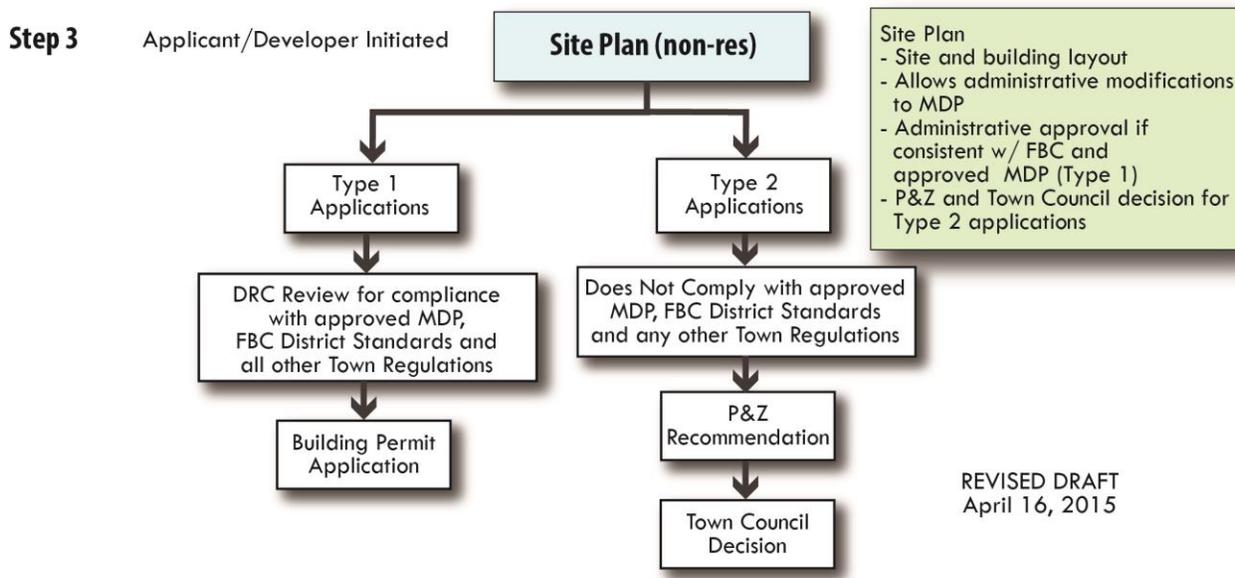
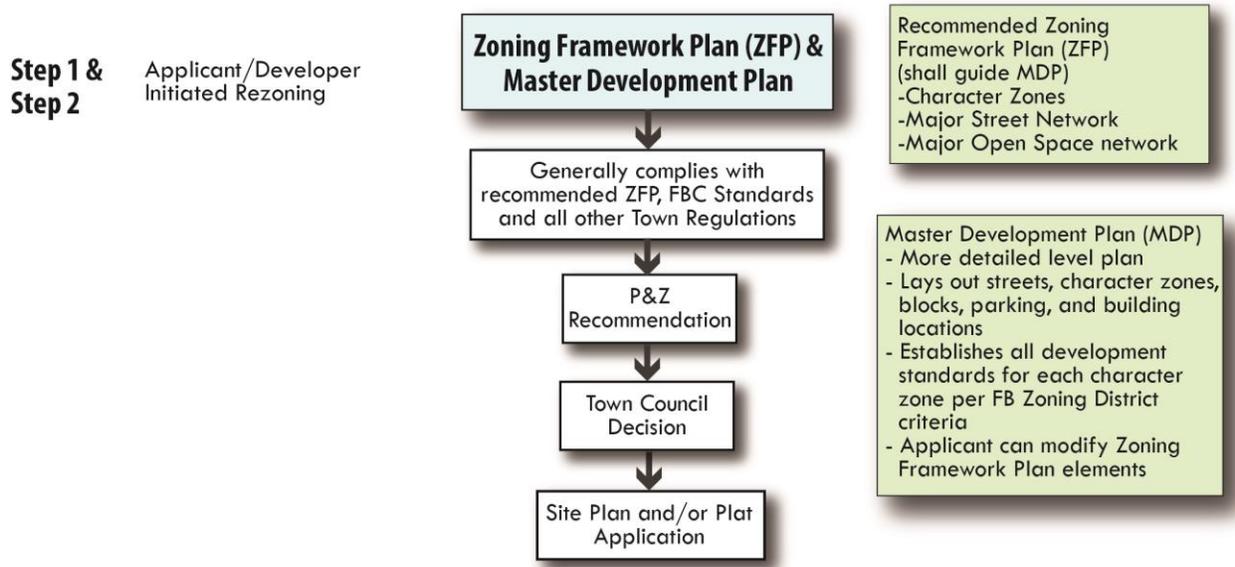
DRAFT - Appendix D
Zoning Framework Plan:
Corridor
Argyle, TX
January 2015

- Existing Street
- Proposed Street
- FB Zoning District Boundary
- Proposed Open Space
- Corridor Mixed Use
- Destination Mixed Use



Appendix E
Development Process Flow Chart

Argyle FBC Structure and Review Process



Appendix F
Street Design Standards and Typical Cross Sections

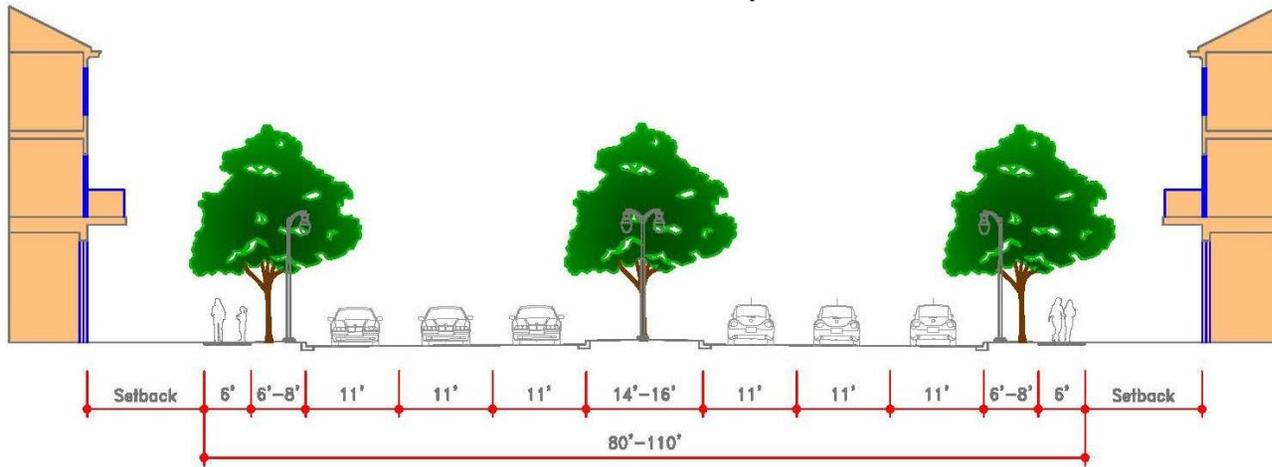
Street Types	Parkway	Blvd	Ave	Street		Alley	
				Commercial	Residential	Commercial	Residential
ROW	116'-86'	130'-80'	106'-46'	108'-36'	62'-36'	30'	25'-18'
Design Speed	45 MPH	35-45 MPH	25-35 MPH	25 MPH	25 MPH	<20 MPH	<20 MPH
Traveled Way Zone							
# of Lanes	6-4	4	2-3	2	2	2	1 Yield
Lane Widths	11'	11'-10'	11'-10'	11'-10'	11'-10'	11'	Yield* (12'-15')
Median Required (Y/N; Min. Width)	Y (14'-16')	Y (12'-14')	N	N	N	N	N
On-Street Parking (Y/N)	N	Y	Y	Y	Y	N	Flexible
Parallel	-	Y	Y	Y	Y	-	-
Angled	-	Y	Y	Y	N	-	-
Head-in	-	N	N	Y(<6,000 cars/day B frontage)	N	-	-
On-Street Bike Lane**	-	Optional	Optional	Optional	-	-	-
Street Scape Zone							
Landscape/ Furnishing Zone	6'-8' Parkway	6'	6'	4'-6'	4'-6'	5'	3'-5'
Sidewalk/ Clear zone	6'	6'	6'	8'-12' (Main St. Type A) 4'-6' (Type B)	4'-6'	-	-
Applicable FB Zoning District							
FB Zoning District	Regional Center	All	All	All	All	All	All

*Fire Lane Exception

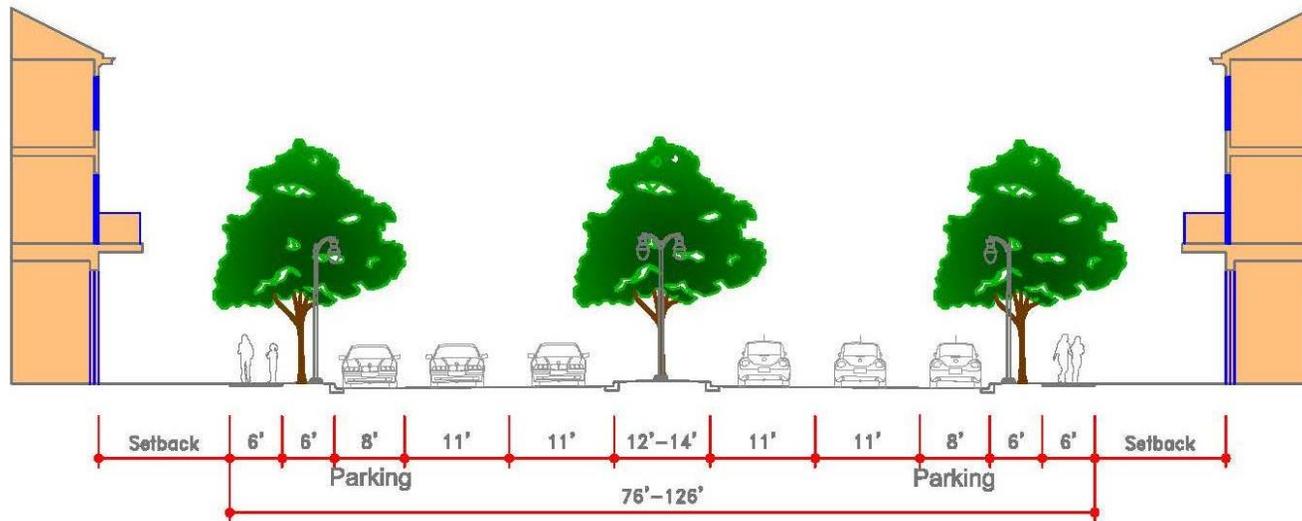
** Other Criteria Apply; for any other bike facility discuss with Town

Appendix F
Typical Cross Sections

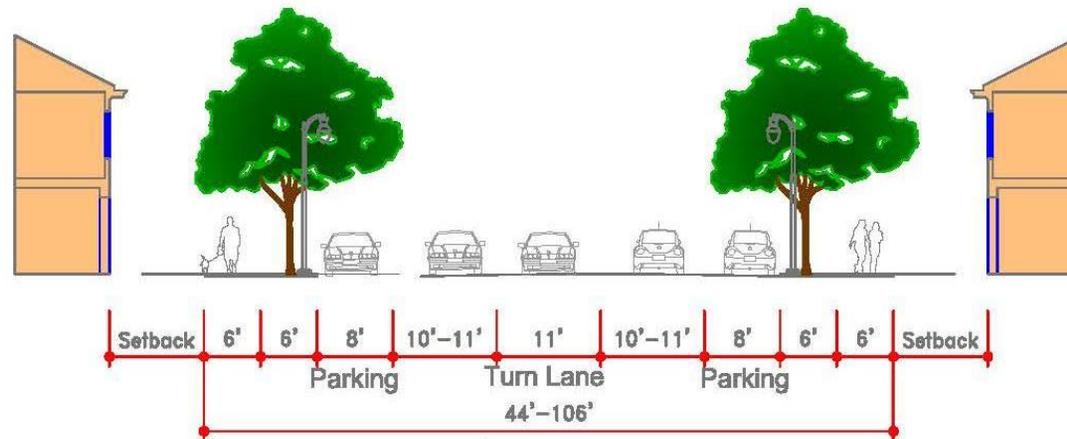
Parkway



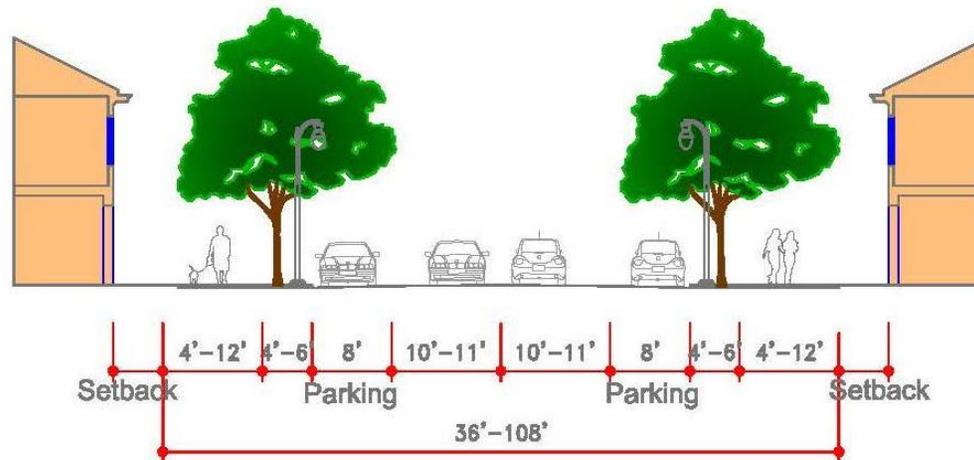
Boulevard



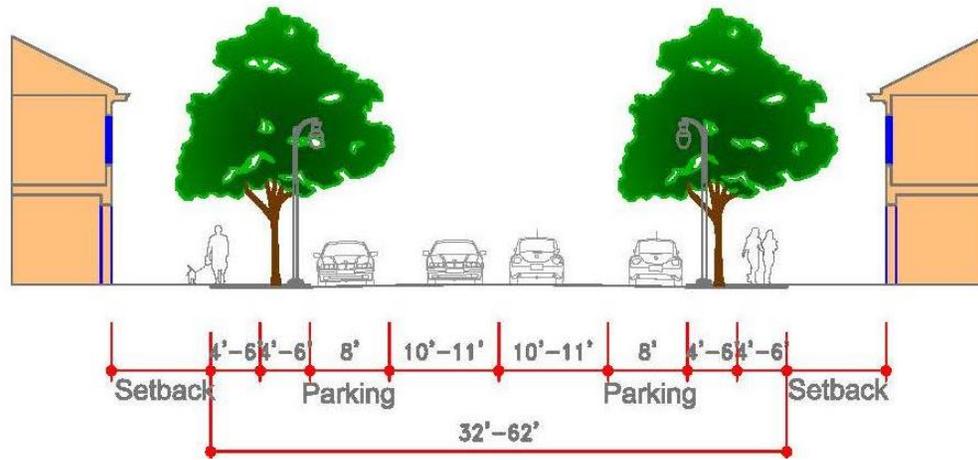
Avenue



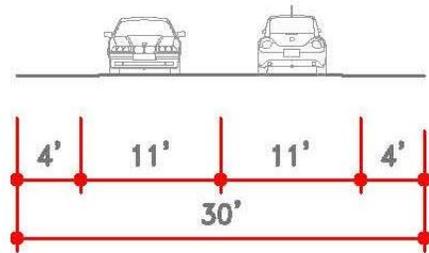
Commercial Street



Residential Street



Commercial Alley



Residential Alley

