

# APPENDICES

## PLANNED DEVELOPMENT DISTRICT CODE

Town of Fairview, Texas

11 September 2014

Adopted: September 11, 2014

Amendments: Ord. No. 2017-28, adopted December 5, 2017



*This set of appendices contains five sections to support the intent and direction contained in the Planned Development District Code. In all cases, the information contained in the Planned Development District Code supersedes the information contained in the appendices.*

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# APPENDIX 1. FRAMEWORK PLAN

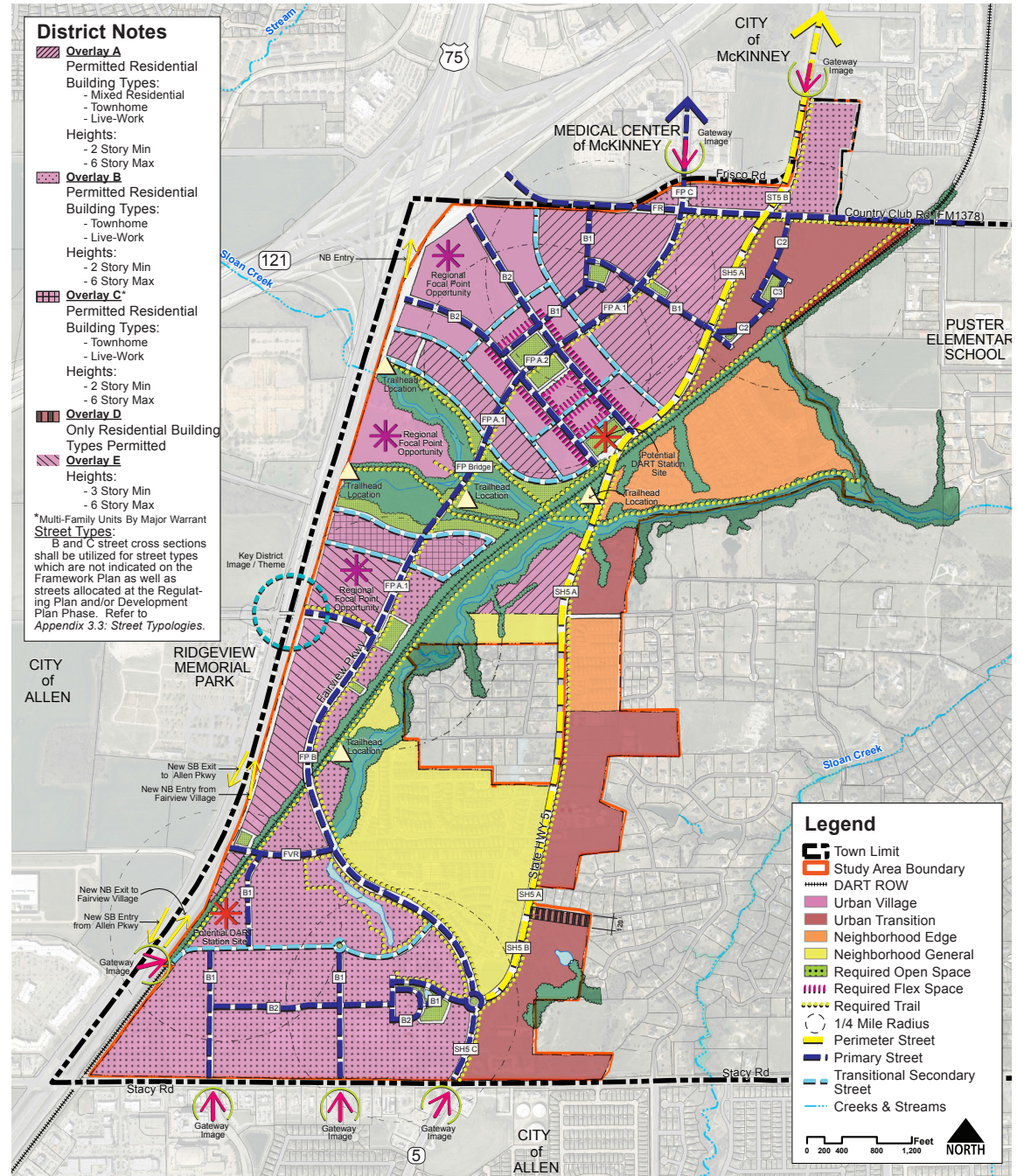
*The following pages contain the Framework Plan and associated standards for the Town of Fairview's Planned Development District Code. The Framework Plan is consistent with the Town of Fairview's Comprehensive Plan and establishes the following:*

1. *Sub-District allocation;*
2. *Pedestrian sheds;*
3. *Overlays that are defined by special development standards such as building type and/or building height;*
4. *A primary street network and connectivity consisting of major, secondary and collector thoroughfares, as well as minor streets as appropriate;*
5. *The location of trail corridors;*
6. *The location of Flex-Space at grade;*
7. *The location of key focal point(s) for Landmark Features;*
8. *The location of key public Open Space(s);*
9. *The location of potential DART stations;*
10. *The location of key Trail Heads; and*
11. *The location of key Gateway Image opportunities.*

## 1.1 FRAMEWORK PLAN

4 - 5

FRAMEWORK PLAN



**District Notes**

**Overlay A**  
Permitted Residential  
Building Types:  
- Mixed Residential  
- Townhome  
- Live-Work  
Heights:  
- 2 Story Min  
- 6 Story Max

**Overlay B**  
Permitted Residential  
Building Types:  
- Townhome  
- Live-Work  
Heights:  
- 2 Story Min  
- 6 Story Max

**Overlay C**  
Permitted Residential  
Building Types:  
- Townhome  
- Live-Work  
Heights:  
- 2 Story Min  
- 6 Story Max

**Overlay D**  
Only Residential Building  
Types Permitted

**Overlay E**  
Heights:  
- 3 Story Min  
- 6 Story Max

\*Multi-Family Units By Major Warrant  
**Street Types:**  
B and C street cross sections shall be utilized for street types which are not indicated on the Framework Plan as well as streets allocated at the Regulating Plan and/or Development Plan Phase. Refer to Appendix 3.3: Street Typologies.

**WHERE AN OVERLAY IS NOT DESIGNATED:**

**BUILDING TYPES.** Where an Overlay is not designated, the following Urban Village Building Types in the Planned Development District Code are allowed: Shopfront, Mixed-Use (no multi-family units), Commercial and Flex Employment.

**BUILDING HEIGHT.** Where an Overlay is not designated, the minimum building height will be 3 stories and the maximum building height will be 12 stories. Approval of a Major Warrant is required to exceed the permitted maximum building height. One-story and two-story buildings may be considered as part of a larger development or Regulating Plan, but will require approval of a Minor Warrant.

**OVERLAY A** (forward diagonal hatch)

**BUILDING TYPES.** Within Overlay A, the following Urban Village Building Types in the Planned Development District Code are allowed: Townhome II, Live-Work, Mixed Residential, Shopfront, Mixed-Use, Commercial and Flex Employment.

The number of multi-family units will be limited to 1,999 units north of Sloan Creek.

**BUILDING HEIGHT.** Within Overlay A, the minimum building height will be 2 stories and the maximum building height will be 6 stories. Approval of a Major Warrant is required to exceed the permitted maximum building height. One-story and two-story buildings may be considered as part of a larger development or Regulating Plan, but will require approval of a Minor Warrant.

**OVERLAY B** (dotted hatch)

**BUILDING TYPES.** Within Overlay B, the following Urban Village Building Types in the Planned Development District Code are allowed: Townhome II, Live-Work, Shopfront, Mixed-Use, Commercial and Flex Employment.

**BUILDING HEIGHT.** Within Overlay B, the minimum building height will be 2 stories and the maximum building height will be 6 stories. Approval of a Major Warrant is required to exceed the permitted maximum building height. One-story and two-story buildings may be considered as part of a larger development or Regulating Plan, but will require approval of a Minor Warrant.

**OVERLAY C** (cross hatch)

**BUILDING TYPES.** Within Overlay C, the following Urban Village Building Types in the Planned Development District Code are allowed: Townhome II, Live-Work, Shopfront, Mixed-Use, Commercial and Flex Employment.

Additional multi-family units could be appropriate within Overlay C and will be evaluated as part of a larger mixed-use development by Major Warrant. The Town Council may approve a Major Warrant request if:

1. The number of multi-family units only occupies 30 percent (excluding parks and streets) of the land area or building square footage in a Regulating Plan or Development Plan; and
2. The number of multi-family units is limited to 285 units.

**BUILDING HEIGHT.** Within Overlay C, the minimum building height will be 2 stories and the maximum building height will be 6 stories. Approval of a Major Warrant is required to exceed the permitted maximum building height. One-story and two-story buildings may be considered as part of a larger development or Regulating Plan, but will require approval of a Minor Warrant.

**OVERLAY D** (double line hatch)

**BUILDING TYPES.** Only residential building types permitted.

**OVERLAY E** (backward diagonal hatch)

**BUILDING TYPES.** Within Overlay E, the following Urban Village Building types in the Planned Development District Code are allowed: Shopfront, Mixed-Use (no multi-family units), Commercial and Flex Employment.

**BUILDING HEIGHT.** Within Overlay E, the minimum building height will be 3 stories and the maximum building height will be 6 stories. Approval of a Major Warrant is required to exceed the permitted maximum building height. One-story and two-story buildings may be considered as part of a larger development or Regulating Plan, but will require approval of a Minor Warrant.

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# APPENDIX 2. LAND USE

*The following pages contain the Table of Allowable Uses for the Town of Fairview's Planned Development District Code. Allowable uses, special uses and conditional uses are outlined for the Urban Village, Urban Transition, Neighborhood Edge and Neighborhood General Districts.*

**2.1 TABLE OF ALLOWABLE USES**

**8 - 9**

**2.2 LAND USE DEFINITIONS**

**10 - 11**

A = Allowed Use		MinW= Minor Warrant	MajW= Major Warrant	Neighborhood General/ Neighborhood Edge	Urban Transition	Urban Village	Use-Specific Regulations
General Use Categories	Specific Use Types						
<b>RESIDENTIAL USES</b>							
Household Living	Dwelling, single family (detached)*	A	A				
	Dwelling, townhome I*	A	A				
	Dwelling, townhome II*					MajW/A*	See Framework Plan
	Dwelling, zero lot line*	A	A				
	Dwelling, two-family/duplex*						
	Accessory building	A	A		MinW		
	Dwelling, live-work*				A	MajW/A*	See Framework Plan
	Dwelling, multi-family*					MajW/A*	See Framework Plan
	Manufactured housing park*						
	Dwelling HUD-code manufactured home*						
Group Living	Retirement home, nursing home, continuing care, or assisted living facility	MinW	MinW		A		

A = Allowed Use		MinW= Minor Warrant	MajW= Major Warrant	Neighborhood General/ Neighborhood Edge	Urban Transition	Urban Village	Use-Specific Regulations
General Use Categories	Specific Use Types						
<b>INDUSTRIAL USES</b>							
Industrial services	Building materials and outdoor lumberyard sales						
	Contractor shop or storage yard						
	Research and scientific laboratory*					MinW	
Manufacturing and Production	Assembly of heavy electronics and devices						
	Light assembly with limited storage and distribution*					MinW	
	Batching or manufacturing plant						
	Dry cleaning plant or commercial laundry						
	Natural gas or petroleum drilling or storage						
	Heavy manufacturing, general						
	Light manufacturing, general*					MinW	
	Clean research and manufacturing*					MinW	
	Temporary concrete batch plant					MajW	MajW
Storage and Distribution	Freight or truck terminal						
	Mini-warehouse/self storage						
	Wholesale distribution center						
	Wholesale or bulk storage or gasoline, propane or butane, or other petroleum products						
Waste and Salvage	Reclamation facilities						
	Portable recycling collection point					MajW	
	Recycling plant						
	Wrecking and salvage yard						

A = Allowed Use		MinW= Minor Warrant	MajW= Major Warrant	Neighborhood General/ Neighborhood Edge	Urban Transition	Urban Village	Use-Specific Regulations
General Use Categories	Specific Use Types						
<b>INSTITUTIONAL AND PUBLIC USES</b>							
Aviation	Airports, landing fields						
	Heliports and helistops					MinW	For hospital facilities.
Community Facility	Animal shelter						
	Athletic stadium						
	Athletic field			MajW	MajW	MajW	Impact of Lights, Traffic and Noise
	Municipal uses	A	A	A			
Cultural Facilities	Library	A	A	A			
	Museum or art gallery					A	
Day Care	General day care, 20 or more enrolled			MajW	MajW	A	Impact of Traffic and Noise
	Limited day care, less than 20 enrolled			MajW	MajW	A	Impact of Traffic and Noise
	Home day care, less than 12 enrolled			MinW	MinW	MinW	Impact of Traffic and Noise
Education	College of university					A	
	Commercial school*					A	
	Primary or secondary schools (Public or Private)			MinW	MinW	MinW	Impact of Traffic and Noise
Human Health Services	Dental or medical office or clinic				A	A	
	Medical laboratory					A	
	Hospital (medical)					A	
	Hospital (psychiatric)					A	
Parks and Open Space	Public golf course			MinW	MinW	MinW	Impact of Lights, Traffic and Noise
	Open space			A	A	A	
	Park or playground (public)			A	A	A	
Religious Assembly	All			A	A	A	
Telecommunication Facility	Amateur radio antenna, CB antenna, or satellite dish antenna			MinW	MinW	A	Adjacency and possible Interference
	Tower (commercial, radio, television, relay, cellular or microwave) over 40 ft.			MajW	MajW	MajW	
	Radio broadcasting without tower					A	
Transit	Bus terminal						
	Transit station			MinW	MinW	A	
Utility	Utility facility, major*			MajW	MajW	MajW	
	Utility facility, minor*			MinW	MinW	MinW	

\*Specific land use types defined in Appendix 2.2 - Land Use Definitions.



Appendix 2. Land Use  
**2.1 - TABLE OF ALLOWABLE USES**

A = Allowed Use	MinW= Minor Warrant	MajW= Major Warrant	Neighborhood General/ Neighborhood Edge	Urban Transition	Urban Village	Use-Specific Regulations
General Use Categories	Specific Use Types					
<b>COMMERCIAL USES</b>						
Agricultural	Agricultural cultivation*		A	A	A	
	Agricultural grazing*		A	A	A	
Animals Sales and Service	Kennel or veterinarian office (with outside pens or runs)					
	Kennel or veterinarian office (no outside pens or runs)			A	A	
Assembly	Clubs (service), lodges, sororities and fraternities*			MajW	A	
Financial Services	Automated teller machine			A	A	
	Financial institution with drive-in facilities				MajW	
	Financial institution without drive-in facilities			A	A	
Food and Beverage Service	Delicatessen or specialty foods store (i.e. donut shop)			A	A	
	Nightclub or private club with alcohol beverage sales*				A	
	Restaurant (no drive-thru)			A	A	
	Restaurant (with drive-thru)				MajW	
Office	Office			A	A	
Parking Facility	Commercial parking facility (surface lot only)				MajW	
	Interior commercial parking garage			MinW	A	
Recreation and entertainment, indoor	Recreation and entertainment center*				A	
	Sexually oriented business					
	Sports arena (indoor)		MajW		MajW	
	Theater				A	
Recreation and entertainment, outdoor	Amusement park				MajW	
	Commercial amusement*				A	
	Commercial stable			MajW	MajW	
	Driving range, putting course			MinW	MinW	Impact of Lights, Traffic and Noise
	Private golf course with or without country club			MinW	MinW	Impact of Lights, Traffic and Noise
	Motor raceway					
	Private stable			MajW	MajW	
Retail (Personal Service)	Theater (outdoor)			MajW	A	Impact of Lights, Traffic and Noise
	Barbershop or beauty shop			A	A	
	Nail salon			A	A	
	General personal service establishment*			A	A	
	Laundry or dry cleaners - Pick-up/drop-off			A	A	
	Laundromat					
	Spa or massage establishment			A	A	
Permanent cosmetics*			A	A		

A = Allowed Use	MinW= Minor Warrant	MajW= Major Warrant	Neighborhood General/ Neighborhood Edge	Urban Transition	Urban Village	Use-Specific Regulations
General Use Categories	Specific Use Types					
Retail (General)	Bakery			MinW	A	
	Building improvement center (with outside display of seasonal merchandise)*			MinW	A	No Outdoor Storage
	Building improvement center (with approved outdoor storage)*				MajW	
	General retail, 25,000 sq.ft./gfa or more			MajW	MinW	
	General retail, 14,000-24,999 sq.ft./gfa			MinW	A	
	General retail, less than 14,000 sq.ft./gfa			A	A	
	Farmers market				MajW	
	Feed store (with no outside display of merchandise)				A	
	Funeral parlor or mortuary			MajW	A	
	Flower shop/plant sales*			MajW	MajW	No Greenhouse Growing Operation
	Commercial grower					
	Pet store			A	A	
	Print shop			A	A	
	Repair shop			A	A	
	Shopping center, 150,000 sq.ft./gfa or more				MajW	
	Shopping center, 75,000-149,000 sq.ft./gfa				MajW	
	Shopping center, 20,000-74,999 sq.ft./gfa				MinW	
Shopping center, less than 20,000 sq.ft./gfa			A	A		
Convenience store (gas pumps required)				MajW		
Small-scale manufacturing for on-site retail sale				MinW		
Vehicles and Equipment	Car wash, self service					
	Car wash, commercial					
	Towing and storage facilities					
	Vehicle and boat sales and rental (new)					
	Retail vehicle filling station other than associated with a convenience store					
	Vehicle service and repair, heavy					
	Vehicle service and repair, light					
Visitor Accommodations	Bed and breakfast		MajW	A	A	
	Hotel				A	

\*Specific land use types defined in Appendix 2.2 - Land Use Definitions.

## RESIDENTIAL USES

**Accessory building.** A subordinate building having a use customarily incidental to and located on the lot occupied by the main building; or a use customarily incidental to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

**Dwelling unit.** Any building or portion thereof which is designed for or used primarily for residential occupancy, but not including hotels, boardinghouses or mobile homes, trailers, motor coaches or other recreational vehicles.

1. **Single family (detached).** Single-family. A building designed for and/or occupied exclusively by one family as a separate dwelling unit with front side and rear yard requirements.
2. **Townhome I.** An attached single family dwelling unit, typically with a height of two or more stories, located on a separately platted lot, which shares at least one common wall with another such unit, grouped together in a cluster of 3 or more units. It is intended that these units have enough lot depth to accommodate a small, private rear yard with an attached or detached garage.
3. **Townhome II.** A more urban style of Townhome than the Townhome I. It is a two or more story attached single family dwelling unit located on a platted lot which shares at least one common wall with another such unit. Townhomes are grouped together in clusters of 3 or more units and must have alley access to parking. It is typical for these units to have tucked under parking and communal open spaces rather than a private rear yard.
4. **Zero lot line.** A single-family detached residential dwelling unit with one side wall coincident with the side lot line and at least a five-foot side yard coincident with the opposite side lot line.
5. **Two-family/Duplex.** A building with two dwelling units, each occupied by a different family living independently of each other.

6. **Live/Work.** A townhome style building that includes units containing both living quarters and a commercial space, such as retail, artist space or gallery, business or other professional office activities where the living and working areas shall each have a separate entry from a public walkway, and the residential component shall be located above the commercial use. Since this is intended for single ownership, there may be an internal connection between the residential unit and the commercial unit.

In some instances, the business activity occupying the live/work unit may utilize employees in addition to the residents; however, at least one of the full-time workers of the live/work unit must reside in the unit, and the residential area shall not be rented separately from the working area.

7. **Multi-family.** A structure containing three or more dwelling units located on a single lot and designed to be occupied by three or more families living independently of one another, excluding hotels or motels.
8. **Manufactured housing park.** A parcel of land which has been planned and improved for the placement of manufactured homes for residential use, with single control or ownership
9. **HUD-code manufactured home.** A dwelling structure meeting the definitions and requirements specified in chapter 1201 of the State of Texas Occupational Code.

## INDUSTRIAL USES

**Research and scientific laboratory.** An enclosed facility for research, including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment. Accessory activities may include sales, offices, parking, shipping and receiving, and storage. Shipping, receiving and storage facilities will not be located adjacent to public streets and open spaces.

**Light assembly with limited storage and distribution.** The assembly of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly takes place, where such processes are housed entirely within the building. Accessory activities may include offices, storage facilities and distribution facilities. Storage and distribution facilities will be limited to 25 percent of the area of the principal structure and will not be located adjacent to public streets and open spaces.

**Light manufacturing, general.** The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building. Examples include, but are not limited to: book bindery, frozen foods locker, cabinet shops, etc.

**Clean research and manufacturing.** The research, manufacturing, processing, fabrication, packaging or assembly of medical, biological, high technology and similar goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place, where such processes are housed entirely within a building.

## INSTITUTIONAL AND PUBLIC USES

**Commercial school.** An establishment, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art, or occupation. Accessory uses include play areas, cafeterias, recreational and sport facilities, parking, transit-related facilities, auditoriums, and before or after school day care.

**Utility facility, major.** A service of a regional nature that normally entails the construction of new buildings or structures, and may have employees on the site. Examples include, but are not limited to, water works, reservoirs, power or heating plants, electrical transfer and transmission stations, or steam generating plants.

**Utility facility, minor.** A service that is necessary to support development within the immediate vicinity and that involves only minor structures. Employees typically are not located at the site. Examples include, but are not limited to, electric transformer stations; gas regulator stations; telephone exchange buildings; and well, water, and sewer pumping stations.

## COMMERCIAL USES

**Agricultural cultivation.** The raising of agricultural products for consumption or commercial sale. Products may include, but are not limited to, vegetables, grains, fruits, plants, and other similar products.

**Agricultural grazing.** The practice of keeping cattle, sheep, horses, or other similar animals on fields for the purpose of grazing and feeding. This term shall not include commercial feed lots.

**Clubs (service), lodges, sororities, and fraternities.** An organized group having a restricted membership and specific purpose to the welfare of the members such as Lion's Club, Kiwanis, Elks, Masons, and other similar associations. Accessory uses may include offices, meeting areas, food preparation areas, and parking.

**Nightclub or private club with alcohol beverage sales.** An establishment providing social and/or dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of and permitted under the provisions of, the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. Accessory uses may include food preparation areas, offices, and parking.

**Recreation and entertainment center.** A place designed and equipped for the conduct of sports, exercise, and/or leisure-time activities. Accessory uses may include concessions, snack bars, parking, and maintenance facilities.

**Commercial amusement.** An outdoor area or structure, open to the public, which provides entertainment or amusement for a fee or admission charge including, but not limited to, batting cages, miniature golf, "go-cart" tracks, water slides, carnivals, skateboarding, and swimming pools. Accessory uses may include concessions, snack bars, parking, and maintenance facilities.

**General personal service establishment.** A business that provides individual services related to personal needs directly to customers at the site of the business, or that receives goods from or returns goods to the customer, which have been treated or processed at that location or another location. This includes travel agencies, tailors, toning or tanning salons, photocopy centers, shoe repair shops, interior design studios, and dance and martial arts studios. This does not include "convenience stores (gas pumps required)" or a "dry cleaning plant or commercial laundry."

**Permanent cosmetics.** A facility or use engaged in providing permanent designs or color to a human body in a manner resembling makeup, including, but not limited to, eyeliner, eyebrow, and lips. Such uses may include those engaged in the application of permanent make-up or, changes to a person's appearance through such actions as laser hair removal or botulinum toxin (botox). This is not intended to include procedures requiring a physician.

**Building improvement center (with outside display of seasonal merchandise).** An establishment for the sales of materials and hardware customarily used in the construction of a building and other structures. Outdoor display of seasonal goods will be allowed. Seasonal goods may include but are not limited to: retail sales of lawn accessories, bedding plants, etc. No outdoor storage will be allowed.

**Building improvement center (with approved outdoor storage).** An establishment for the sales of materials and hardware customarily used in the construction of a building and other structures. Outdoor storage shall be defined as the storage of any material for a period greater than 24 hours, including items for sale, lease, processing, and repair not in an enclosed building. The outdoor storage area shall not exceed 15 percent of the floor area of the principal structure. And further, the outdoor storage area must be screened from adjacent public streets and open space.

**Flower shop/plant sales.** Retail business whose principal activity is the sale of plants, trees, and other materials used in indoor or outdoor landscaping which are not grown on the site. Business is conducted within an enclosed building. Retail sale may be conducted within public open space in proximity to the principal structure by Minor Warrant.







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# APPENDIX 3. DESIGN STANDARDS

*The following pages contain the Design Standards for the Town of Fairview's Planned Development District Code. Conformity to the Standards are required, except in cases where a warrant is granted. Required practices for Building Types, Street Typologies, Open Space Standards, and Street Trees + Plant Materials are detailed. This Appendix is a companion piece to the Fairview Planned Development District Code and the following pages are intended to support and reinforce the form and pattern of development delineated in the pages prior.*

<b>3.1 BUILDING TYPES</b>	<b>14 - 40</b>
<b>3.2 DISTRICT TRANSITION SECTIONS</b>	<b>41 - 42</b>
<b>3.3 STREET TYPOLOGIES</b>	<b>43 - 55</b>
<b>3.4 INTERSECTIONS</b>	<b>57 - 59</b>
<b>3.5 OPEN SPACE TYPES</b>	<b>61 - 65</b>
<b>3.6 STREETScape</b>	<b>66 - 67</b>
<b>3.7 STREET TREES + PLANT MATERIALS</b>	<b>68 - 69</b>
<b>3.8 POSSIBLE STREET TREE PLANTING TECHNIQUES</b>	<b>70</b>

NEIGHBORHOOD GENERAL	COMMON NAMES	LOT WIDTHS (MIN - MAX) <sup>(11)</sup>	LOT DEPTH (MIN)	SIDE YARD (MIN)	BUILD-TO ZONE FRONT STREET <sup>(2)</sup>	BUILD-TO ZONE SIDE STREET <sup>(2)</sup>
   	Manor	70'+	120'	5' or 3' / 7' split <sup>(1)</sup>	25' – 30'	10' min.
	Estate	60' – 69'	110'	5' or 3' / 7' split <sup>(1)</sup>	20' – 30'	10' min.
	Village	50' – 59'	110'	5' or 3' / 7' split <sup>(1)</sup>	15' – 25'	10' min.
	Cottage	40' – 49'	100'	5' or 3' / 7' split <sup>(1)</sup>	10' – 25'	10' min.
	Casita	25' – 39'	90'	5' or 3' / 7' split <sup>(1)</sup>	5' – 10'	10' min.
	Cottage on Mews, Court or "Zero" Lot Line	40' – 49'	90'	3' / 7' split <sup>(1)</sup>	5' – 15'	10' min.
	Casita on Mews, Court or "Zero" Lot Line	25' – 39'	80'	3' / 7' split <sup>(1)</sup>	5' – 10'	10' min.
Townhome I	25' – 35'	90' / 80' on mews	0' or 5'	4' – 10'	10'-15'	

(1) Side yard 5' unless a 3' / 7' ("zero" lot line) split. The total between buildings shall be 10 ft.

(2) Build-To-Zone is measured from the front, street adjacent property line in the Neighborhood General district.

(3) An enclosed garage shall be constructed of the same material as the main residential structure, and setback 7-9 feet, or 17 or more feet, from the rear property line. Rear loaded garages may be attached at the side with a zero foot setback from the side common property line by Minor Warrant or have a minimum 3' setback from the side property line.

(4) Front loaded garages will be limited to lots which are at least 60-feet wide and will be located behind the front building corner by 20 feet, or "drive-through" to the rear yard. Covered breezeways connecting the garage and the house are allowed. Garage Access Location. (R) = Rear, (F) = Front

(5) Porches, stoops, bay windows, balconies, masonry clad chimneys and sunrooms ("Gifts to the Street") may encroach beyond the BTL no more than 10 feet for a given street, except the encroachment shall not exceed 5 feet on "side streets" and not encroach into the public ROW.

GARAGE LOCATION	REAR SETBACK (MIN - MAX) <sup>(3)</sup>	OFF STREET PKG SPACES / DWELLING UNIT	MAX. HEIGHT IN STORIES <sup>(7)</sup>	AREA (SF) / DWELLING UNIT (MIN - MAX) <sup>(10)</sup>	GIFTS TO THE STREET <sup>(5)</sup>	PORCH DEPTH (MIN)	ACCESSORY BUILDING <sup>(6)</sup>
R/F <sup>(4)</sup>	3' - 17'+	2	3 <sup>(8)</sup>	3500 – No Max	Permitted	7'	Permitted
R/F <sup>(4)</sup>	3' - 17'	2	3 <sup>(8)</sup>	3000 – 4000	Permitted	7'	Permitted
R	3' - 17'	2	2.5	2000 – 3200	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	1400 – 2800	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	850 – 1400	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	1400 – 2200	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	850 – 1400	Permitted	7'	Permitted
R	3' - 17'	2	2.5 – 3 <sup>(8)</sup>	1000 – No Max	Permitted	7'	Permitted

*(6) One accessory building up to 500 square feet is permitted. The accessory building area does not count against the maximum dwelling size.*





*(7) The minimum height in stories is one (1).*

*(8) 3 Stories allowed only if the building is located next to a 2-story or taller building, or if the building's side yard is adjacent to an alley, pedestrian way or street, or if it pre-dates adjacent buildings.*

*(9) At least one off street parking space must be located in a garage.*

*(10) A Minor Warrant is required to increase the size of houses up to 15% larger*

*(11) The maximum lot width may be increased by 5 feet on corner lots to accommodate wrap around porches, secondary entries and other approved features.*

NEIGHBORHOOD EDGE	COMMON NAMES	LOT WIDTHS (MIN - MAX) <sup>(11)</sup>	LOT DEPTH (MIN)	SIDE YARD (MIN)	BUILD-TO ZONE FRONT STREET <sup>(2)</sup>	BUILD-TO ZONE SIDE STREET <sup>(2)</sup>
	Rural Residential	140' +	240'	7.5'	35' min.	35' min.
	Manor	70'+	120'	5' or 3' / 7' split <sup>(1)</sup>	25' – 30'	10' min.
	Estate	60' – 69'	110'	5' or 3' / 7' split <sup>(1)</sup>	20' – 30'	10' min.
	Village	50' – 59'	110'	5' or 3' / 7' split <sup>(1)</sup>	15' – 25'	10' min.
	Cottage	40' – 49'	100'	5' or 3' / 7' split <sup>(1)</sup>	10' – 25'	10' min.
	Casita	25' – 39'	90'	5' or 3' / 7' split <sup>(1)</sup>	5' – 10'	10' min.
	Cottage on Mews, Court or "Zero" Lot Line	40' – 49'	90'	3' / 7' split <sup>(1)</sup>	5' – 15'	10' min.
	Casita on Mews, Court or "Zero" Lot Line	25' – 39'	80'	3' / 7' split <sup>(1)</sup>	5' – 10'	10' min.

(1) Side yard 5' unless a 3' / 7' ("zero" lot line) split. The total between buildings shall be 10 ft. Not applicable for Rural Residential.

(2) Build-To-Zone is measured from the front, street adjacent property line in the Neighborhood Edge district.

(3) An enclosed garage shall be constructed of the same material as the main residential structure, and setback 7-9 feet, or 17 or more feet, from the rear property line. Rear loaded garages may be attached at the side with a zero foot setback from the side common property line by Minor Warrant or have a minimum 3' setback from the side property line.

(4) Front-loaded garages will be limited to lots which are at least 60-feet wide. Attached, front-loaded garages will be located behind the front building corner by 20 feet. "J-swing" garages in front yards are discouraged and will require a Minor Warrant. Detached, front-loaded "drive-through" garages will be located behind the rear building corner. Covered breezeways connecting the garage and the house are allowed. Garage Access Location. (R) = Rear, (F) = Front.

(5) Porches, stoops, bay windows, balconies, masonry clad chimneys and sunrooms ("Gifts to the Street") may encroach beyond the set BTL no more than 10 feet for a



GARAGE LOCATION	REAR SETBACK (MIN - MAX) <sup>(3)</sup>	OFF STREET PKG SPACES / DWELLING UNIT	MAX. HEIGHT IN STORIES <sup>(7)</sup>	AREA (SF) / DWELLING UNIT (MIN - MAX) <sup>(10)</sup>	GIFTS TO THE STREET <sup>(5)</sup>	PORCH DEPTH (MIN)	ACCESSORY BUILDING <sup>(6)</sup>
F <sup>(4)</sup>	35' min.	2	3	3800 - No Max	Permitted	7'	Permitted
R/F <sup>(4)</sup>	3' - 17'	2	3 <sup>(8)</sup>	3500 – No Max	Permitted	7'	Permitted
R/F <sup>(4)</sup>	3' - 17'	2	3 <sup>(8)</sup>	3000 – 4000	Permitted	7'	Permitted
R	3' - 17'	2	2.5	2000 – 3200	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	1400 – 2800	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	850 – 1400	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	1400 – 2200	Permitted	7'	Permitted
R	3' - 17'	2 <sup>(9)</sup>	2.5	850 – 1400	Permitted	7'	Permitted

given street, except the encroachment shall not exceed 5 feet on “side streets” and not encroach into the public ROW.

(6) One accessory building up to 500 square feet is permitted. The accessory building area does not count against the maximum dwelling size.



(7) The minimum height in stories is one (1).

(8) 3 Stories allowed only if the building is located next to a 2-story or taller building, or if the building’s side yard is adjacent to an alley, pedestrian way or street, or if it pre-dates adjacent buildings.

(9) At least one off street parking space must be located in a garage.

(10) A Minor Warrant is required to increase the size of houses up to 15% larger

(11) The maximum lot width may be increased by 5 feet on corner lots to accommodate wrap around porches, secondary entries and other approved features.

URBAN TRANSITION	COMMON NAMES	LOT WIDTHS (MIN - MAX) <sup>(11)</sup>	LOT DEPTH (MIN)	SIDE YARD (MIN) <sup>(1)</sup>	BUILD-TO ZONE FRONT STREET <sup>(2)</sup>	BUILD-TO ZONE SIDE STREET <sup>(2)</sup>
 	Manor	70'+	120'	5' or 3' / 7' split	25' – 30'	10' min.
	Cottage	40' – 49'	100'	5' or 3' / 7' split	10' – 25'	10' min.
	Casita	25' – 39'	90'	5' or 3' / 7' split	5' – 10'	10' min.
	Townhome I	25' – 35'	90' / 80' on mews	0' or 5'	4' – 10'	10'-15'

(1) Side yard 5' unless a 3' / 7' (“zero” lot line) split. The total between buildings shall be 10 ft.

(2) Build-To-Zone is measured from the front, street adjacent property line in the Urban Transition district.

(3) An enclosed garage shall be constructed of the same material as the main residential structure, and setback 7-9 feet, or 17 or more feet, from the rear property line. Rear loaded garages may be attached at the side with a zero foot setback from the side common property line by Minor Warrant or have a minimum 3' setback from the side property line.

(4) Front loaded garages will be limited to lots which are at least 60-feet wide and will be located behind the front building corner by 20 feet, or “drive-through” to the rear yard. Covered breezeways connecting the garage and the house are allowed. Garage Access Location. (R) = Rear, (F) = Front

(5) Porches, stoops, bay windows, balconies, masonry clad chimneys and sunrooms (“Gifts to the Street”) may encroach beyond the set BTL no more than 10 feet for a given street, except the encroachment shall not exceed 5 feet on “side streets” and not encroach into the public ROW.

GARAGE LOCATION	REAR SETBACK (MIN - MAX) <sup>(3)</sup>	OFF STREET PKG SPACES / DWELLING UNIT	MAX. HEIGHT IN STORIES <sup>(7)</sup>	AREA (SF) / DWELLING UNIT (MIN - MAX) <sup>(10)</sup>	GIFTS TO THE STREET <sup>(5)</sup>	PORCH DEPTH (MIN)	ACCESSORY BUILDING <sup>(6)</sup>
R/F <sup>(4)</sup>	3' - 17'	2	3 <sup>(8)</sup>	3500 – No Max	Permitted	7'	Permitted
R <sup>(4)</sup>	3' - 17'	2 <sup>(9)</sup>	2.5	1400 – 2800	Permitted	7'	Permitted
R <sup>(4)</sup>	3' - 17'	2 <sup>(9)</sup>	2.5	850 – 1400	Permitted	7'	Permitted
R <sup>(4)</sup>	3' - 17'	2	2.5 – 3 <sup>(8)</sup>	1000 – No Max	Permitted	7'	Permitted

*(6) One accessory building up to 500 square feet is permitted. The accessory building area does not count against the maximum dwelling size.*

*(7) The minimum height in stories is one (1).*

*(8) 3 Stories allowed only if the building is located next to a 2-story or taller building, or if the building's side yard is adjacent to an alley, pedestrian way or street, or if it pre-dates adjacent buildings.*

*(9) At least one off street parking space must be located in a garage.*

*(10) A Minor Warrant is required to increase the size of houses up to 15% larger*

*(11) The maximum lot width may be increased by 5 feet on corner lots to accommodate wrap around porches, secondary entries and other approved features.*

URBAN TRANSITION	COMMON NAMES	RECOMMENDED PLACEMENT	BUILD- TO ZONE <sup>(1 &amp; 2)</sup>	FRONTAGE	USE: GROUND	USE: UPPER
SHOPFRONT	Retail Building Junior Anchors	Corner Lot	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail or office	Retail or office
LIVE-WORK	Live-Work	Interior Lot	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail or office	Residential required

(1) Build-to-Zone is measured from the back-of-curb line. However, along State Highway 5, the Build-to-Zone will be 22-30 feet from the planned back-of-curb to account for the possible long term expansion of the roadway and the major trail that is

planned along the east side.

(2) Minimum Sidewalk Widths. May be reduced with a minor waiver if the result is an appropriately wide sidewalk. 8' - 12' minimum.

FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS <sup>(3)</sup>	MAX. HEIGHT IN STORIES <sup>(4)</sup>	MIN. GROUND FLOOR-TO-CEILING HEIGHTS	REFERENCE IMAGES
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	2	12'	
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	3	12' (First Floor) 9' (Above)	

(3) Projections may extend beyond the build-to zone.

(4) The minimum height in stories is two (2). A one story building may be considered by Minor warrant as part of a larger development.

URBAN VILLAGE <sup>(5)</sup>	COMMON NAMES	BUILD- TO ZONE <sup>(1 &amp; 2)</sup>	FRONTAGE	USE: GROUND	USE: UPPER	MAX. HEIGHT IN STORIES <sup>(4 &amp; 6)</sup>
<b>TOWNHOME II</b>	Rowhouse Townhouse Brownstone	18' – 26'	Dooryards, Stoops, patios, porches and lawns permitted; Vehicular access from rear alley required	Residential required	Residential required	3
<b>LIVE-WORK</b>	Live-Work	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail or office	Residential required	3
<b>MIXED RESIDENTIAL</b>	Apartment Condominium Lofts	18' – 26'	Dooryards, Stoops, patios, porches and lawns permitted	Residential or residential amenity; Up to 10% of ground floor may be retail	Residential required	6
<b>SHOPFRONT</b>	Retail Building Junior Anchors	18' – 26'	Shopfront/awning required; Frontage required to engage sidewalk	Retail required	Retail or office	2
<b>MIXED USE</b>	Mixed Use	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Retail or office	Retail, office or residential	6 or 12 max.
<b>COMMERCIAL</b>	Commercial Office Medical Office Hotel	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Retail, office or hotel; Up to 10% of ground floor may be retail	Office or hotel	6 or 12 max.
<b>FLEX - EMPLOYMENT</b>	Flex - Employment	18' – 26'	Shopfront/awning permitted; Clear articulated entries for lobby access required	Office or industrial; Up to 10% of ground floor may be retail	Office or industrial	6 or 12 max.

(1) Build-to-Zone is measured from the back-of-curb line. However, along State Highway 5, the Build-to-Zone will be 22-30 feet from the planned back-of-curb to account for the possible long term expansion of the roadway and the major trail that is planned along the

east side.

(2) Minimum Sidewalk Widths. Residential Buildings: 6' minimum, may be reduced with a minor waiver if the result is an appropriately wide sidewalk. Residential Buildings (greater

FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS <sup>(3)</sup>	MIN. GROUND FLOOR-TO-CEILING HEIGHTS	REFERENCE IMAGES
Stoop Frontage - Minimum 24" above sidewalk grade; Dooryard Frontage - at sidewalk grade	Balcony Bay windows Footed chimneys Stoop Patio	Stoop Frontage - 10' (First Floor); Dooryard Frontage - 12' (First Floor) 9' (Above)	
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12' (First Floor) 9' (Above)	
Stoop Frontage - Minimum 24" above sidewalk grade; Dooryard Frontage - at sidewalk grade; Lobby access at grade	Awning / canopy Balcony & Bay windows Blade signs Footed chimneys Stoop Patio	Stoop Frontage - 10' (First Floor); Dooryard Frontage - 12' (First Floor) 9' (Above)	
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12-16' depending on depth of non-residential use	
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12-16' depending on depth of non-residential use	
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12-16' depending on depth of non-residential use	
Match sidewalk grade	Awning / canopy Balcony Bay windows Blade signs Footed chimneys	12-16' depending on depth of non-residential use	

(3) Projections may extend beyond the build-to zone.

(4) The minimum height in stories is two (2). A one story building may be considered by Minor Warrant as part of a larger development.

(5) Permitted building types may vary based on overlay designation. See Framework Plan.

(6) Permitted building heights may vary based on overlay designation. See Framework Plan.

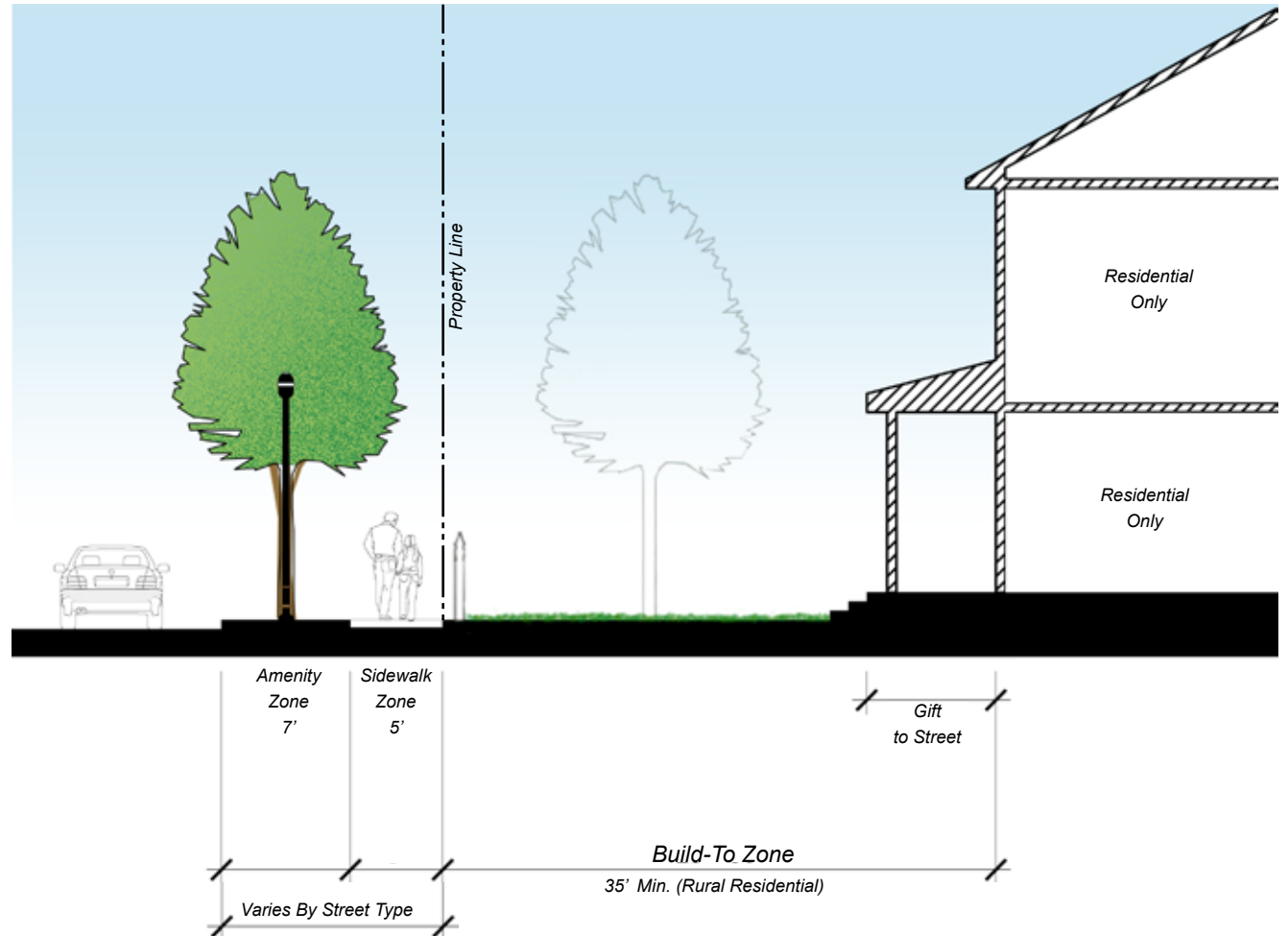
# RURAL RESIDENTIAL

## INTENT

*This building type is intended for larger, single family households who desire large lots in more rural settings. They should be located along primary streets, or along secondary streets when transitioning from existing rural estate building types.*

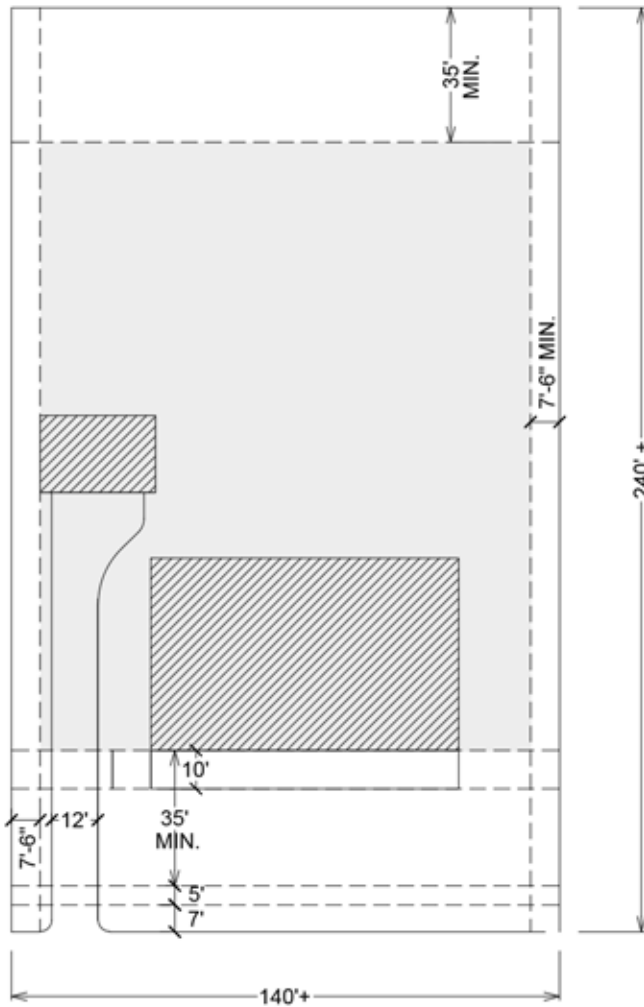


## SECTION

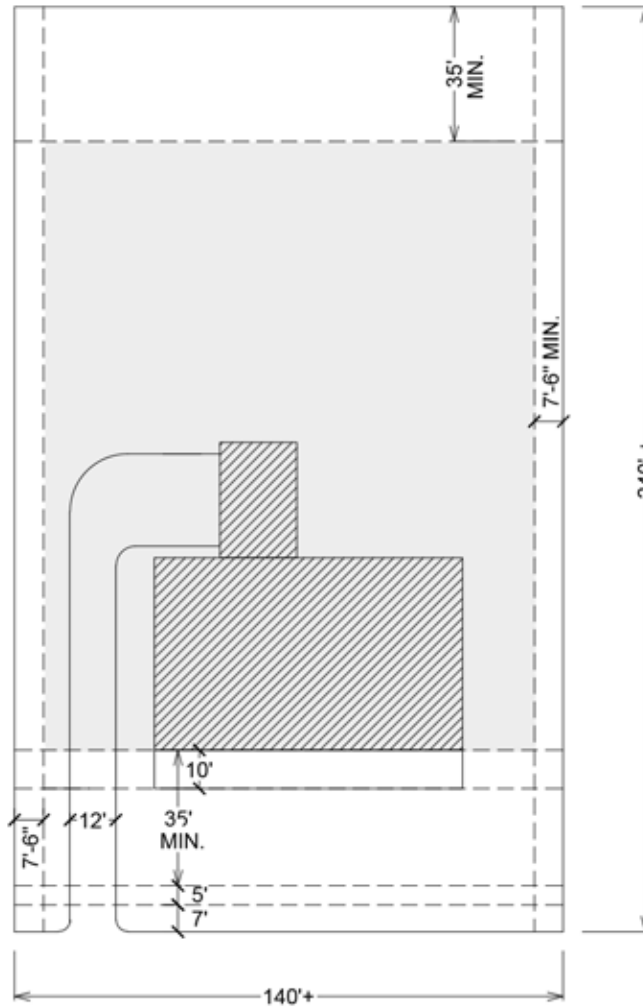




### RURAL RESIDENTIAL



### RURAL RESIDENTIAL - J-SWING GARAGE



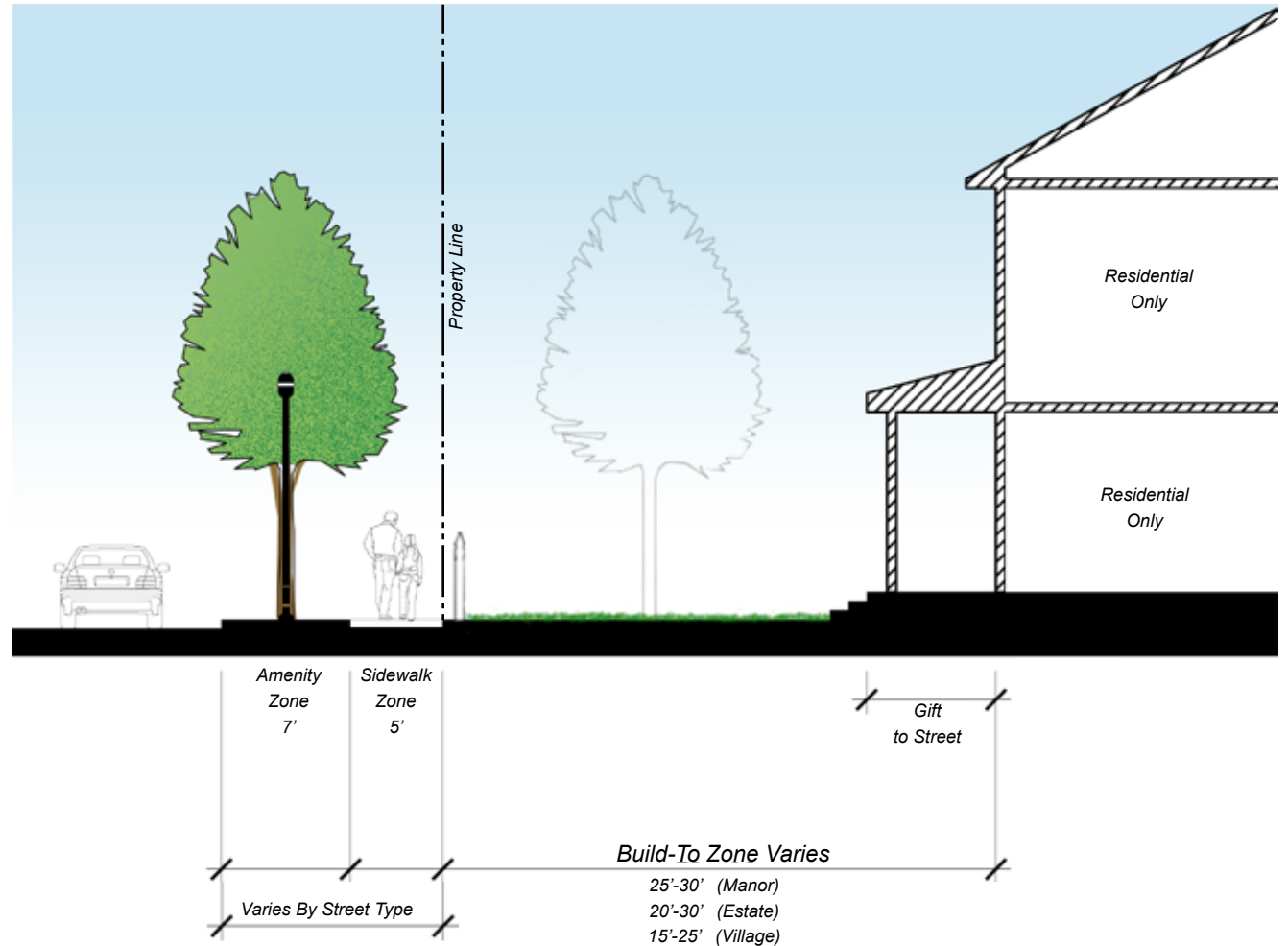
## MANOR, ESTATE, AND VILLAGE

### INTENT

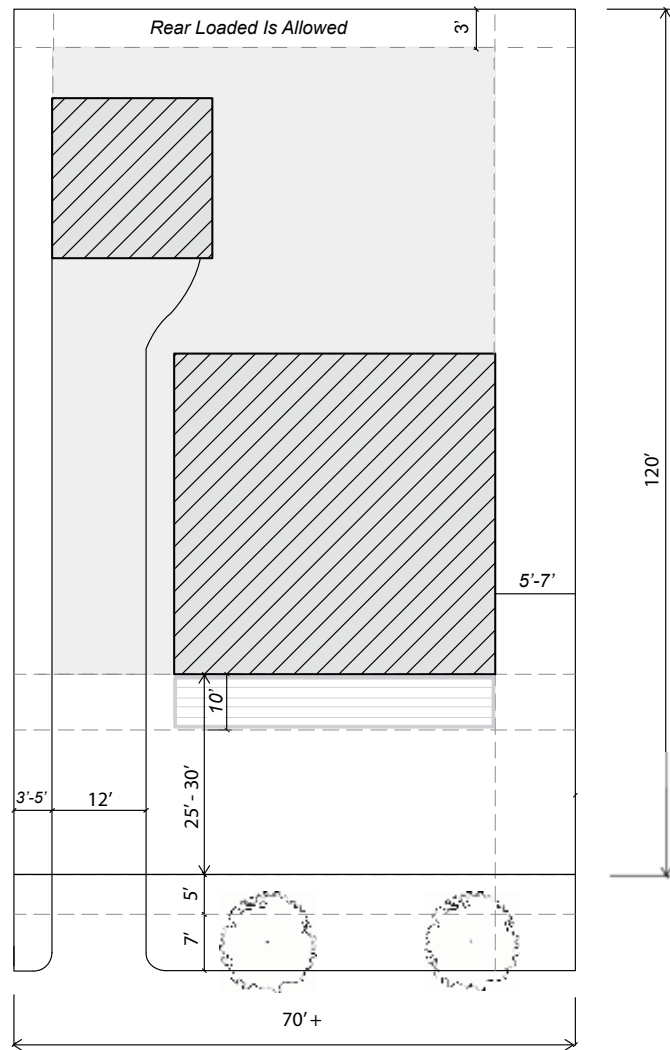
These building types are intended for larger households. They may be located on primary streets to help create value for the entire neighborhood and should have good access to trails and schools.



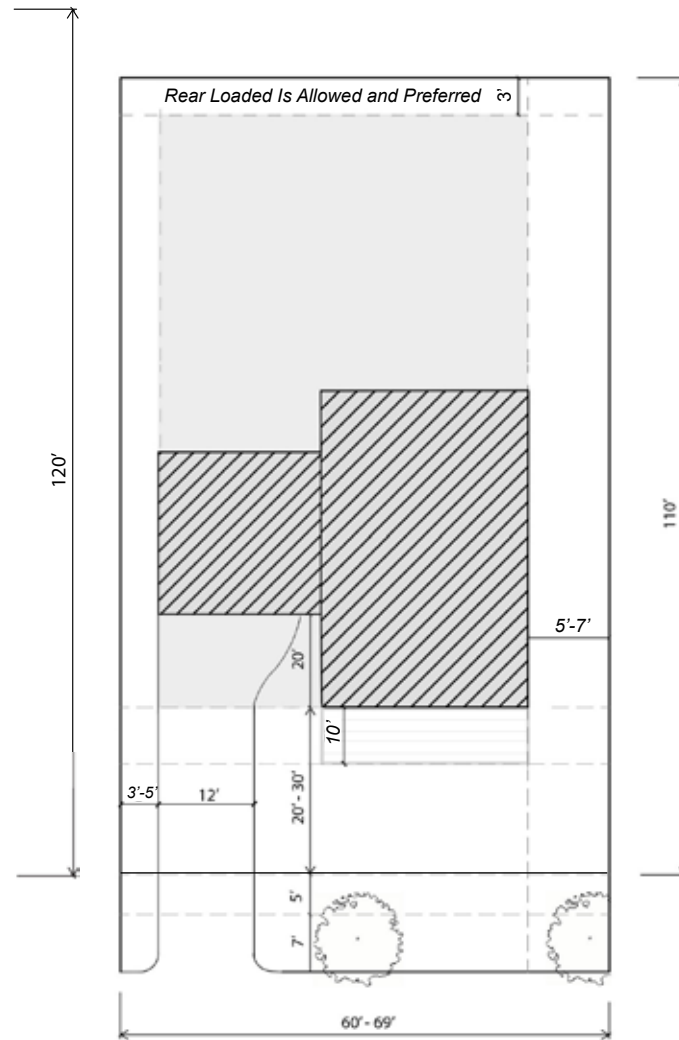
### SECTION



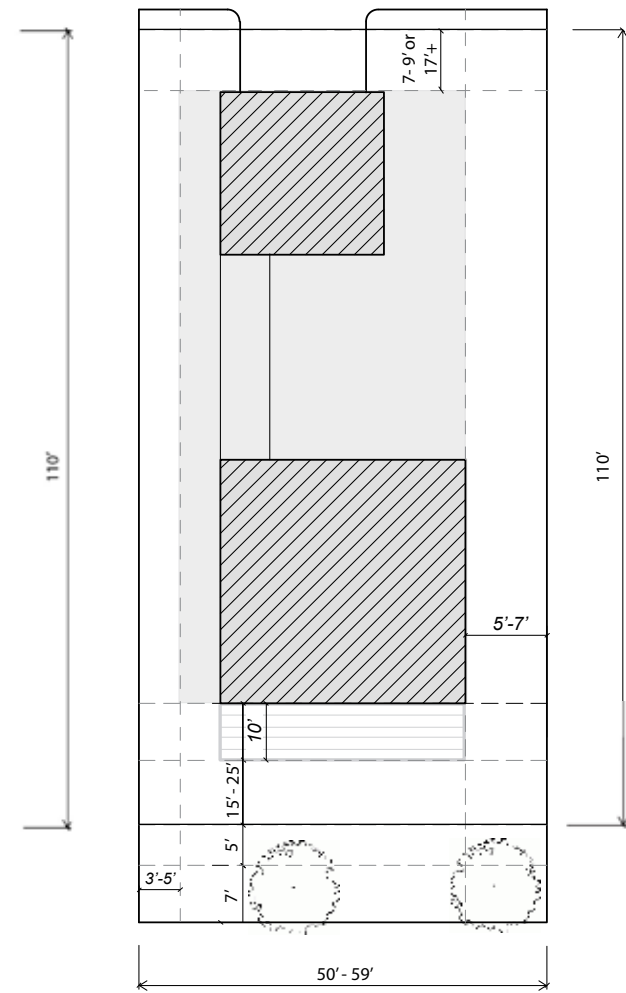
### MANOR



### ESTATE



### VILLAGE



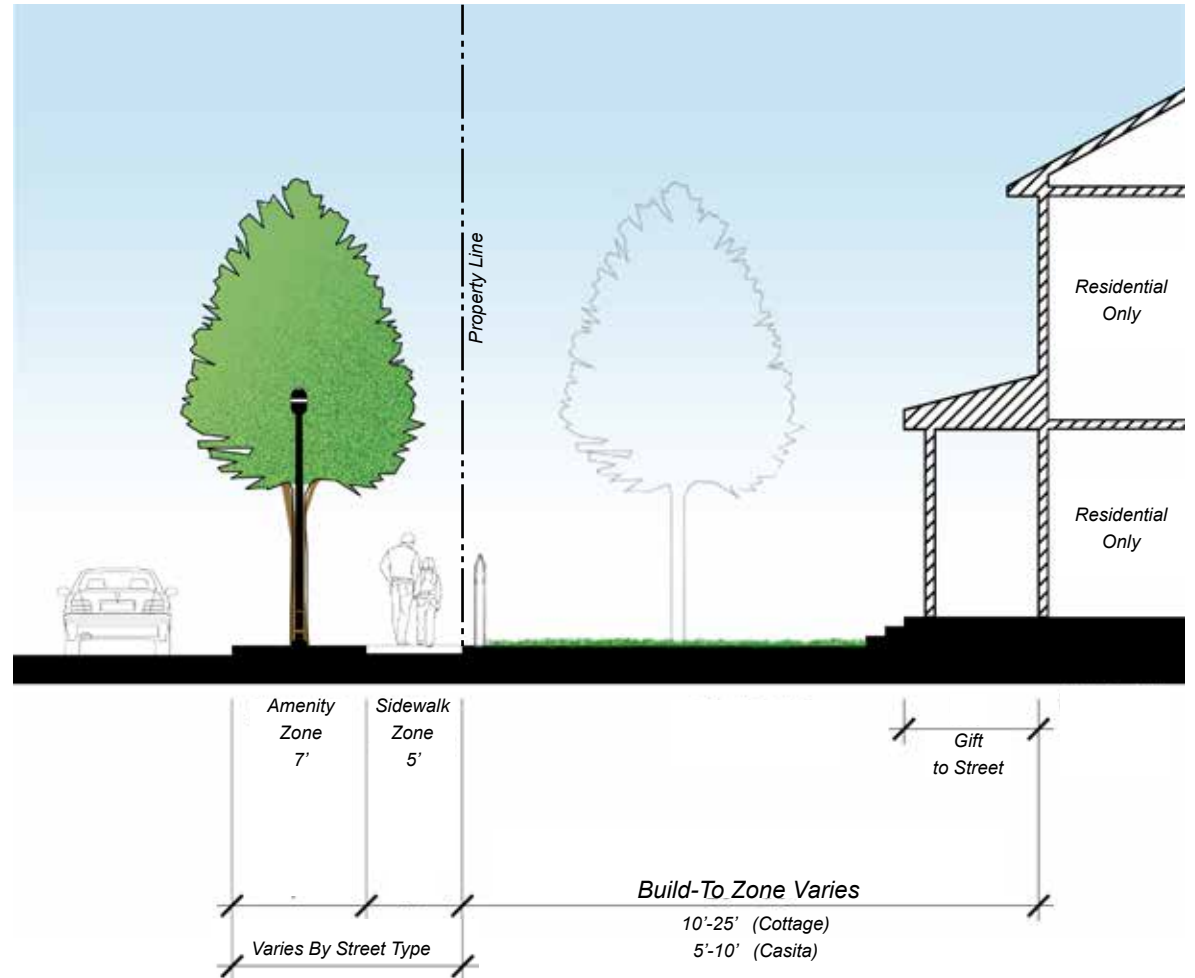
## COTTAGE AND CASITA

### INTENT

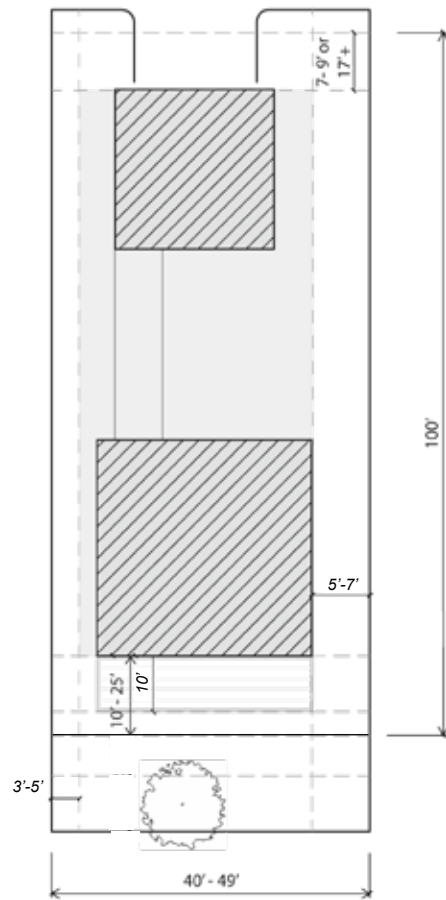
*These building types are intended for a range of household sizes including professional couples, families with children, and retirees. They should be located within easy access to open space and trails.*



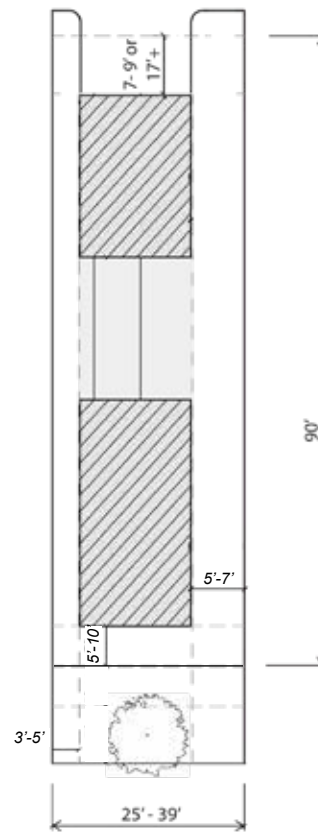
### SECTION



## COTTAGE



## CASITA

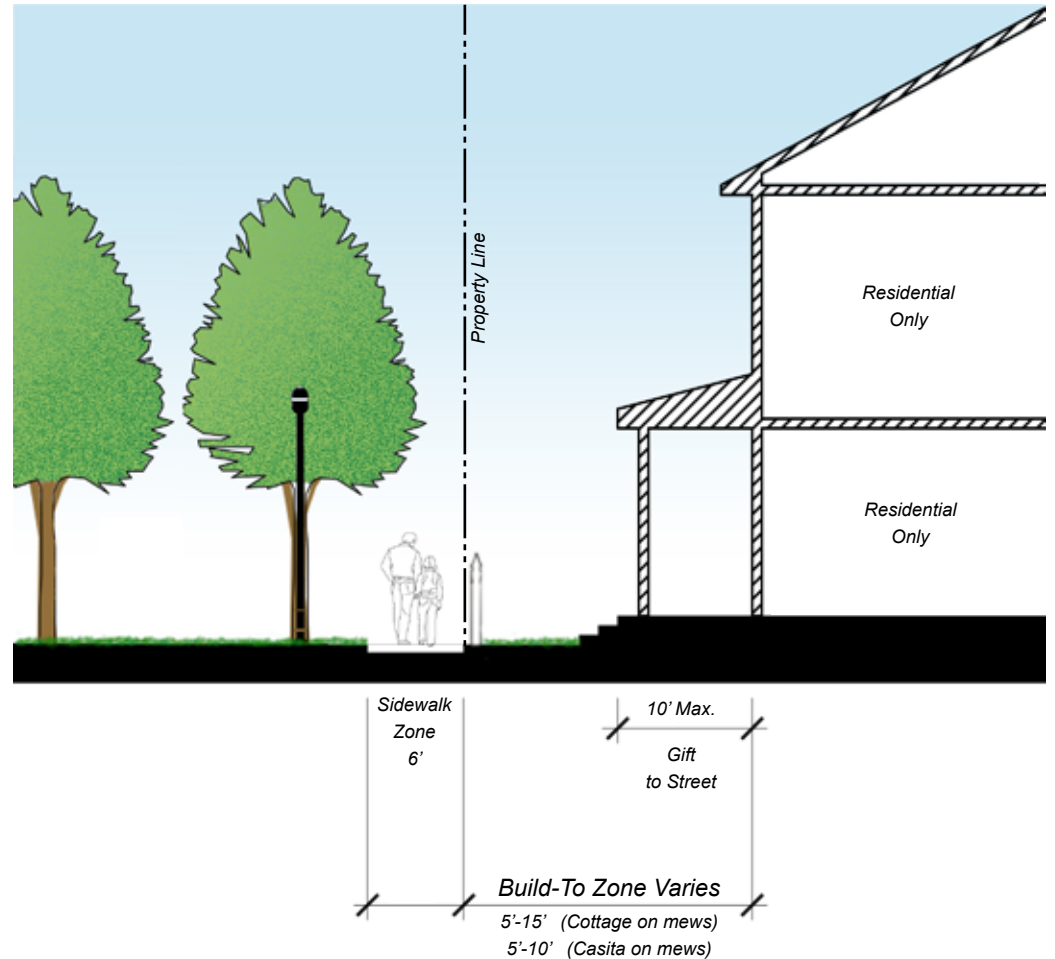


## COTTAGE ON MEWS AND CASITA ON MEWS

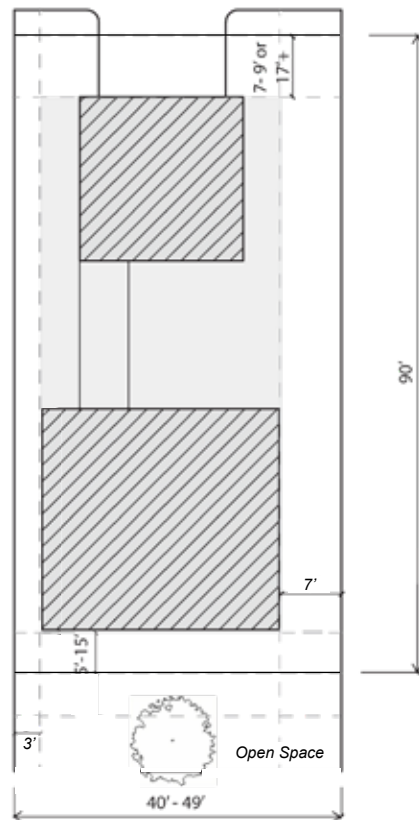
### INTENT

*These building types are intended for very small households of one to two people which may include young professionals, retirees, and singles. They should be located away from major roadways and shall be required to front onto open space.*

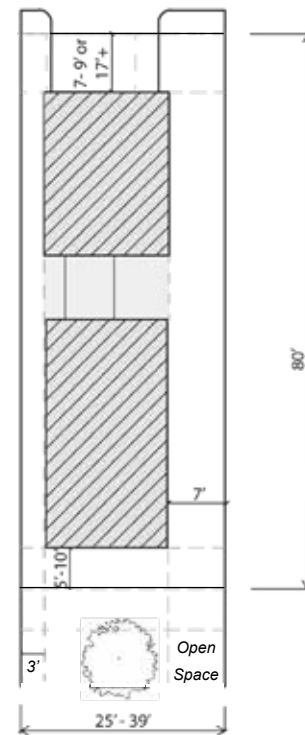
### SECTION



### COTTAGE ON MEWS



### CASITA ON MEWS



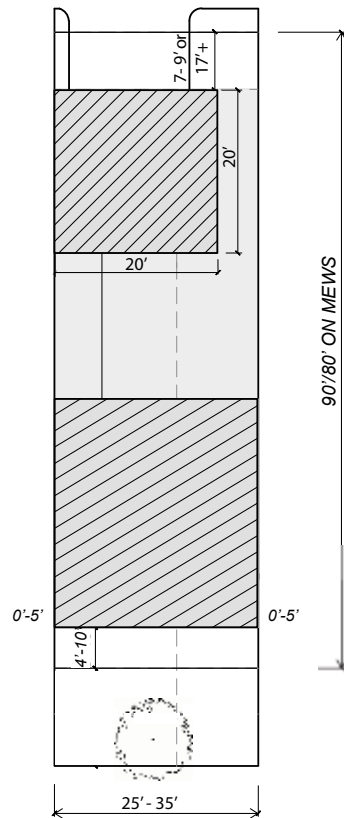
# TOWNHOME I

## INTENT

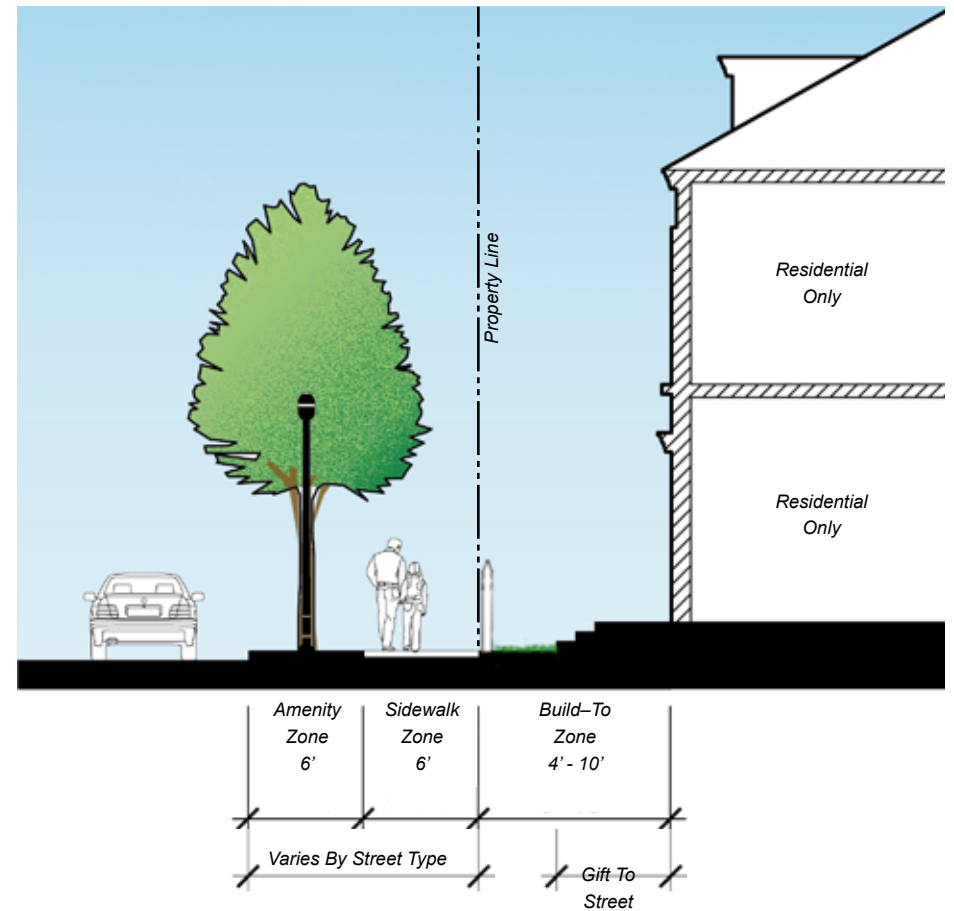
*This unit type is intended for a range of household sizes including professional couples, families with children, and retirees who want a minimum amount of maintenance responsibility. It should be located in close proximity to trails, open space, and other neighborhood amenities.*



## TOWNHOME I



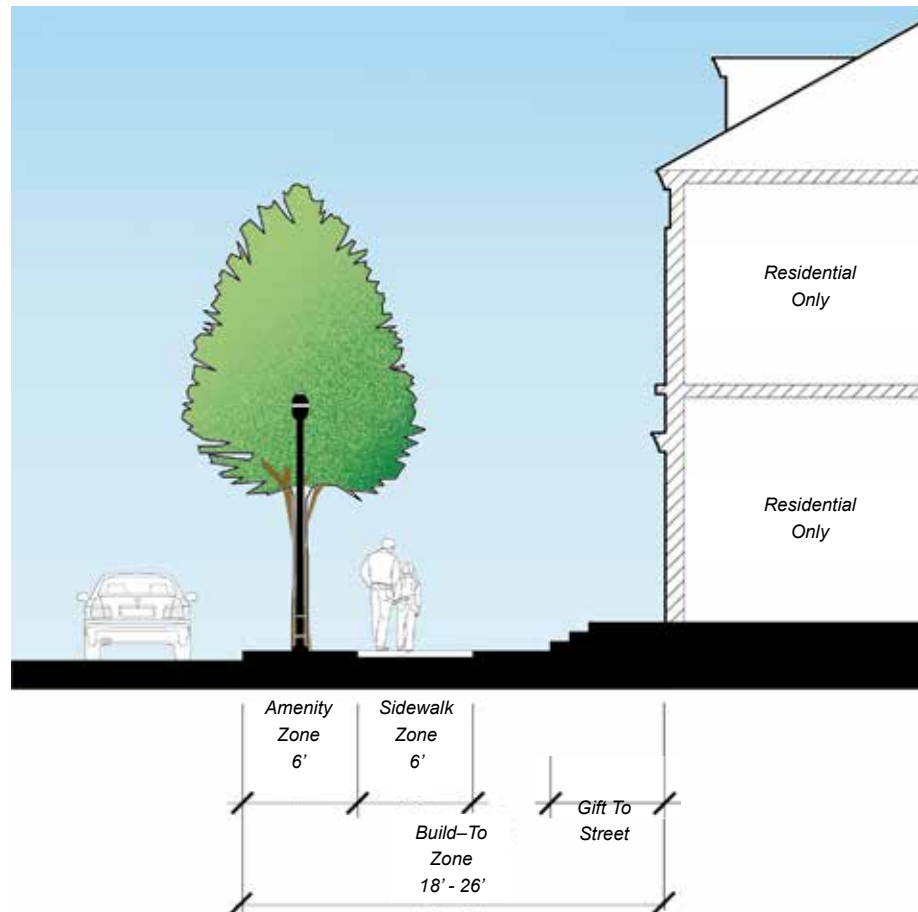
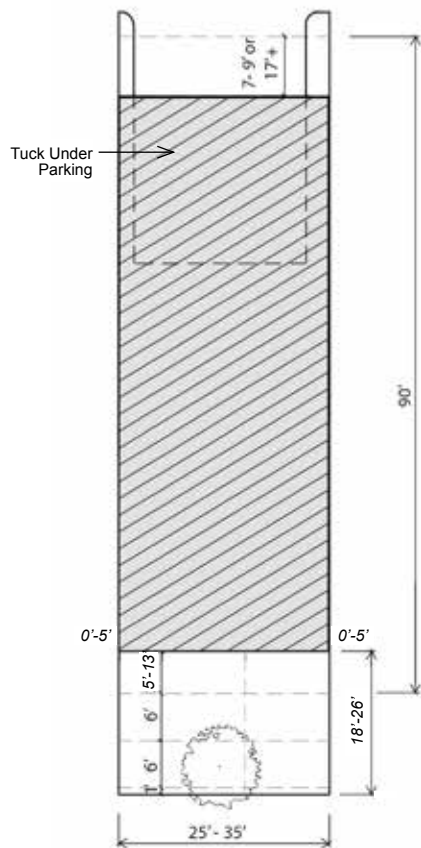
## SECTION





## TOWNHOME II

### SECTION



### INTENT

*This unit type is intended for a range of household sizes including professional couples, families with children, and retirees who want a minimum amount of maintenance responsibility. They should be located in close proximity to trails, open space, and other neighborhood amenities.*



## MIXED RESIDENTIAL

### INTENT

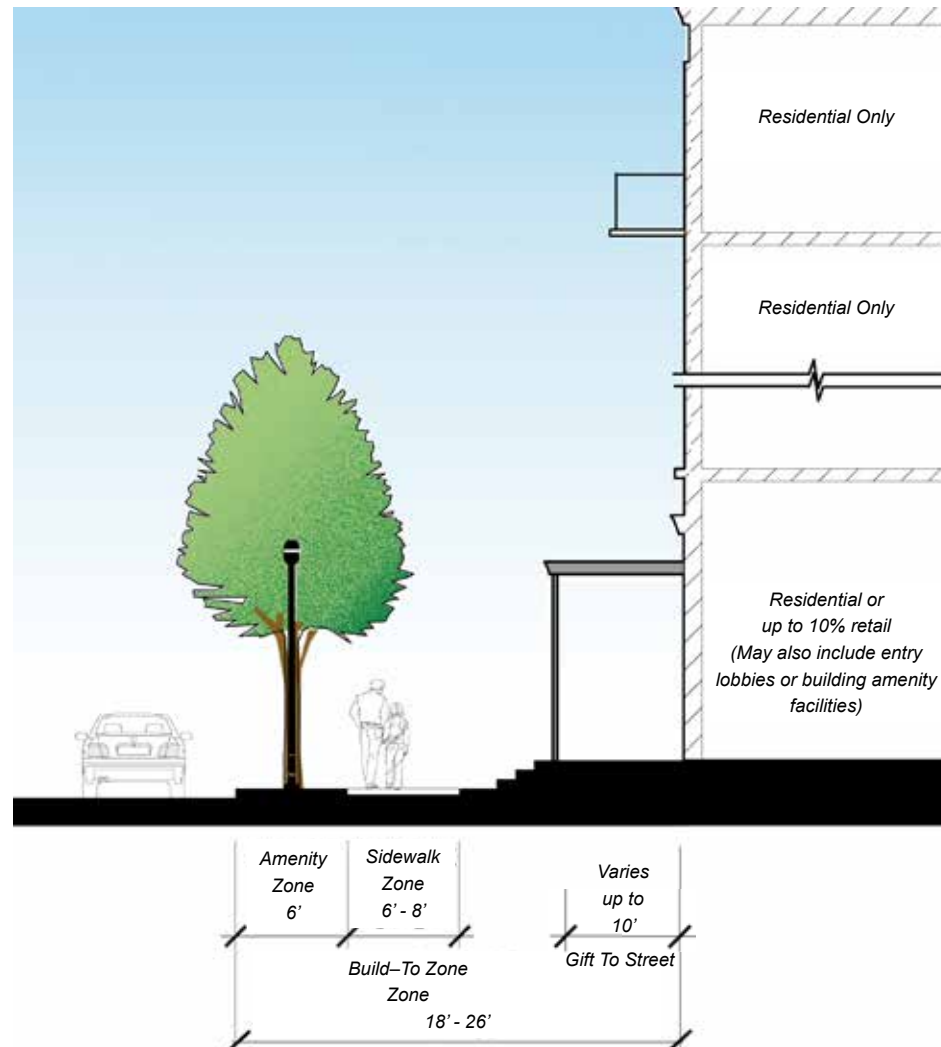
Mixed Residential buildings are single structures divided into multiple apartment, condominium or loft-style units. Ground floor units must have direct access to the street with front entries set above the sidewalk, or have at grade front doors within a small fenced area, in order to provide clear separation between public and private property.



Private outdoor open space is generally provided in a courtyard or rear yard configuration. Common outdoor open space should be designed to serve multiple units.

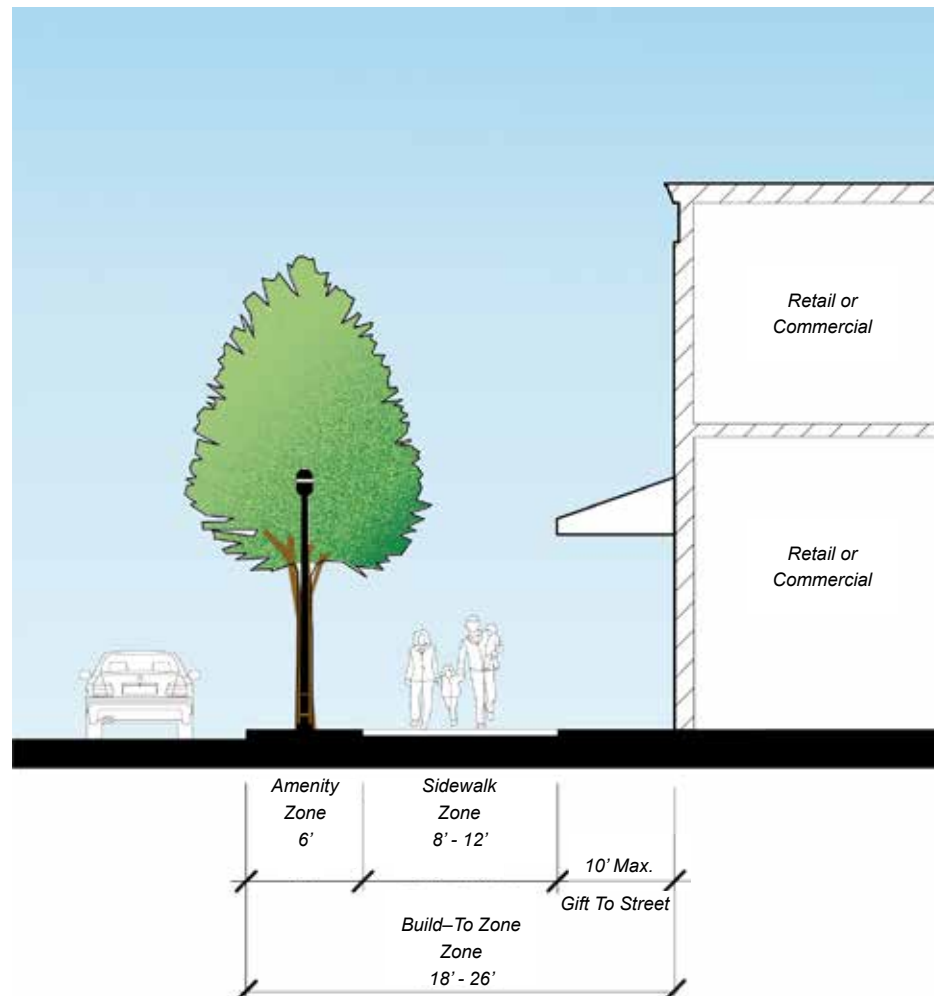
Parking may be located below-grade, in a structured garage or in a well-designed surface lot behind the building.

### SECTION



## SHOPFRONT

### SECTION



### INTENT

*Shopfront buildings are primarily intended to provide space for retail uses in a 2-story format store. With commercial uses on the upper floor. In some cases with a Minor Warrant a single story building may be allowed.*



*Shopfront buildings may accommodate single tenants or be designed to accommodate multiple tenants in a single structure. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies.*

## LIVE - WORK

### INTENT

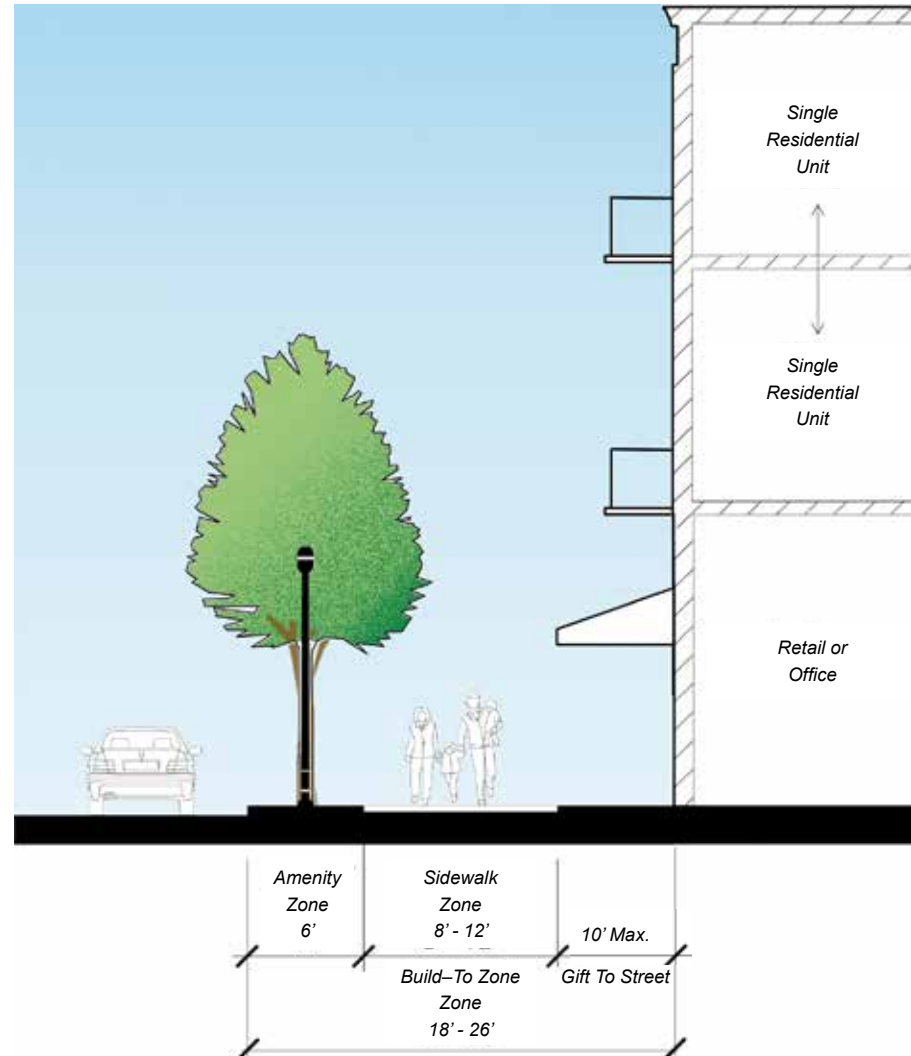
*Live/Work buildings are the smallest form of vertically-integrated mixed-use building. The units are owned individually or as condominiums and provide an excellent transition from townhomes to mixed residential, commercial or other mixed-use types of development.*



*Live/Work buildings have at-grade entries to allow the ground floor commercial access to function properly. A separate entrance, designed to appear more private, must be provided to permit access to the residential quarters above.*

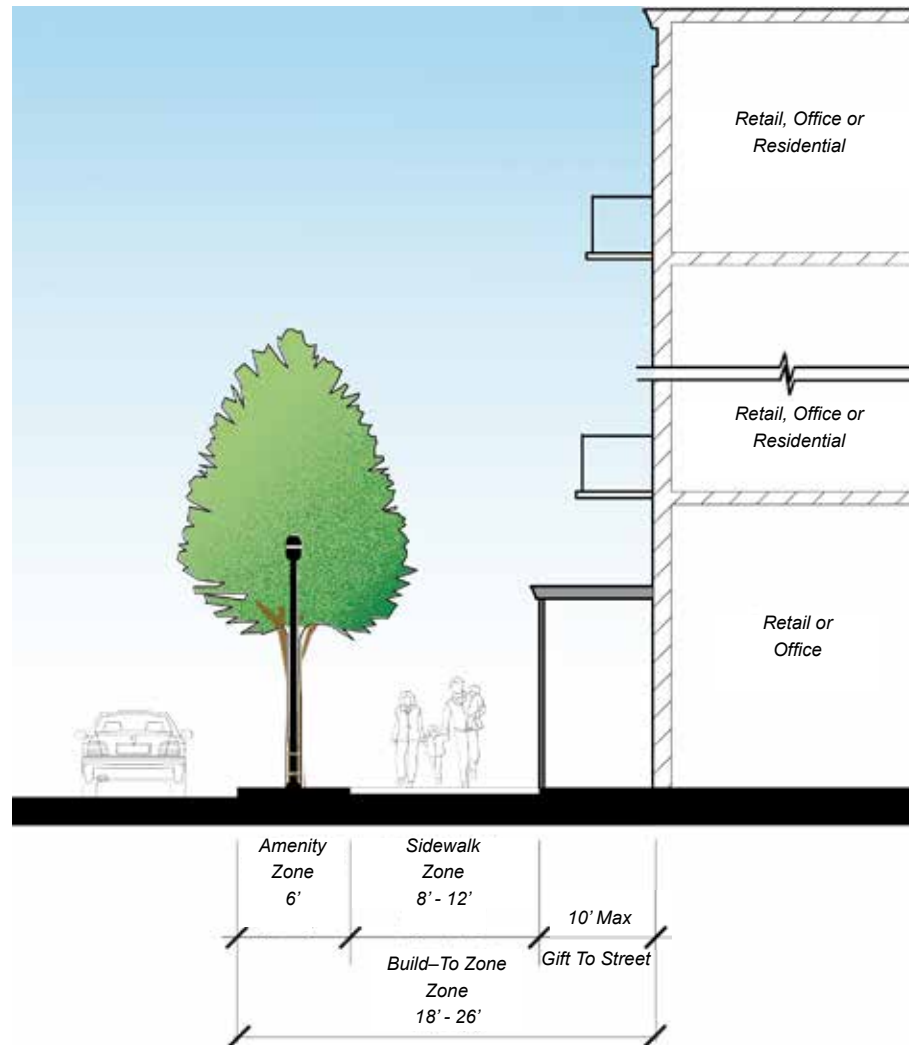
*Parking for both the commercial activity and the residential uses is often provided in a shared lot configuration behind the building.*

### SECTION



**MIXED USE**

**SECTION**



**INTENT**

*Mixed use buildings provide space for multiple activities and multiple tenants in a single structure. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies.*

*Mixed use buildings have outside spaces that focus on the public realm at the ground level. These outdoor spaces may be outfitted with tables and chairs for outdoor dining and cafes or hardscape plazas or other features for passive recreation. Parking is located in a shared lot behind the building or in a parking structure which is screened from view.*



# COMMERCIAL

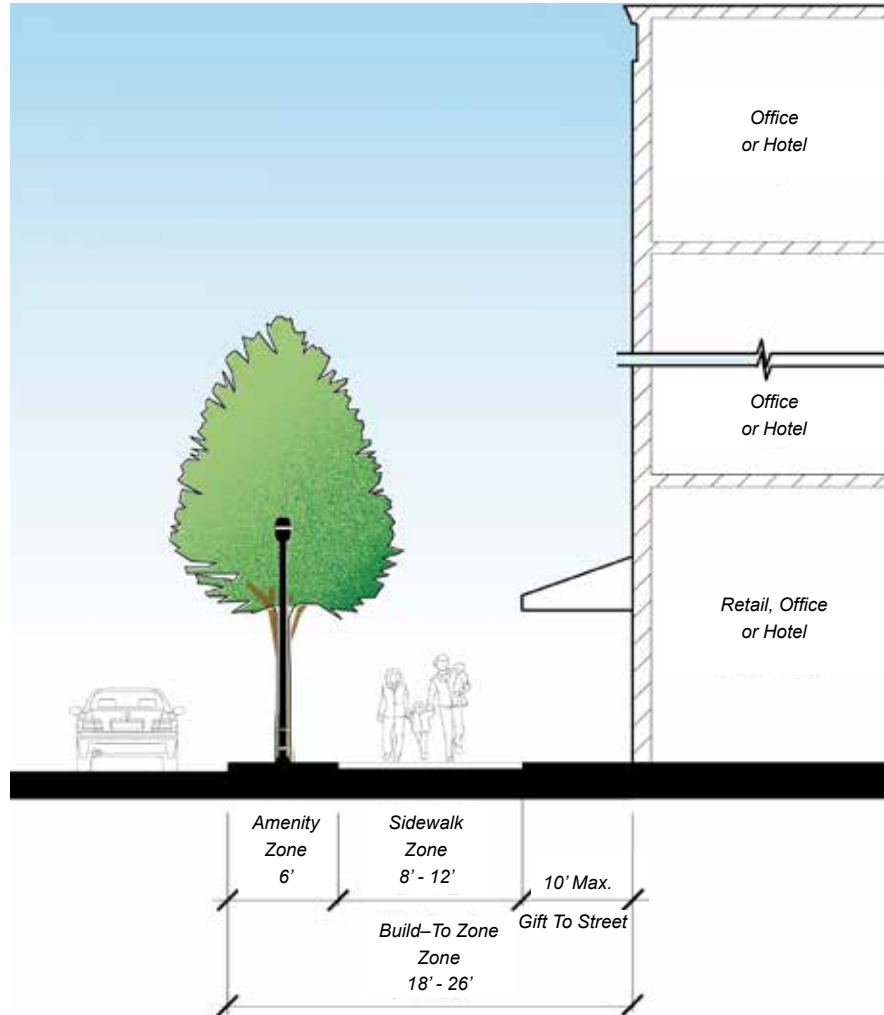
## INTENT

Commercial buildings are structures that may be occupied by one tenant or divided for multiple tenant occupancy or ownership. They may be designed for commercial offices, medical offices or hotel uses. Buildings that are designed primarily for office or hotel uses may also include limited space, usually at the ground level, for support services such as restaurants, health clubs, barber or beauty shops or a mailing service, open to patrons outside the building.

Upper floor uses may be accessed via a common lobby and at-grade spaces will often have individual entryways to attract patrons from outside the building. Depending on the size of the building, parking may be provided below grade, in a structured garage or in a well-designed surface lot located at the rear of the property and screened from the street. Outdoor common space may be provided in a courtyard configuration or, for larger developments, in a plaza or green.

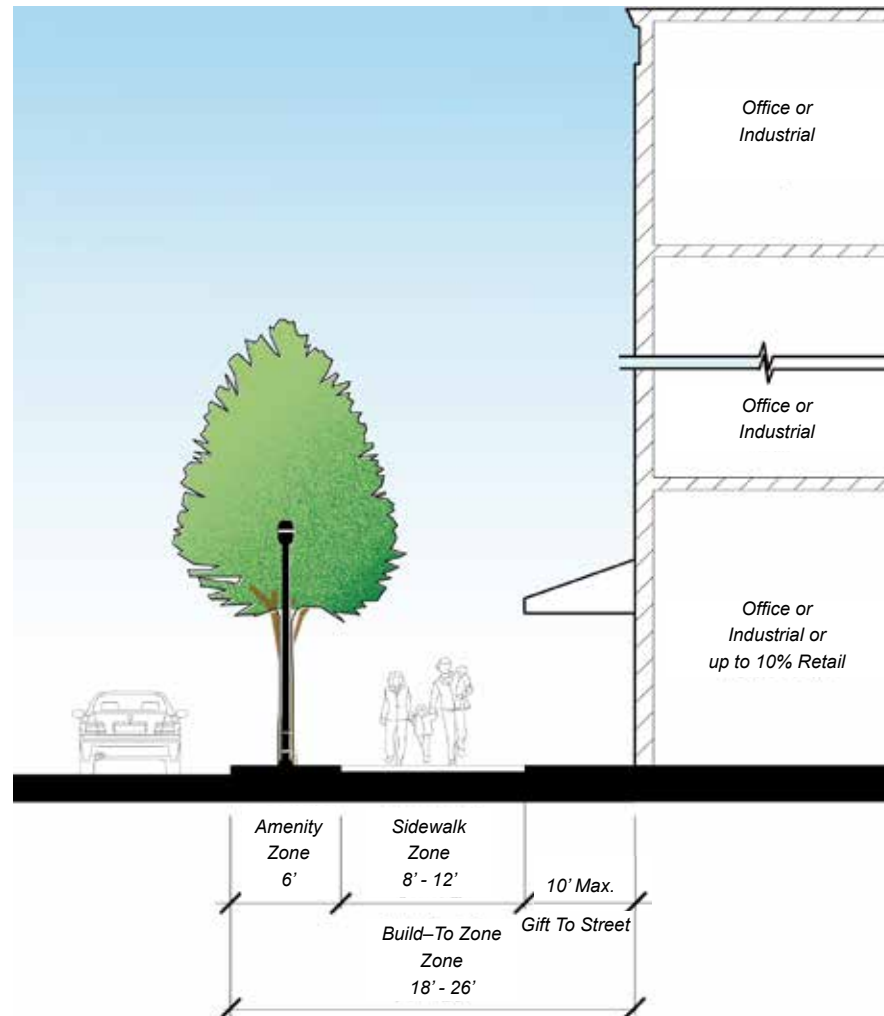


## SECTION



## FLEX EMPLOYMENT

### SECTION



### INTENT

*Flex Employment buildings are single structures that may be occupied by one tenant or divided for multiple tenant occupancy or ownership. They may be designed to provide flexible space for a number of uses ranging from commercial to light industrial. In an office configuration, these buildings may have upper floors that are accessed via a common lobby. At-grade spaces will often have individual entryways to attract patrons from outside the building.*

*In a more light industrial configuration, the buildings may have open floor plates to accommodate light assembly or clean manufacturing activities. These buildings often provide incubator space for small businesses. Over time, these buildings have the flexibility to reconfigure to accommodate varying space needs of multiple use types.*

*Depending on the size of the building, parking may be provided in a structured garage or in a well-designed surface lot located at the rear of the property and screened from the street. Outdoor common space may be provided in a courtyard configuration or, for larger developments, in a plaza or green.*

**INTENT**

It is the intent of this PDD, to ensure an orderly transition between Sub-Districts and areas of lower density, single-family residential development through the use of building types and building height which are appropriate to making that transition.

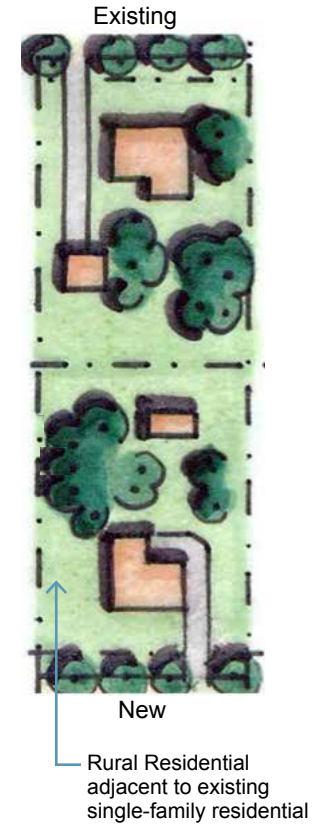
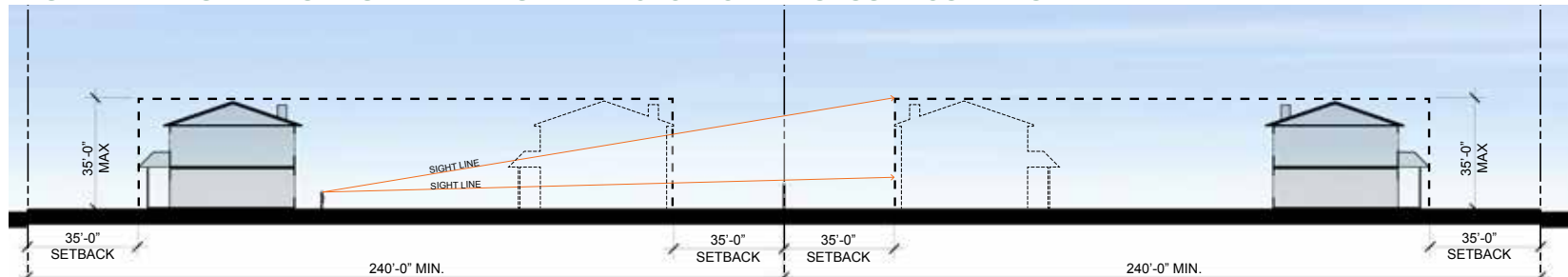
Such standards are only applicable to Sub-District areas immediately adjacent to areas zoned Single Family under the FDC.

**LOW DENSITY RESIDENTIAL TO RESIDENTIAL ESTATE TRANSITION STANDARDS**

The following transition standards set the parameters for lots that immediately abut areas zoned Single family under the FDC.

- i. The maximum principal building height will be 35 feet.
- ii. The maximum accessory building height will be 30 feet.
- iii. The minimum rear setback will be 35 feet.

**RESIDENTIAL ESTATE TO RESIDENTIAL ESTATE ADJACENCY - PROPOSED CONDITION**



Rural Residential adjacent to existing single-family residential



### 3.2 - DISTRICT TRANSITION SECTIONS

#### LOW DENSITY RESIDENTIAL TO HIGHER DENSITY SINGLE-FAMILY TRANSITION STANDARDS

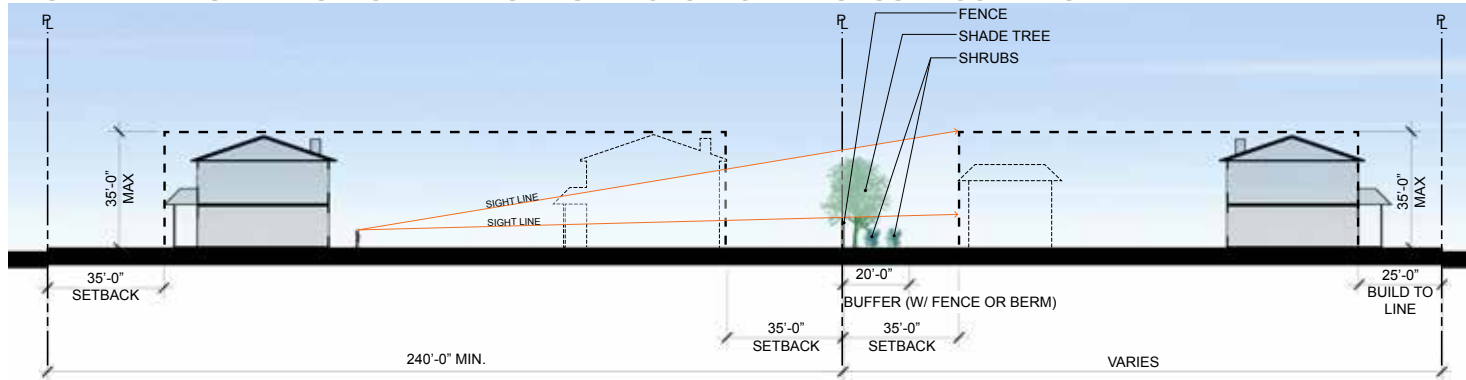
The following transition standards set the parameters for lots that immediately abut areas zoned Single family under the FDC.

- i. The maximum principal building height will be 35 feet.
- ii. The maximum accessory building height will be 15 feet.
- iii. The minimum rear setback will be 35 feet. A landscape buffer containing street trees planted an average of 25 feet on center and a 40-inch horse panel fence with low shrubs will be provided within the rear setback, adjacent to the rear property line. Berms with shrubs may be used in place of the fence with shrubs.



Manor Homes used as a transition between existing residential and non-residential building types along State Highway 5

#### RESIDENTIAL ESTATE TO HIGHER DENSITY SF ADJACENCY - PROPOSED CONDITION



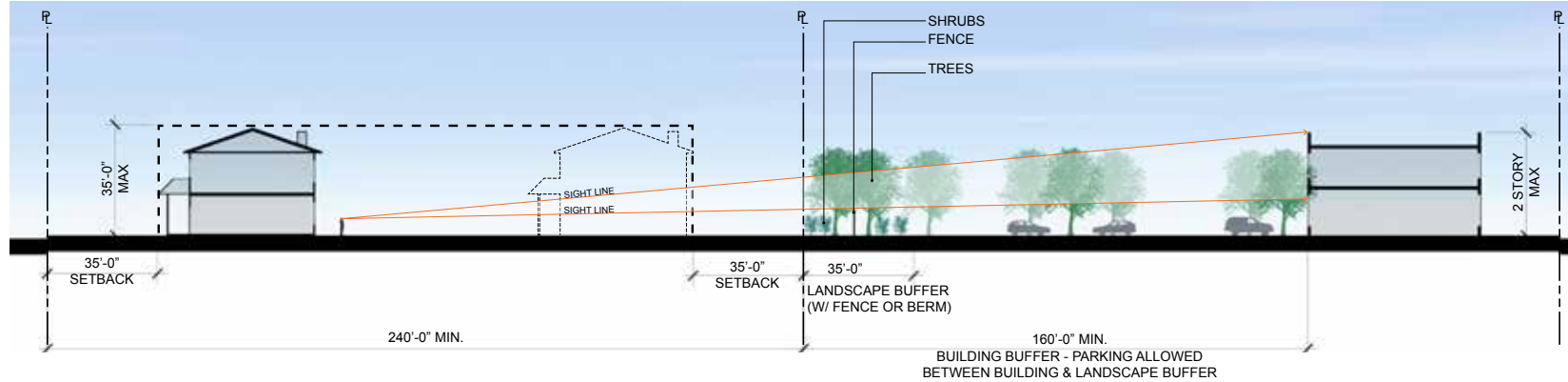
### LOW DENSITY RESIDENTIAL TO NON-RESIDENTIAL TRANSITION STANDARDS

The following transition standards set the parameters for lots that immediately abut areas zones Single Family under the FDC.

- i. The maximum principal building height will be based on the building type standards for Urban Transition in Appendix 3.1.
- ii. The minimum side or rear yard setback will be 35 feet. A landscape buffer containing a double allee of street trees planted an average of 25 feet on center and a 40-inch horse panel fence with low shrubs will be provided within the rear setback, adjacent to the rear property line. Berms with shrubs may be used in place of the fence with shrubs.
- iii. The principal building setback will be a minimum of 160'. Elements such as parking to the rear or side of the principal structure, parking lot landscaping, parking lot lighting, etc. may be provided within the designated setback and in between the landscape buffer and the principal structure.



### RESIDENTIAL ESTATE TO COMMERCIAL ADJACENCY - PROPOSED CONDITION



## STREET TYPOLOGIES

### TOWNWIDE STANDARDS

Recent trends, locally and across the nation, have changed the approach to roadway planning. A push to allow greater flexibility in thoroughfare design that better compliments surrounding land uses and activities is encouraged. This new flexible approach to street design provides an opportunity for alternative cross section designs and to improve the transportation-land use connection. These new design guidelines encourage the development of corridors that incorporate the use of other modes of transportation. This includes transit, bicyclist and pedestrian traffic.

### THOROUGHFARE PLAN

Thoroughfare planning is a long-range plan that identifies the location and type of roadway facilities that are needed to meet the projected long-term growth of the Town. The long-term growth is typically projected using a travel demand model, which utilizes future land use inputs and assigns the future traffic generation onto the thoroughfare network of streets. This helps enable the Town to determine the hierarchy of the street network and whether a corridor should have 2, 4 or 6 lanes of traffic to accommodate the future demand. The thoroughfare plan serves as a tool to enable the Town to preserve future corridors for transportation system development as the need arises. One of the most important elements of the thoroughfare plan is the right-of-

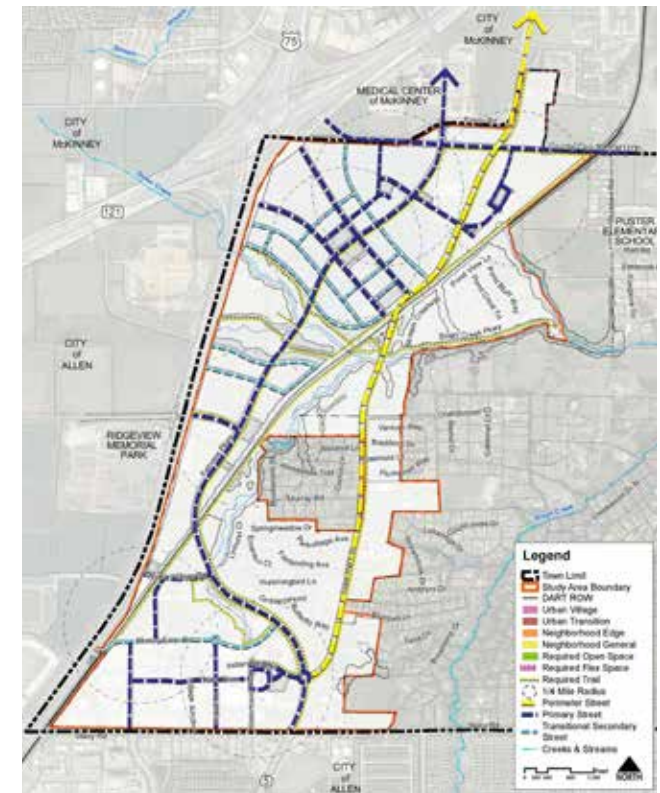
way (ROW). The ROW in the thoroughfare plan allows for the Town to require future development to dedicate necessary ROW to accommodate new demand on the street network. Not having this element in thoroughfare planning can result in difficult and costly land acquisition and potential mobility issues in the Town.

Two corridors are key in facilitating movement within and through the Study Area: Fairview Parkway and State Highway 5. Fairview Parkway is the anchor for future development in the northwest portion of the Study Area. This corridor would provide a connection through the currently undeveloped area. As discussed in other portions of this report, this area has high potential to develop into an economic center. Developing a corridor that facilitates the movement of persons into this area, while also creating an aesthetically pleasing, safe, and comfortable corridor is essential in the future success of the area.

In the Northwest portion, the alignment of the Primary Avenues will be critical in enabling traffic flow from US-75 access roads into the Study Area. Providing entrance points into the development at key areas will allow for more trips into the development.

On the adjoining Transportation Framework Map, other corridors are identified within this Study Area, specifically the above mentioned development area. These corridors

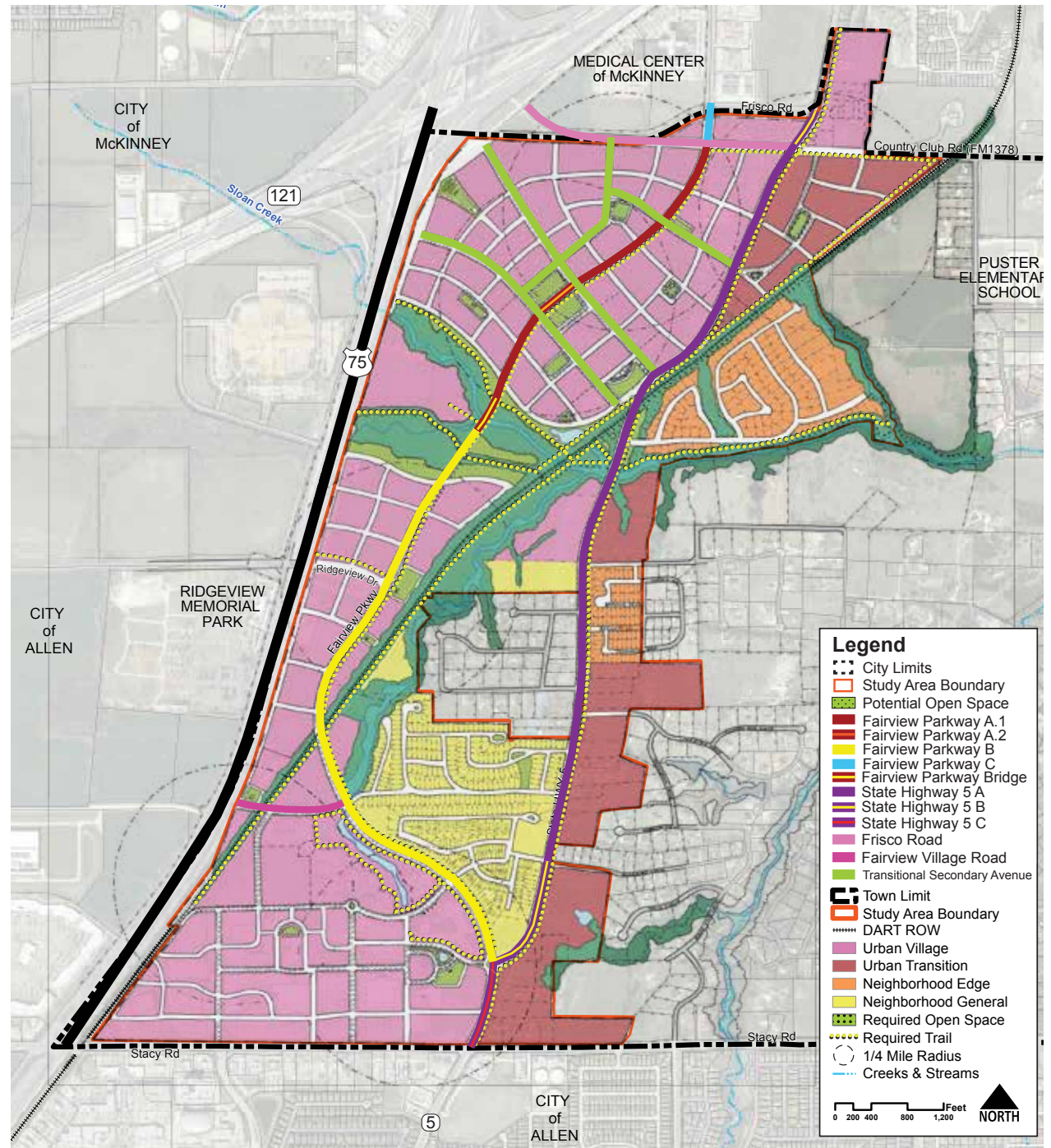
are not to be identified on the Master Thoroughfare Plan (MTP). Having these secondary streets acknowledged on this map was done to provide a visual understanding of how block development could potentially occur.



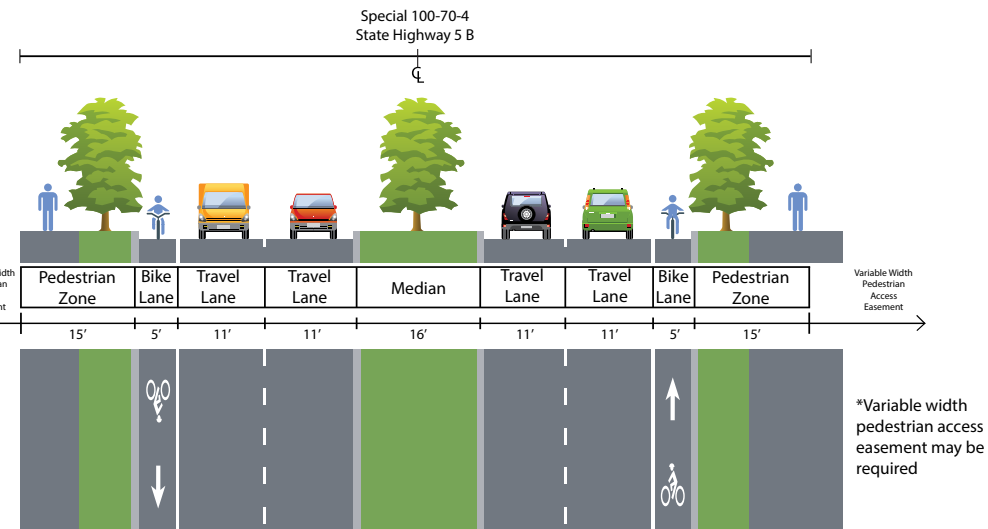
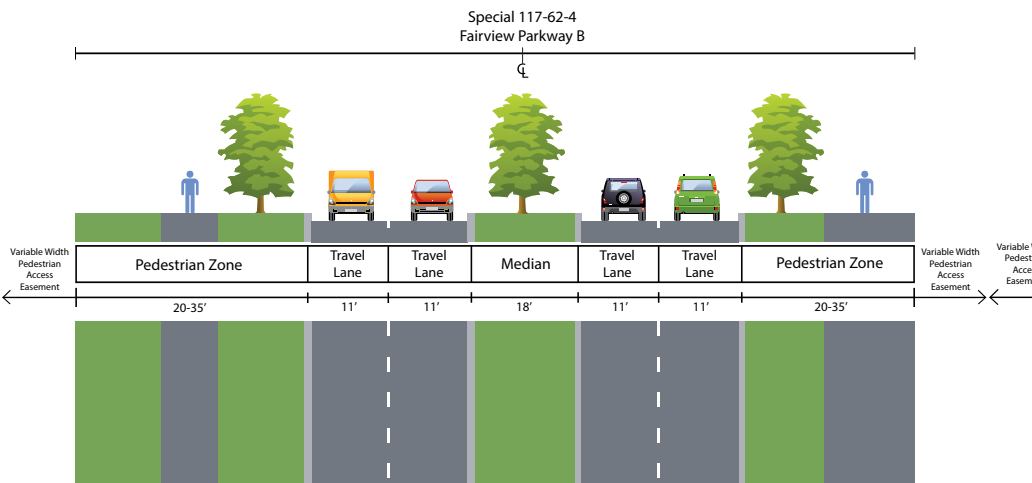
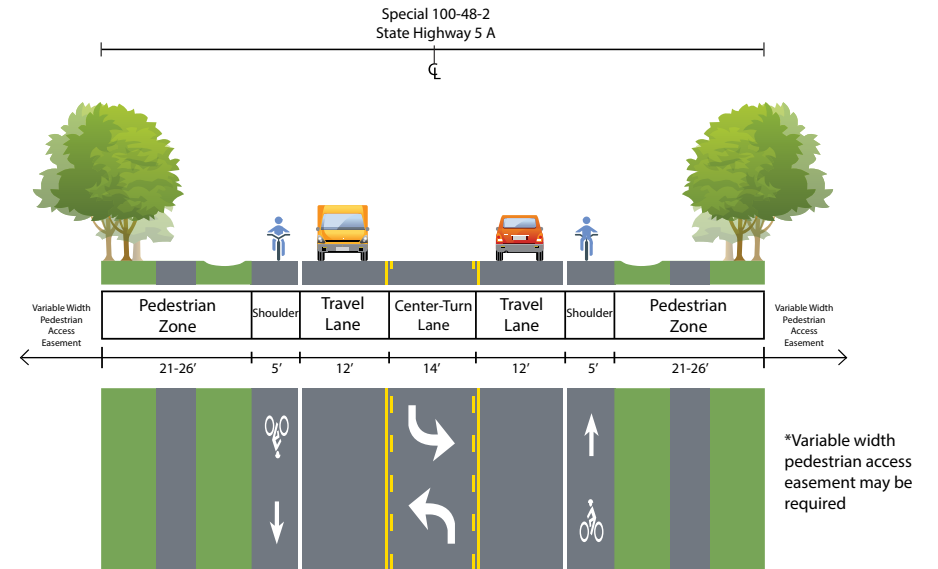
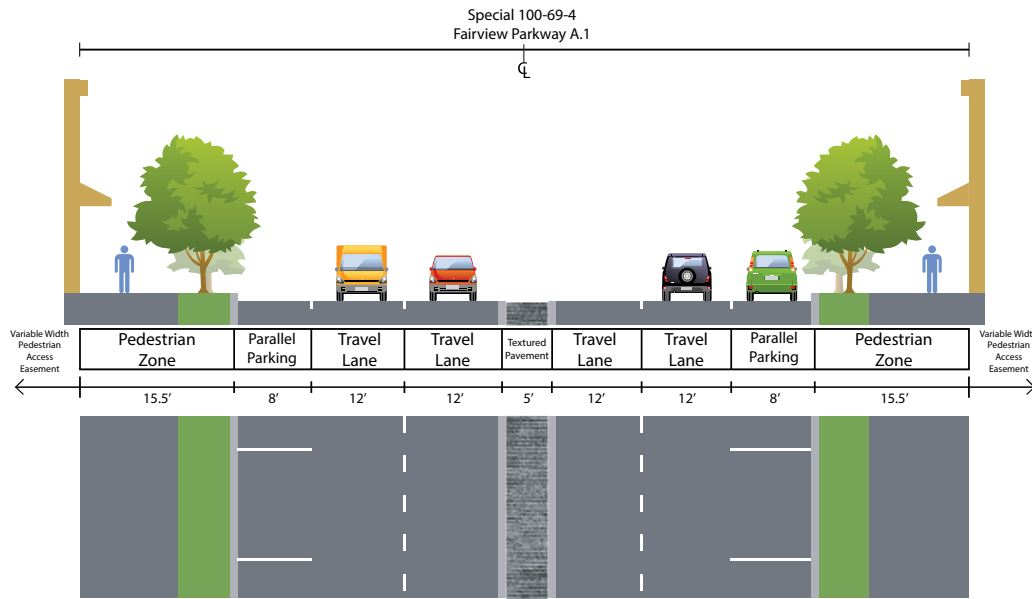
## STREET TYPES

Several different cross sections have been designed for the two major corridors. The concept behind this coincides with the reality that a corridor travels through many different land uses/types, and should alter its design to work in conjunction with these adjacent uses; all while maintaining the overall character of the corridor.

There are also standard cross sections (Primary and Secondary Avenues) that will be applied generally to the new corridors that will be constructed.



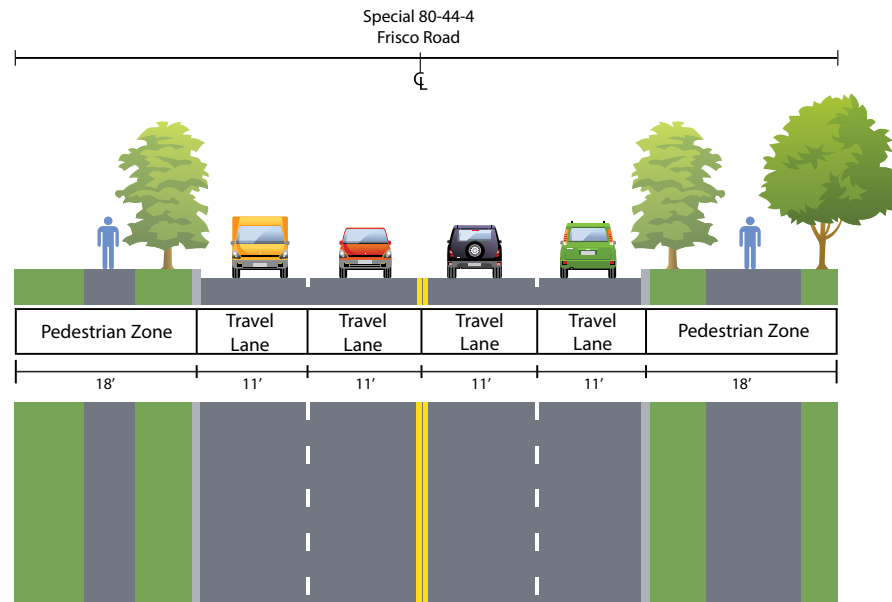
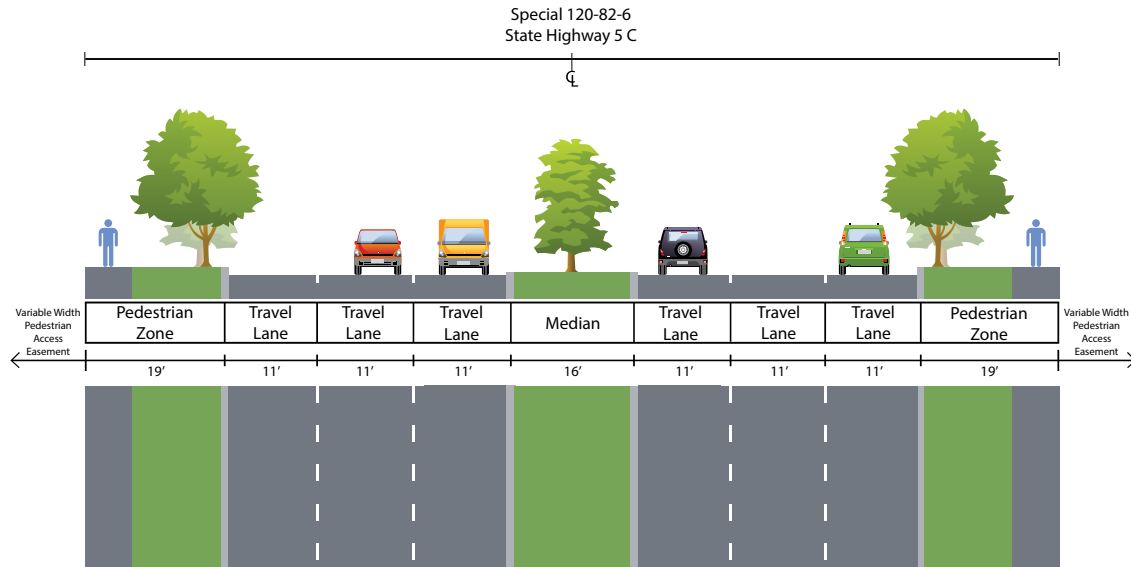
**URBAN VILLAGE**



A pedestrian access easement is additional footage required (but not included within the Town owned Right-of-Way) to provide for pedestrian zone amenities.

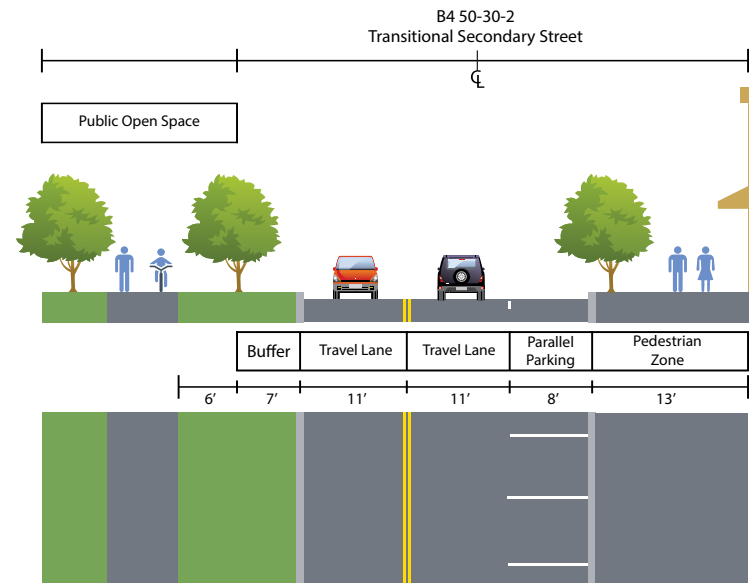
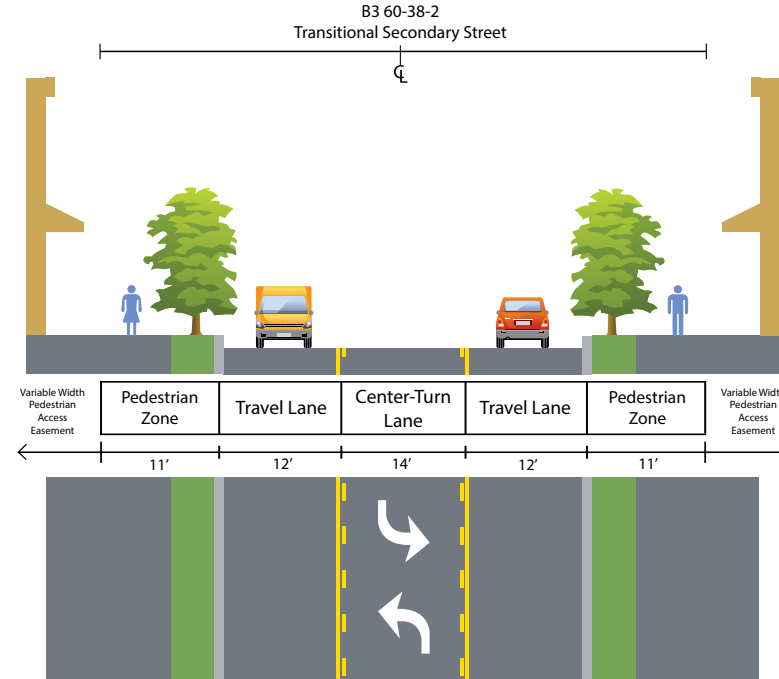
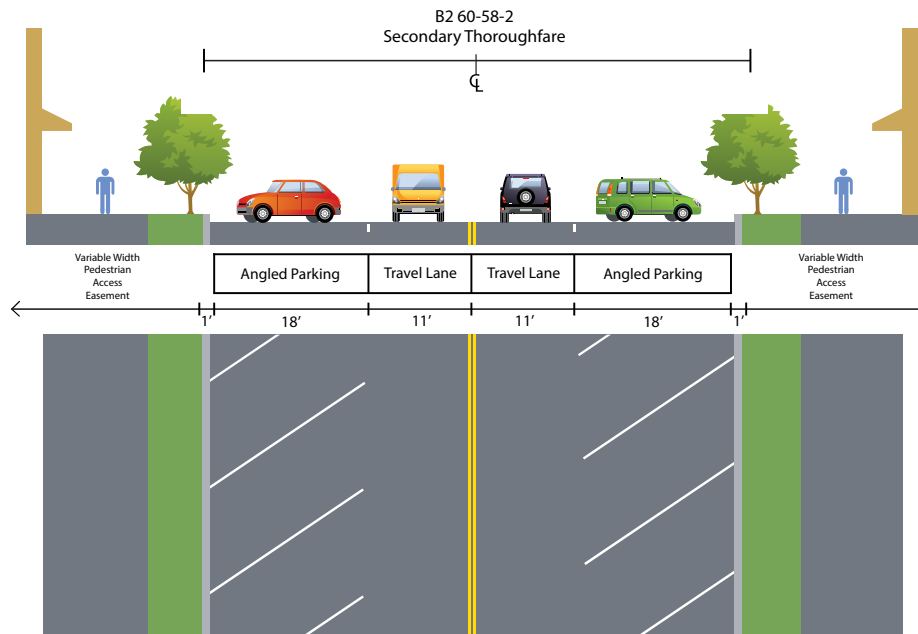
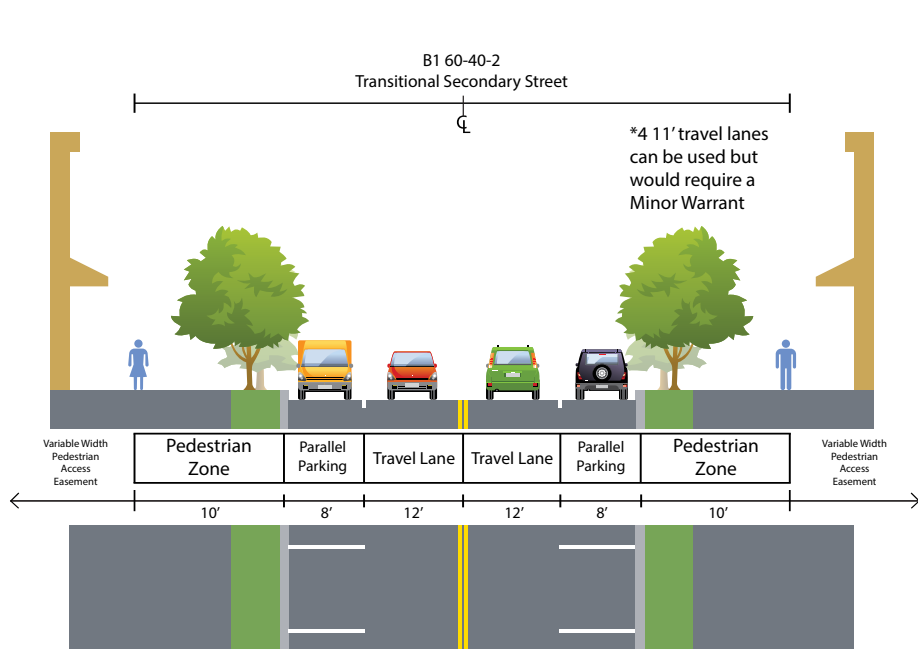
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URBAN VILLAGE



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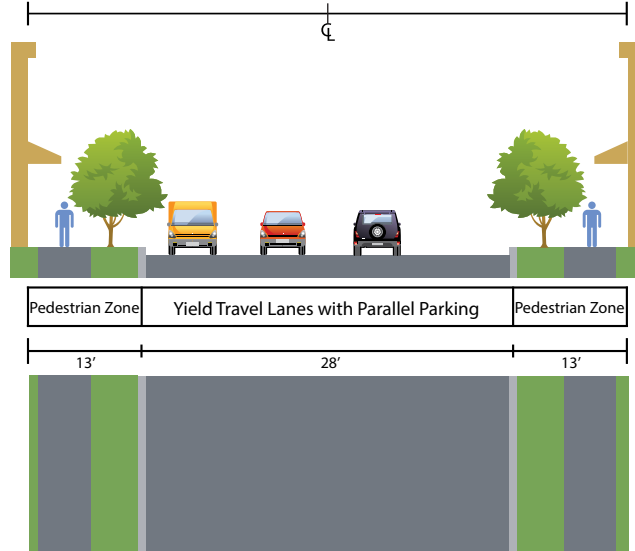
**URBAN VILLAGE**



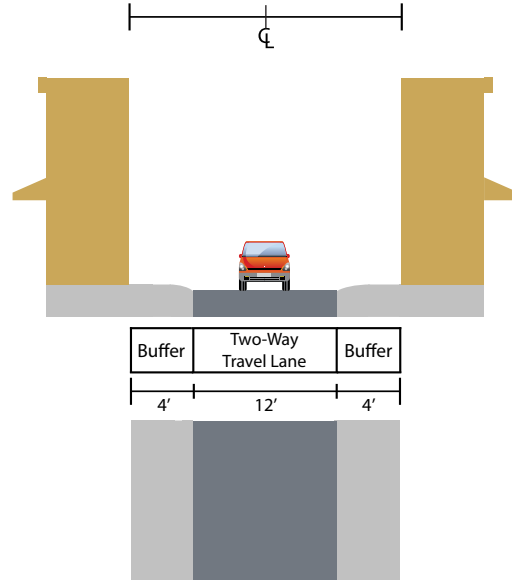
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URBAN VILLAGE

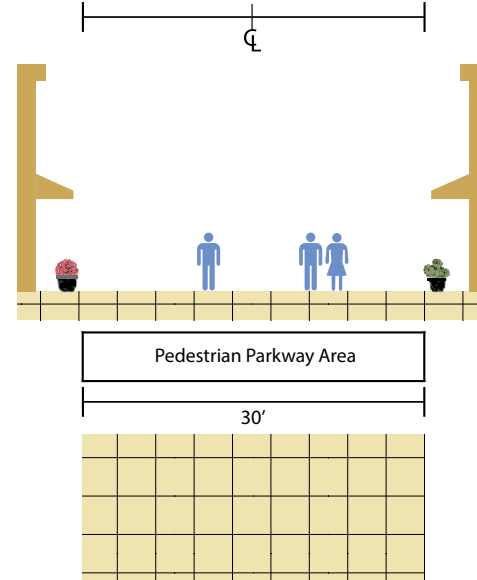
C1 50-28-2  
Two-Way Yield Street with Parking



D4 20-12-1  
Alley

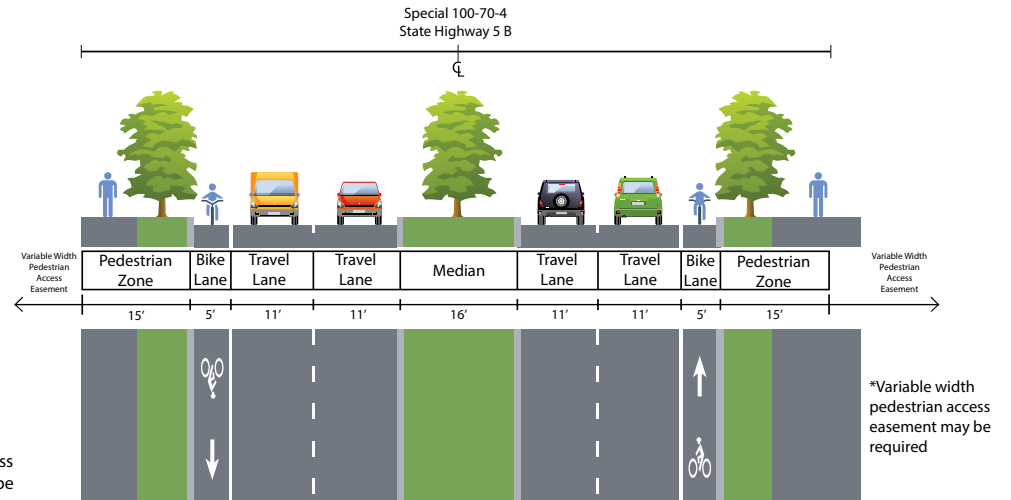
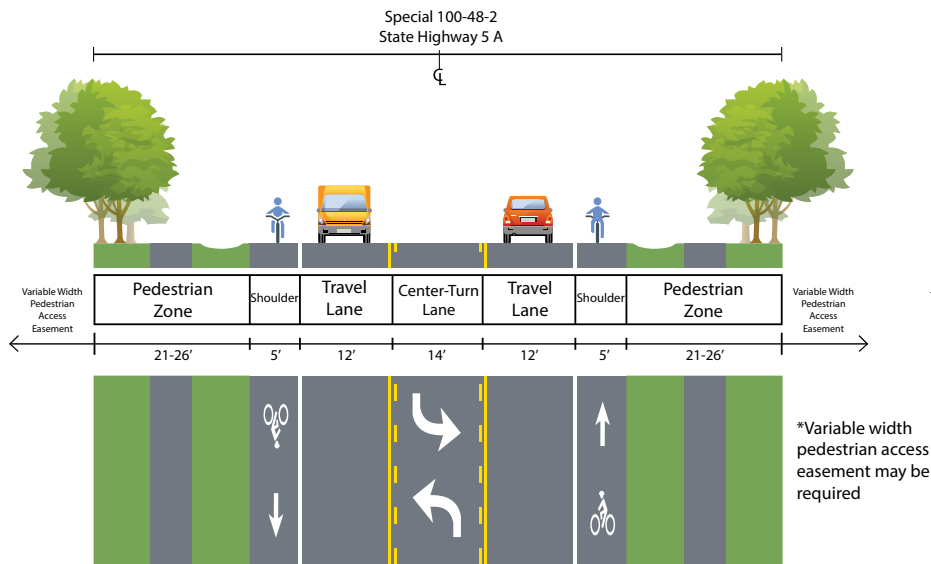


E1 30-30-0  
Pedestrian Passage

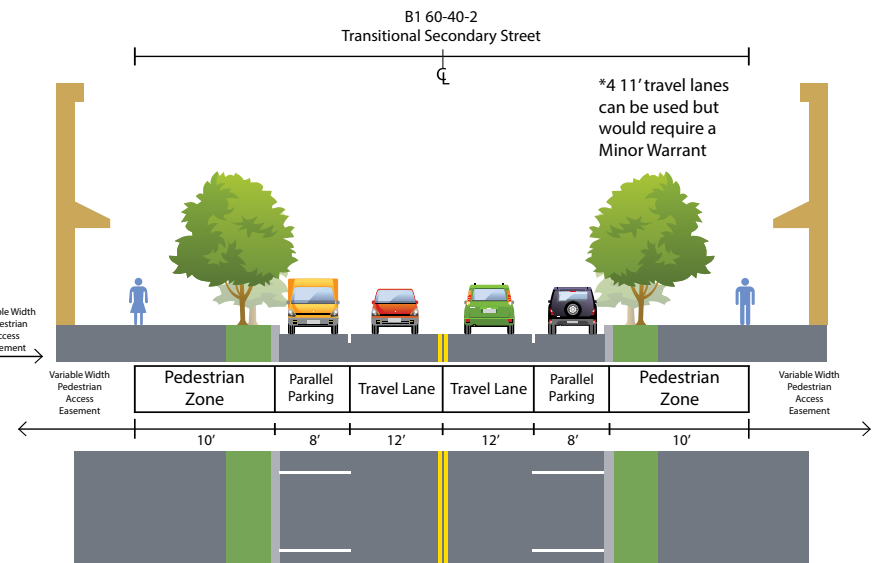
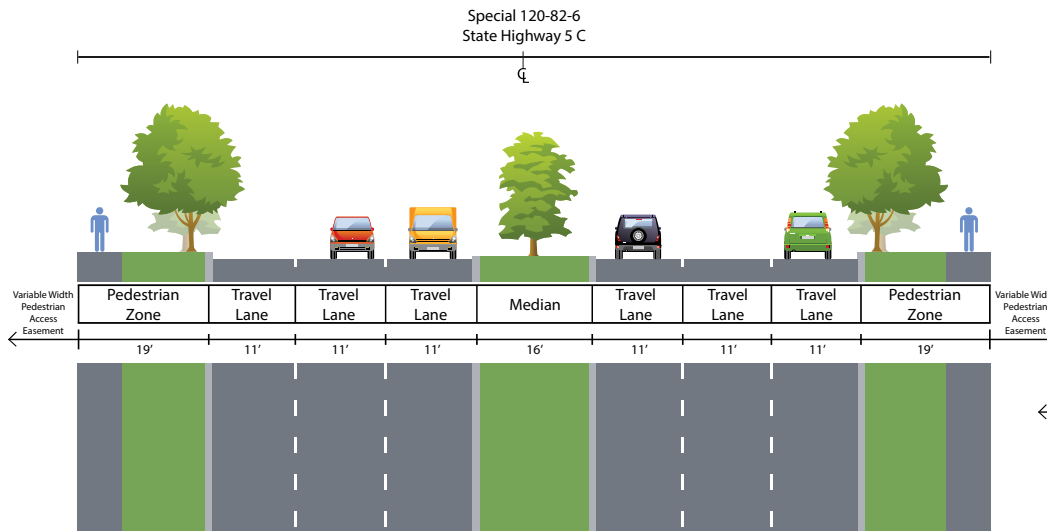




**URBAN TRANSITION**

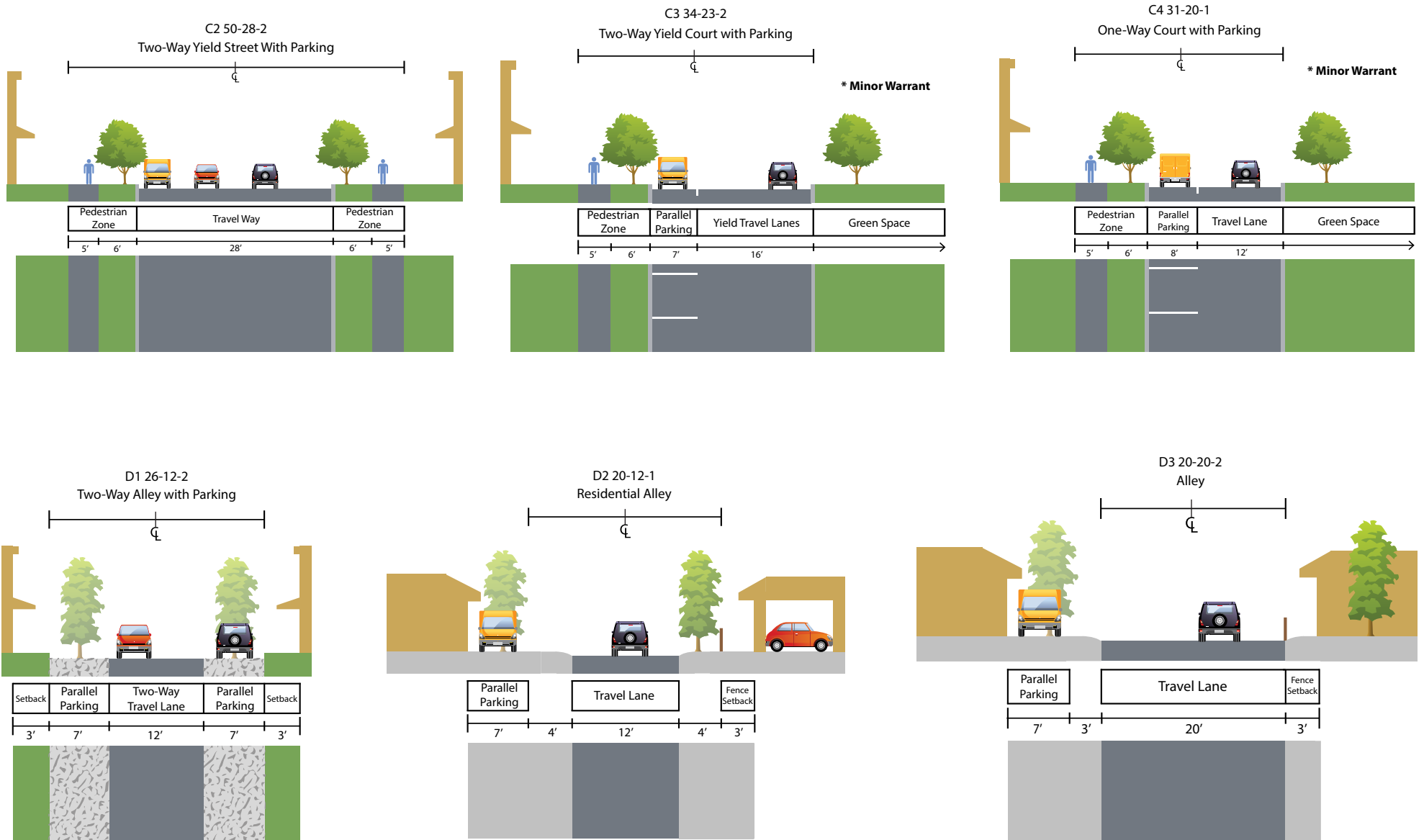


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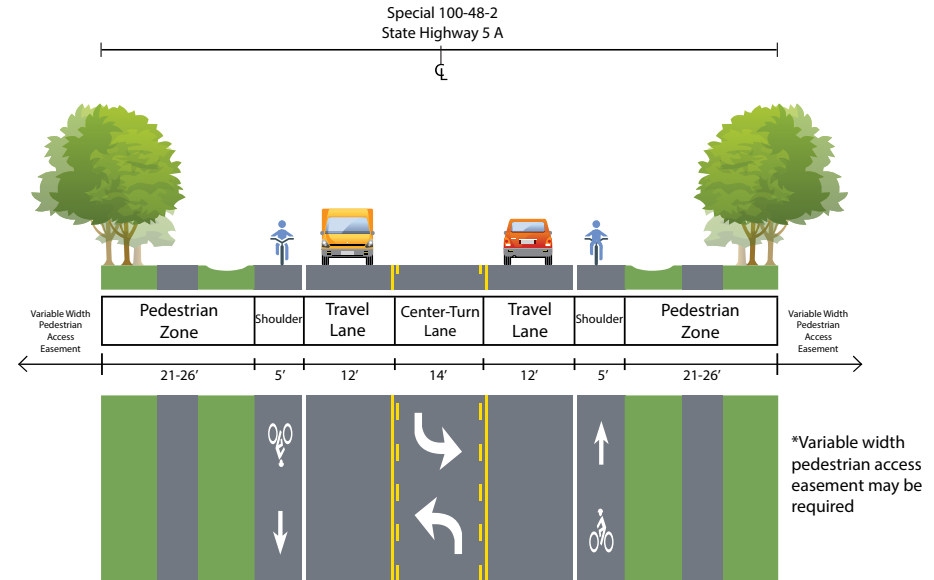
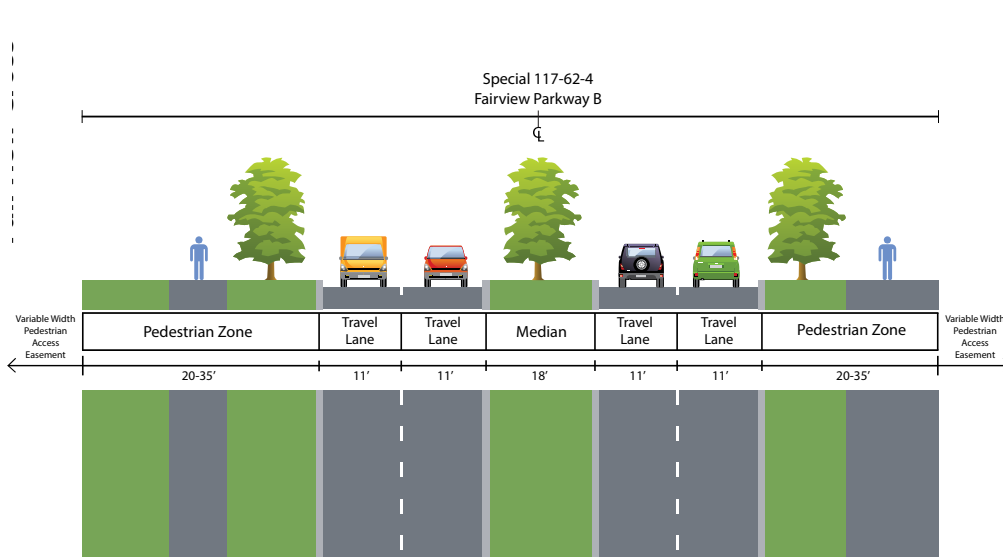


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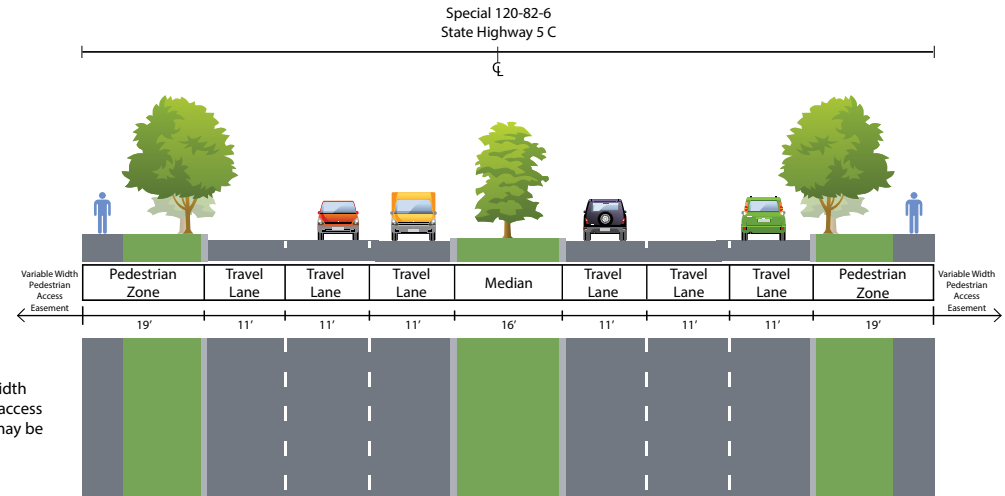
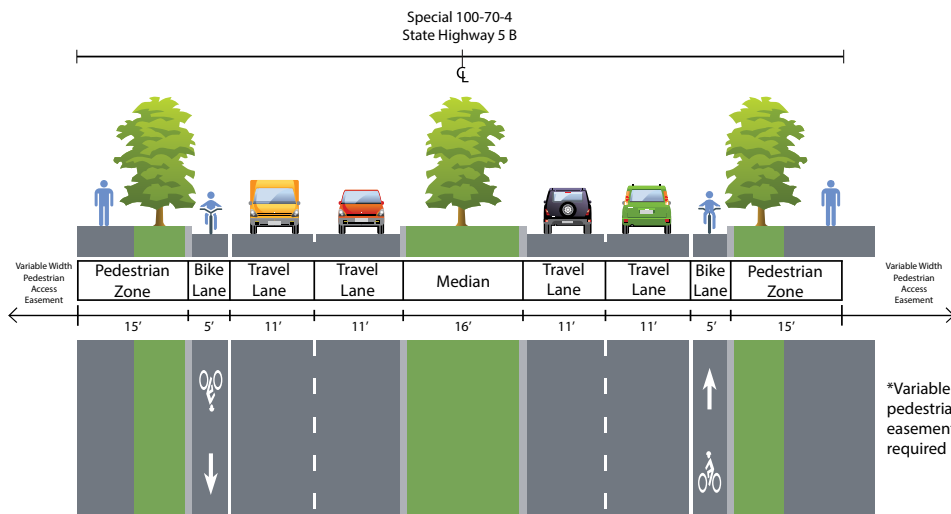
**URBAN TRANSITION**



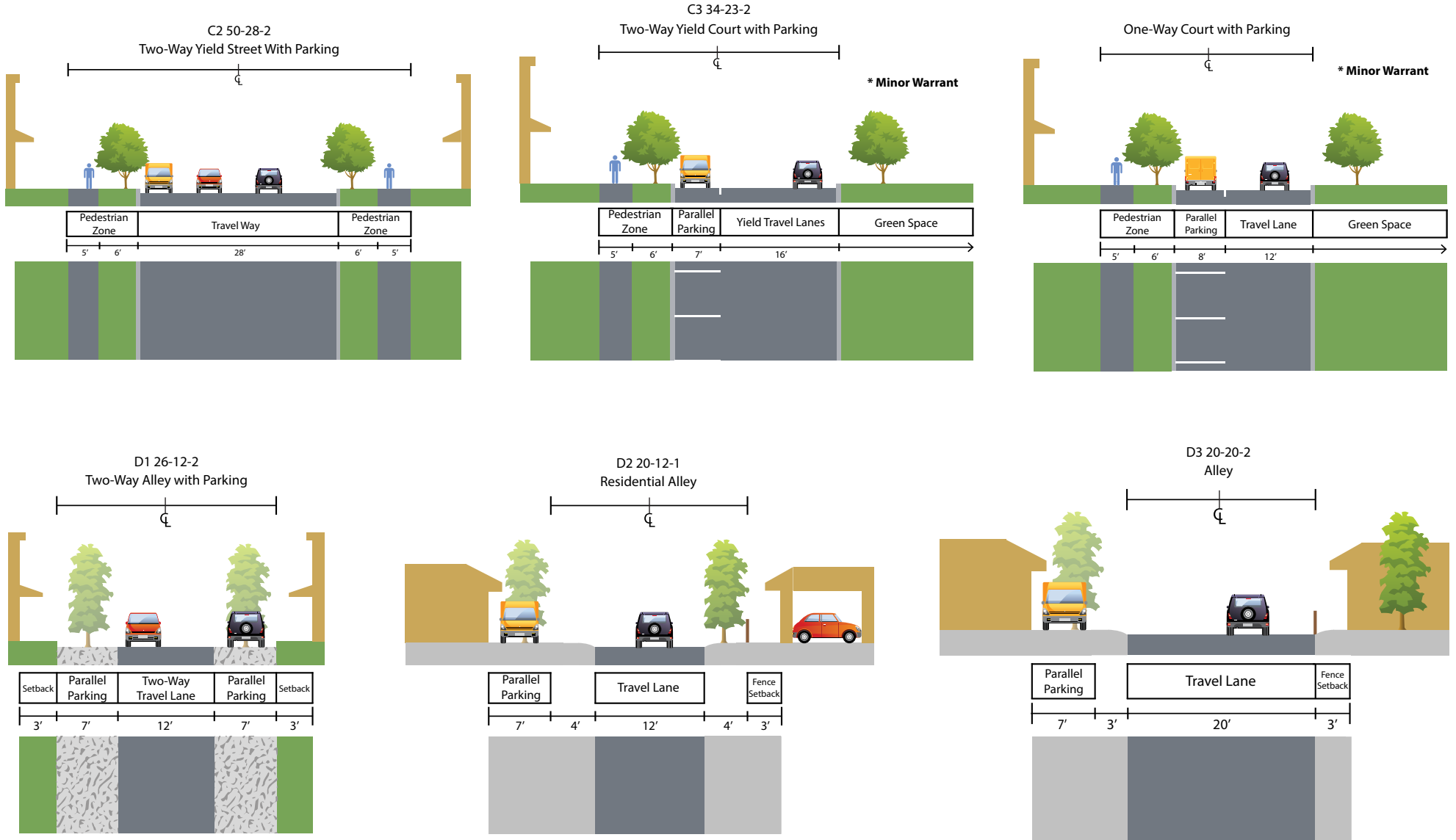
**NEIGHBORHOOD EDGE / GENERAL**



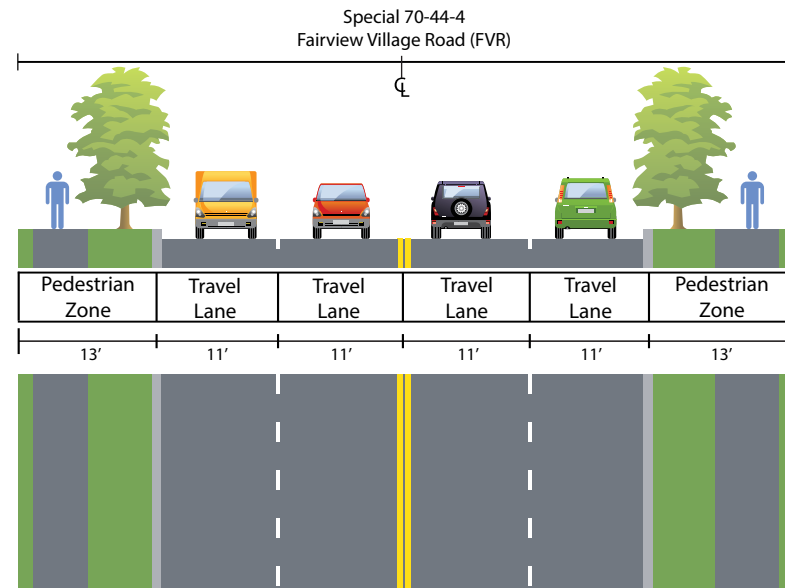
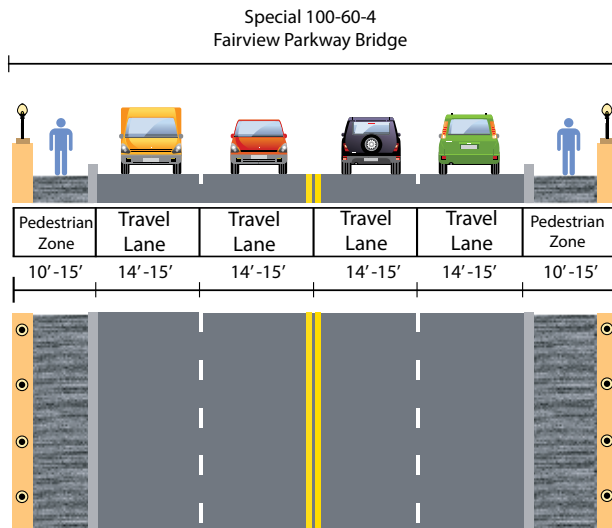
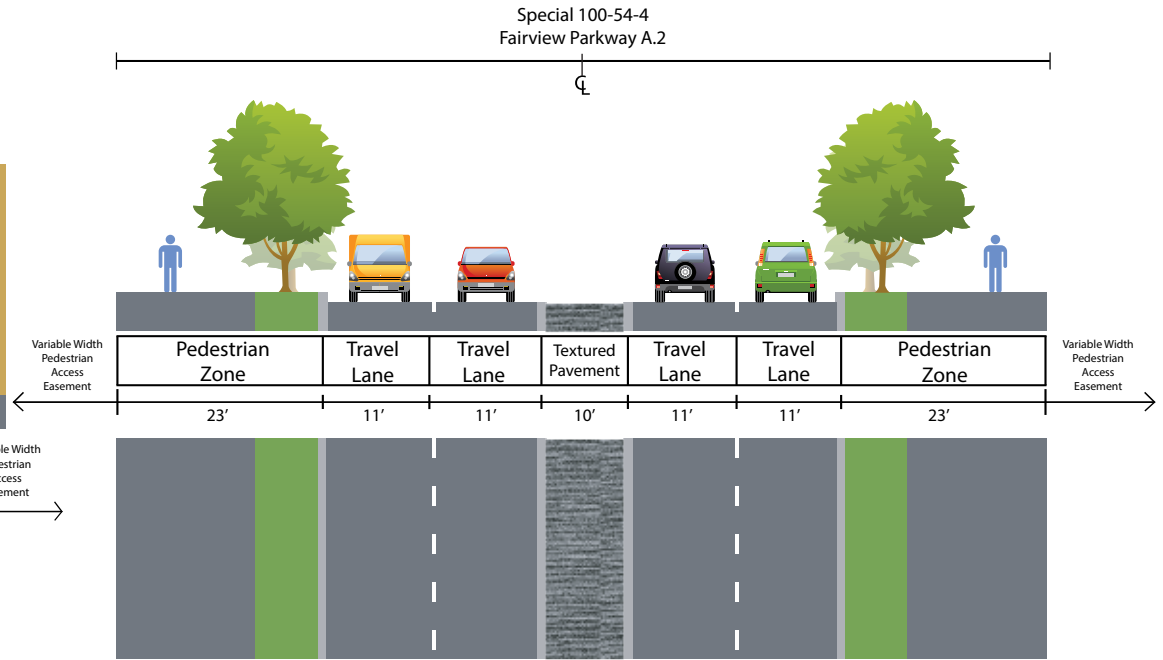
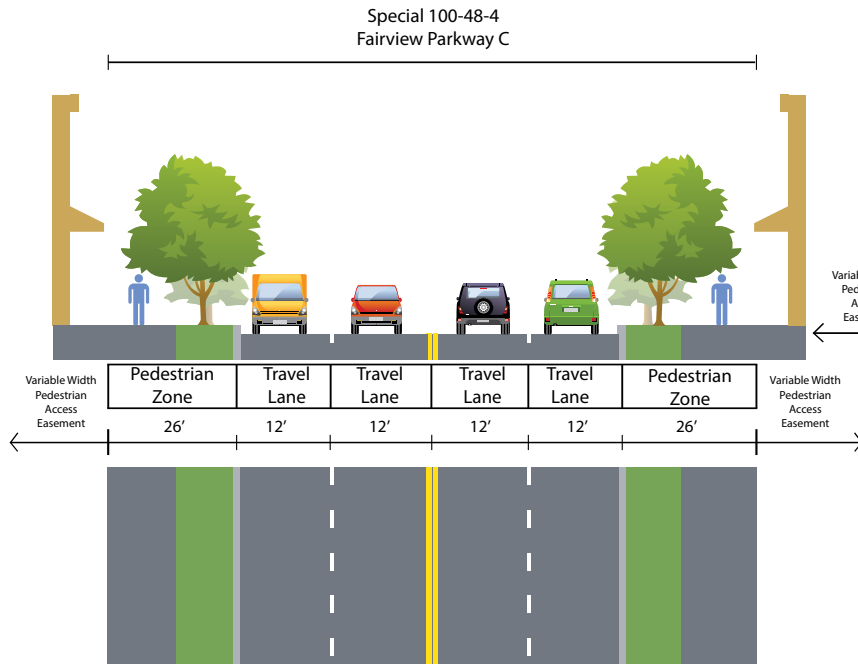
A pedestrian access easement is additional footage required (but not included within the Town owned Right-of-Way) to provide for pedestrian zone amenities.



NEIGHBORHOOD EDGE / GENERAL



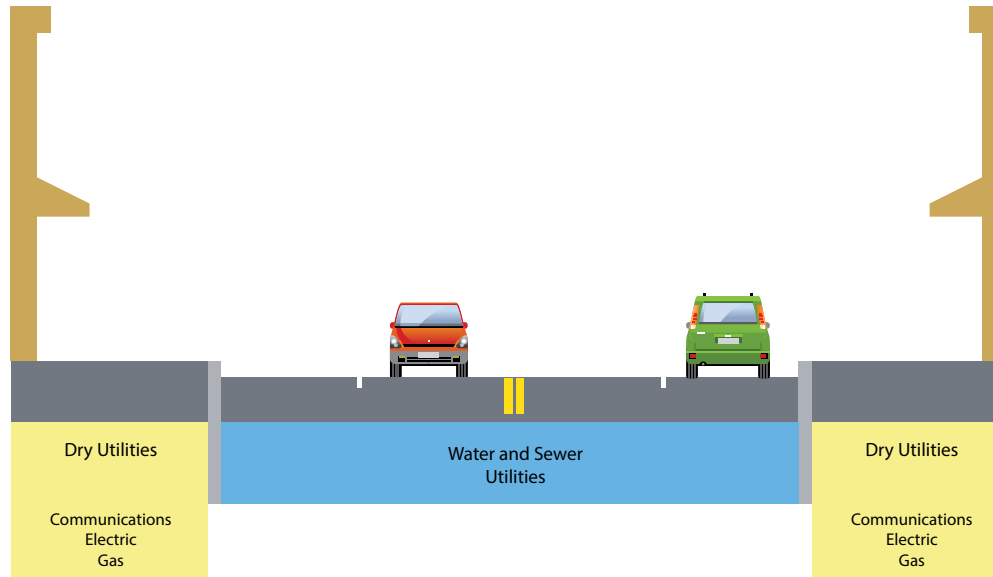
**ADDITIONAL CROSS SECTIONS**



A pedestrian access easement is additional footage required (but not included within the Town owned Right-of-Way) to provide for pedestrian zone amenities.

A pedestrian access easement is additional footage required (but not included within the Town owned Right-of-Way) to provide for pedestrian zone amenities.

## UTILITIES PLACEMENT



**STREET TYPOLOGIES CHART**

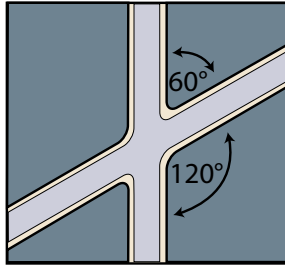
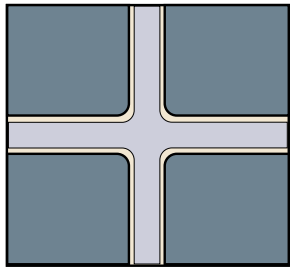
Context Type	Urban Village							TxDOT Criteria
DESIGN ITEM	Fairview Parkway A.1	Fairview Parkway B	SH5 A	SH5 B	SH5 C	Frisco Road	Fairview Village Road	
<b>TRAVELWAY</b>								
Curb/Gutter Open Ditch	Curb and Gutter	Curb and Gutter	Open Ditch	Curb and Gutter	Curb and Gutter	Curb and Gutter	Curb and Gutter	
New ROW	100'	117'	100'	100'	120'	80'	70'	
New # of Lanes	4	4	3 (2 w/2wCTL)	4	6	4	4	
Width of travel lanes	11'-12'	11'	12' (14' CTL)	11'	11'	11'-14'	11'	10'-11'
Width of on-street parking	8'	N/A	N/A	N/A	N/A		N/A	7'
Width of Bike Facility/Type	N/A	N/A	Bike Lane - 5'	Bike Lane - 5'	N/A		N/A	5'-6'
Median Width	3'-5'	18'	N/A	16'	16'		N/A	Optional 4'-16'
<b>PEDESTRIAN REALM</b>								
Width of Ped Realm	15.5'	20'-35'	21'-26'	15'	19'	7'-22'	13'	6'
Sidewalk width	5'	8'-12'	5'-12'	5'-12'	5'-12'	5'-12'	5'-8'	
Buffer/Planting Strip		7'	7'	7'	7'		5'	
Tree Well	7'	7'				7'		
<b>ADDITIONAL DATA</b>								
ExistingTP Designation	2 Lane Undivided Road	4 Lane Divided Road	2 Lane Undivided Road	2 Lane Undivided Road	2 Lane Undivided Road	4 Lane Divided Road	4 Lane Undivided Road	
New TP Designation	Major Thoroughfare	Major Thoroughfare	Major Thoroughfare	Major Thoroughfare	Major Thoroughfare	Major Collector	Major Collector	

Context Type	Urban Transition	Neighborhood Edge/General		Additional Cross Sections		TxDOT Criteria
DESIGN ITEM	SH5 A	Fairview Parkway A.1	Fairview Parkway A.2	Fairview Parkway C	Fairview Parkway Bridge	
<b>TRAVELWAY</b>						
Curb/Gutter Open Ditch	Open Ditch	Curb and Gutter	Curb and Gutter	Curb and Gutter	Curb and Gutter	
New ROW	100'	100'	100'	100'	100'	
New # of Lanes	3 (2 w/2wCTL)	4	4	4	4	
Width of travel lanes	12' (14' CTL)	11'-12'	11'	12'	14'-15'	10'-11'
Width of on-street parking	N/A	8'	N/A	N/A	N/A	7'
Width of Bike Facility/Type	Bike Lane - 5'	N/A	N/A	N/A	N/A	5'-6'
Median Width	N/A	3'-5'	10'	N/A	N/A	Optional 4'-16'
<b>PEDESTRIAN REALM</b>						
Width of Ped Realm	21'	14'	23'	26'	10'-15'	6'
Sidewalk width	5'	8'-12'	8'-12'	10'-19'	11'-15'	
Buffer/Planting Strip	7'			7'	N/A	
Tree Well		6'	6'			
<b>ADDITIONAL DATA</b>						
ExistingTP Designation	2 Lane Undivided Road	2 Lane Undivided Road	2 Lane Undivided Road	4 Lane Undivided Road	4 Lane Undivided Road	
New TP Designation	Major Thoroughfare	Major Thoroughfare	Major Thoroughfare	Major Collector	Major Thoroughfare	

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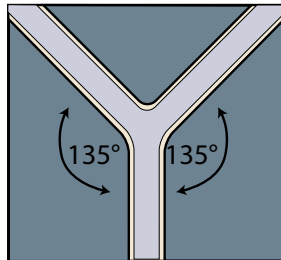
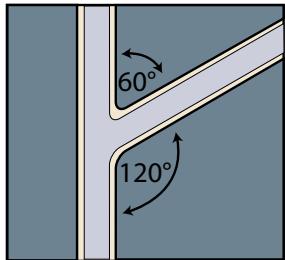
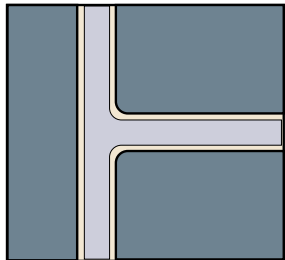


### FOUR-LEG INTERSECTIONS

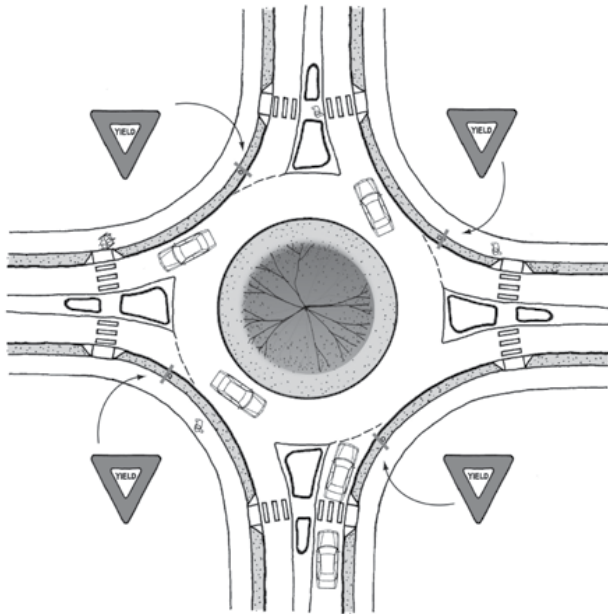


Four-leg intersections can vary from two lightly traveled local roads to a complex intersection of two main roadways. The intersection control can vary from uncontrolled, yield controlled, stop controlled or for intersections with higher volumes, signal controlled. The type of intersection control varies based on traffic speed, traffic volumes, pedestrian crossing volumes and sight distance. For traffic purposes, intersections function best when designed at 90 degree or perpendicular. However in urban areas there may be a desire to allow flexibility in intersection approach angles to allow for unique urban design features. This intersection skew should not be less than 60 degrees. If it less than 60 degrees, then intersection modifications should be implemented to reduce the skew.

### THREE-LEG INTERSECTIONS



Many of the design principles found in four-leg intersections apply to three-leg intersections. Intersection control can vary depending on a number of factors and the intersection skew of a T-intersection should not be less than 60 degrees. For a “Y” intersection the typical approach angles are 135 degrees. These intersections are uncommon but provide urban design features that can add unique architectural and design elements to the area.



*A single-lane modern roundabout.*

*Source: Designing Walkable Urban Thoroughfare: A Context Sensitive Approach, Community, Design + Architecture.*

### MODERN ROUNDABOUTS (FROM DESIGNING WALKABLE URBAN THOROUGHFARE: A CONTEXT SENSITIVE APPROACH)

The purpose of a modern roundabout is to increase vehicle capacity at the intersection, slow traffic and reduce the severity of collisions. They are not generally used to enhance pedestrian and bicycle safety. Roundabouts are not always the appropriate solution. General principles and considerations for the design of modern roundabouts include the following:

- Type of design vehicle;
- Use by disabled and visually impaired persons; and
- Effects on pedestrian route directness.

A modern roundabout should be designed to reduce the relative speeds between conflicting traffic streams and the absolute speed of vehicles to improve pedestrian safety. The curved path that vehicles must negotiate slows the traffic. Vehicles entering need to be properly deflected and yield to traffic already in the circulating roadway of the roundabout.

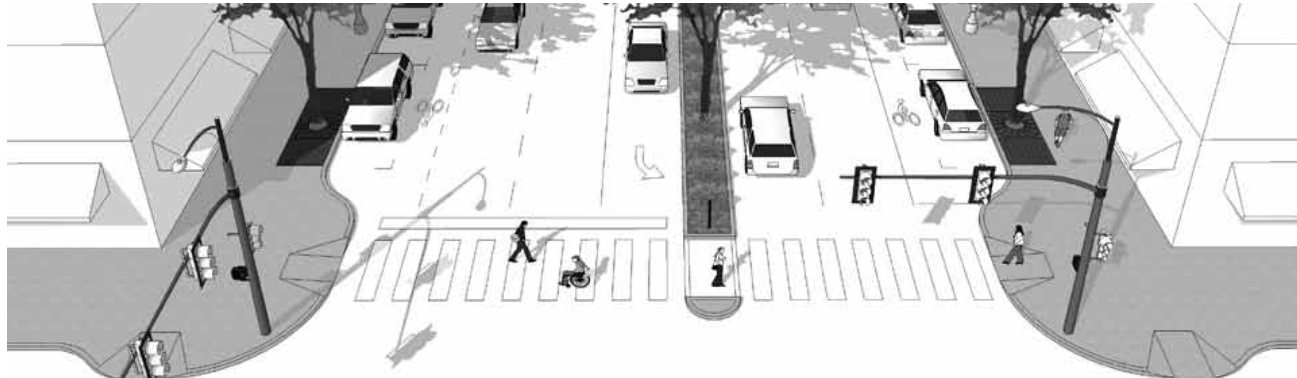
Special design consideration was given to the intersection of State Highway 5 and Fairview Parkway as these are the two high volume corridors within the study area. The concept of a roundabout was devised for this intersection. This could benefit the corridor as four lane Fairview Parkway intersects with SH 5 (transitioning between 6 and 3/2 lanes).

### FAIRVIEW PARKWAY / SH5 INTERSECTION CONCEPT

It is anticipated that Fairview Parkway will become the primary north south route through the district. As such, the diversion of trips off of SH 5 and onto Fairview Parkway can be encouraged with the use of a modern roundabout in this location. This concept was preliminarily designed several years ago but is still the recommended intersection treatment.

### CURB EXTENSIONS (FROM DESIGNING WALKABLE URBAN THOROUGHFARE: A CONTEXT SENSITIVE APPROACH)

Curb extensions (also called nubs, bulb-outs, knuckles, or neck-downs) extend the line of the curb into the traveled way, reducing the width of the street. Curb extensions typically occur at intersections but can be used at midblock locations to shadow the width of a parking lane, bus stop, or loading zone. Curb extensions can provide the following benefits:



*Illustration of a boulevard with bulb-outs and mid-block crossing. Source: Designing Walkable Urban Thoroughfare: A Context Sensitive Approach , Claire Vlach, Bottomley Design & Planning.*

- Reduce pedestrian crossing distance and exposure to traffic;
- Improve driver and pedestrian visibility at intersections;
- Separate parking maneuvers from vehicles turning at the intersections;
- Visually and physically narrow the traveled way, resulting in a calming effect;
- Encourage and facilitate pedestrian crossing at preferred locations;
- Keep vehicles from parking too close to intersections and blocking crosswalks;
- Provide wider waiting areas at crosswalks and intersection bus stops;
- Reduce the effective curb-return radius and slow turning traffic;
- Provide space for level landings and clear space required at pedestrian push buttons, as well as double perpendicular curb ramps with detectable warnings; and
- Provide space for streetscape elements if extended beyond crosswalks.



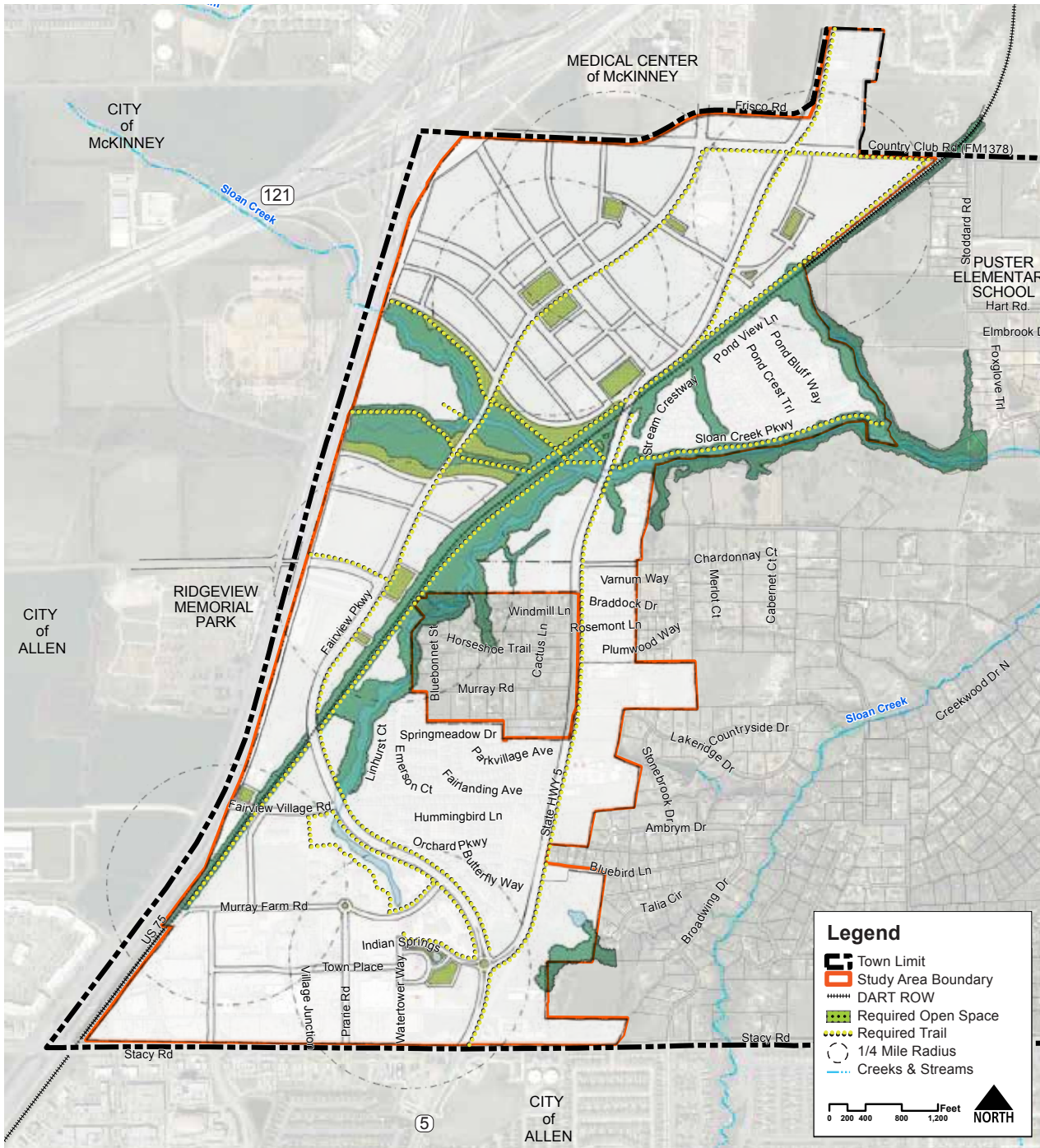
*Constructing a Curb Extension, www.pedbikeimages.org/ Dan Burden*

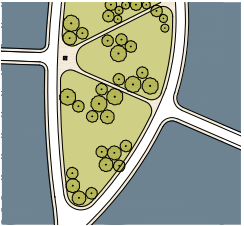
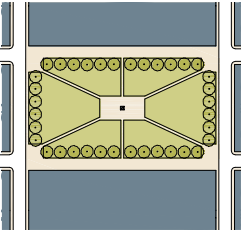
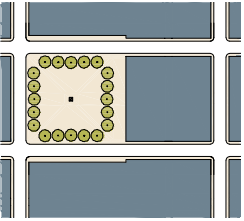
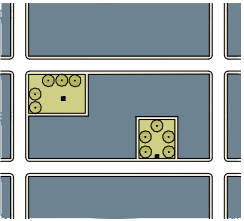
Curb extensions serve to better define and delineate the traveled way as being separate from the parking lane and streetside. They are used only where there is onstreet parking and the distance between curbs is greater than what is needed for the vehicular traveled way.

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**TRAILS AND OPEN SPACE FRAMEWORK**

Trails and open space are an integral part of the Town of Fairview's Planned Development District Code. The formation of public open space around natural features makes this network truly unique to Fairview. Major public open spaces anchor each pedestrian shed and function as a community gathering space. Trails form a pedestrian network which traverses throughout the district and connects to the Town's system as well as the regional system.



OPEN SPACES	DIAGRAM	MINIMUM SIZE	DESCRIPTION
<b>GREEN</b>		10,000 sf	<p>An Open Space, available for unstructured recreation. A Green may be spatially defined by streets, landscaping and/or building frontages. Its landscape consists of lawn and trees. The minimum size is 10,000 square feet (approximately .25 acres).</p>
<b>SQUARE</b>		10,000 sf	<p>An Open Space available for unstructured recreation and civic purposes. A Square is spatially defined by building frontages or streets. Its landscape consists of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size is 10,000 square feet (approximately .25 acres) and the maximum is 5 acres.</p>
<b>PLAZA</b>		3,000 sf	<p>An Open Space available for civic purposes and commercial activities. A Plaza shall be spatially defined by building frontages or streets. Its landscape consists primarily of pavement but include shade in the form of trees or a shade structure. Plazas should be located at the intersection of important streets. The minimum size is 3,000 square feet (approximately 0.1 acres).</p>
<b>POCKET PARK/ PLAZA</b>		400 sf	<p>An Open Space available for civic purposes and commercial activities. They shall be spatially defined by building frontages and streets. Its landscape consists primarily of pavement but includes shade in the form of trees or a shade structure. The minimum size is at least 400 square feet (approximately 0.01 acres).</p>


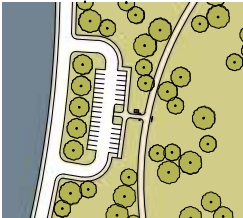

**3.5 - OPEN SPACE**

**NEIGHBORHOOD EDGE / NEIGHBORHOOD GENERAL  
REFERENCE IMAGES**



**URBAN VILLAGE / URBAN TRANSITION  
REFERENCE IMAGES**



OPEN SPACES	DIAGRAM	MINIMUM SIZE	DESCRIPTION
<b>TRAIL / PATH</b>		6' - 12' wide	<p>Trail and Path corridors are landscaped and contain a trail of at least 8' in width for trails within a development and 6' for paths connecting through blocks. They may be counted toward the minimum Open Space requirement when added to an existing road right-of-way or located as a connection through a block. The minimum easement or right-of-way will be 16 feet if located separately. Trails/Paths shall be largely shaded and landscaped along its length. City-wide trails that are on the City's Master Trail Plan will be 12' in width. There is no minimum length required.</p>
<b>TRAILHEAD</b>		10,000 sf (0.25 ac)	<p>A facility with good access to an adjacent roadway for people to park and utilize a connecting trail for such things as walking, running, roller blading or bicycling. It should include amenities such as a paved parking area, a water fountain, benches or picnic tables, trash receptacles, public washrooms and shade.</p>
<b>FLOODPLAIN</b>		No minimum	<p>An Open Space for informal walking and recreation. It may be largely left in a natural state, but may be managed in terms of vegetation. It may also include, with special approval, facilities that can withstand periodic flooding. Residential homes or commercial uses must face the flood plain directly or immediately across a street in order to count toward the minimum open space requirement. There is no minimum size.</p>



**3.5 - OPEN SPACE**









**NEIGHBORHOOD EDGE / NEIGHBORHOOD GENERAL  
REFERENCE IMAGES**







**URBAN VILLAGE / URBAN TRANSITION  
REFERENCE IMAGES**

















NA











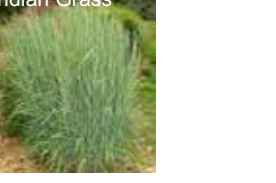
STREETSCAPE ELEMENT	DESIGN / MATERIALS	DIMENSIONS	SPECIFICATIONS	REFERENCE IMAGES	
STREET LIGHT	ROUND STEEL / ALUMINUM 4" DIAMETER POLE W/ TAPERED SHAFT AND CONE SHAPED BASE COLOR: DARK GREY OR BLACK	16'-18" HIGH POLE	'FAIRVIEW-BELL SERIES' <i>EVOLUCIA.COM</i> 'ERA-BELL' <i>KIMLIGHTING.COM</i> OR EQUAL	 	
PEDESTRIAN LIGHT	ROUND SPUN-CAST CONCRETE 4" DIAMETER POLE W/ TAPERED SHAFT AND CONE SHAPED BASE COLOR: DARK GREY OR BLACK	12' HIGH POLE	'ZENITH SERIES' <i>LUMEC.COM</i> 'SOLITAIRE' <i>KIMLIGHTING.COM</i> OR EQUAL	 	
BENCH	STEEL/WOOD OR ALL METAL(ALUMINUM) W/ POWDER COAT FINISH FREESTANDING/SURFACE MOUNT SUPPORT STANDARD COLOR: DARK GREY OR BLACK	6' - 8' LONG W/ BACK AND ARM REST VERTICAL OR HORIZONTAL 1 1/2" WIDE SLATS	'BENCH 165' <i>DUMOR.COM</i> 'RB-28' <i>VICTORSTANLEY.COM</i> OR EQUAL	 	
TRASH RECEPTACLE	STEEL OR ALL METAL(ALUMINUM) W/ POWDER COAT FINISH SWING-OUT SIDE OPENING HINGED DOOR COLOR: DARK GREY OR BLACK	APPROX. 24" - 34" DIAMETER APPROX. 33" - 40" HIGH MIN. 30 GALLON CAPACITY	'STEEL RECEPTACLE 158' <i>DUMOR.COM</i> 'DYN-SD-36' <i>VICTORSTANLEY.COM</i> OR EQUAL	 	

**3.6 - STREETScape**

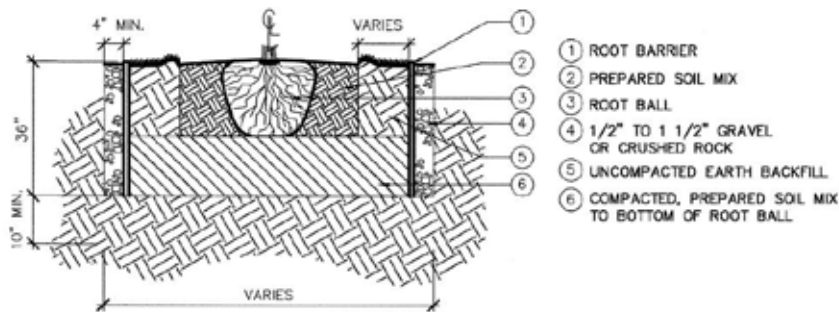
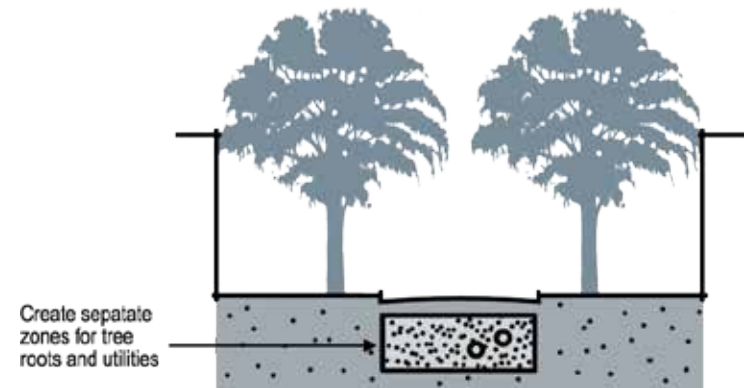
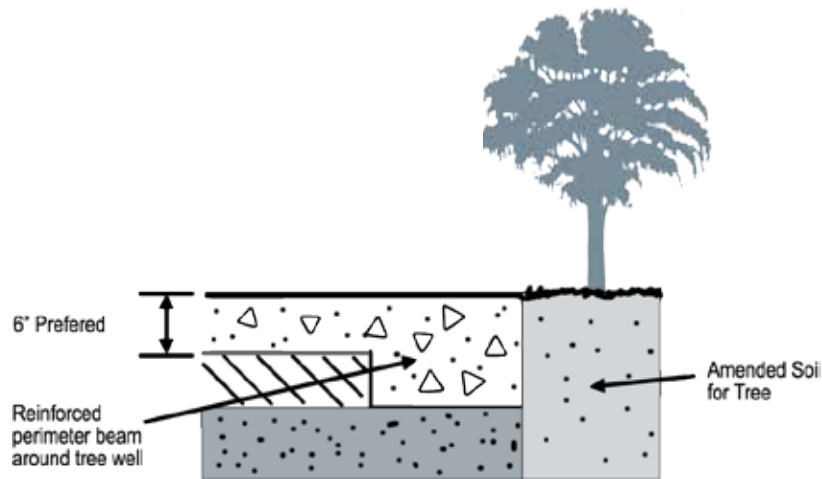
STREETSCAPE ELEMENT	DESIGN / MATERIALS	DIMENSIONS	SPECIFICATIONS	REFERENCE IMAGES
<p><b>TREE GRATE</b></p>	<p>CAST IRON BAKED OIL FINISH</p>	<p>6'X6' SQUARE MAXIMUM 1/2" VERTICAL &amp; HORIZONTAL SLOTS</p>	<p>'CHINOOK 2000' <i>URBANACCESSORIES.COM</i> 'PLAZA - CENTER RINGS' <i>EJCO.COM</i> OR EQUAL</p>	
<p><b>BIKE RACK</b></p>	<p>ROUND STEEL POWDER COAT FINISH EMBEDDED COLOR: DARK GREY OR BLACK</p>	<p>APPROX. 25" - 28" WIDE APPROX 27" - 43" HIGH</p>	<p>'PI' <i>LANDSCAPEFORMS.COM</i> 'RING' <i>LANDSCAPEFORMS.COM</i> OR EQUAL</p>	
<p><b>BOLLARD</b></p>	<p>POWDER COAT STEEL DARK GREY OR BLACK/ REINFORCED SMOOTH FINISH CONCRETE COLOR: BUFF OR SAND</p>	<p>12" DIAMETER APPROX. 27" - 33" HIGH TOP LIGHTING (LEFT IMAGE)</p>	<p>'ANNAPOLIS' <i>LANDSCAPEFORMS.COM</i> 'TF6010' <i>WAUSAUTILE.COM</i> OR EQUAL</p>	
<p><b>PLANTERS</b></p>	<p>TAPERED SQUARE/ROUND PRECAST CONCRETE/CAST STONE COLOR: NATURAL GRAY CONCRETE/SANDSTONE</p>	<p>APPROX. 36" - 48" DIAMETER APPROX. 23" - 36" HIGH</p>	<p>'SQUARE' <i>KORNEGAYDESIGN.COM</i> 'DUNE' <i>KORNEGAYDESIGN.COM</i></p>	

STREET TREES (Sidewalks, Parking Lots, Plazas)	RECOMMENDED	LARGE TREES (Parks, Greens)	RECOMMENDED	UNDERSTORY / ORNAMENTAL TREES (Beneath Overhead Utilities)	RECOMMENDED
<p><b>Allee Elm</b>, <i>Ulmus parvifolia</i> 'Emer II' P.P. # 7552 [398 s.f.]</p> <p><b>Chinquapin Oak</b>, <i>Quercus muhlenbergii</i> <sup>2</sup> [314 s.f.]</p> <p><b>Shumard Red Oak</b>, <i>Quercus shumardii</i> <sup>2</sup> [314 s.f.]</p> <p>Autumn Blaze Maple, <i>Acer x freemanii</i> 'Jeffersred' <sup>1</sup> [177 s.f.]</p> <p>Cedar Elm, <i>Ulmus crassifolia</i> [177 s.f.]</p> <p>Chinese Pistachio (male), <i>Pistacia chinensis</i> [177 s.f.]</p> <p>Homestead Elm, <i>Ulmus</i> 'Homestead' [177 s.f.]</p> <p>Shade Master Locust, <i>Gleditsia triacanthos</i> 'Shademaster' <sup>1,3</sup> [177 s.f.]</p> <p>October Glory Maple, <i>Acer rubrum</i> 'October Glory' <sup>1</sup> [123 s.f.]</p> <p>Red Maple, <i>Acer rubrum</i> <sup>1</sup> [123 s.f.]</p> <p>Shantung Maple, <i>Acer truncatum</i> <sup>1</sup> [79 s.f.]</p> <p>Urbanite Ash, <i>Fraxinus pennsylvanica</i> 'Urbanite' [79 s.f.]</p>	 <p>Allee Elm</p>  <p>Chinquapin Oak</p>  <p>Shumard Red Oak</p>	<p><b>Bur Oak</b>, <i>Quercus macrocarpa</i> [707 s.f.]</p> <p><b>Lacebark Elm</b>, <i>Ulmus parvifolia</i> <i>sempervirens</i> [241 s.f.]</p> <p><b>Cedar Elm</b>, <i>Ulmus crassifolia</i> [177 s.f.]</p> <p><b>Live Oak</b>, <i>Quercus virginiana</i> [707 s.f.]</p> <p><b>Shumard Red Oak</b>, <i>Quercus shumardii</i> [314 s.f.]</p> <p>Allee Elm, <i>Ulmus parvifolia</i> 'Emer II' P.P. # 7552 [398 s.f.]</p> <p>American Elm, <i>Ulmus americana</i> [491 s.f.]</p> <p>Bald Cypress, <i>Taxodium distichum</i> [123 s.f.]</p> <p>Black Jack Oak, <i>Quercus marilandica</i> [314 s.f.]</p> <p>Black Locust, <i>Robinia pseudocacia</i> [123 s.f.]</p> <p>Caddo Maple, <i>Acer saccharum</i> 'Caddo' [79 s.f.]</p> <p>Callery Pear, <i>Pyrus calleryana</i> [177 s.f.]</p> <p>Chinquapin Oak, <i>Quercus muhlenbergii</i> [314 s.f.]</p> <p>Chittamwood, <i>Bumelia lanuginosa</i> [123 s.f.]</p> <p>Durand Oak, <i>Quercus sinuata</i> [79 s.f.]</p> <p>Eastern Red Cedar, <i>Juniperus virginiana</i> [20 s.f.]</p> <p>Homestead Elm, <i>Ulmus</i> 'Homestead' [177 s.f.]</p> <p>Monterrey Oak, <i>Quercus polymorpha</i> [241 s.f.]</p> <p>Pecan, <i>Carya illinoensis</i> 'Caddo Sioux' or 'Kanza' [314 s.f.]</p> <p>Pond Cypress, <i>Taxodium ascendens</i> [20 s.f.]</p> <p>Post Oak, <i>Quercus stellata</i> [241 s.f.]</p> <p>Red Maple, <i>Acer rubrum</i> [123 s.f.]</p> <p>Sweetgum, <i>Liquidamber styraciflua</i> [177 s.f.]</p> <p>Texas Ash, <i>Fraxinus texensis</i> [123 s.f.]</p> <p>Texas Buckeye, <i>Aesculus glabra</i> [79 s.f.]</p> <p>Texas Hickory, <i>Carya texana</i> [123 s.f.]</p> <p>Texas Persimmon, <i>Diospyros texana</i> [44 s.f.]</p> <p>Texas Red Oak, <i>Quercus buckleyi</i> [123 s.f.]</p> <p>Urbanite Ash, <i>Fraxinus pennsylvanica</i> 'Urbanite' [79 s.f.]</p> <p>Walnut, <i>Juglans microcarpa</i> [177 s.f.]</p> <p>Western Soapberry, <i>Sapindus drummondii</i> [123 s.f.]</p> <p>White Oak, <i>Quercus alba</i> [707 s.f.]</p> <p>Winged Elm, <i>Ulmus alatus</i> [177 s.f.]</p>	 <p>Bur Oak</p>  <p>Lacebark Elm</p>  <p>Cedar Elm</p>  <p>Live Oak</p>  <p>Shumard Red Oak</p>	<p><b>Possumhaw Holly</b>, <i>Ilex decidua</i> [20 s.f.]</p> <p><b>Mexican Plum</b>, <i>Prunus mexicana</i> [79 s.f.]</p> <p><b>Desert Willow</b>, <i>Chilopsis linearis</i> [44 s.f.]</p> <p><b>Wax Myrtle</b>, <i>Myrica cerifera</i> [79 s.f.]</p> <p><b>Redbud</b>, <i>Cercis canadensis</i> var. <i>mexicana</i> or var. <i>texensis</i> [44 s.f.]</p> <p><b>Vitex</b>, <i>Vitex agnus-castus</i> [44 s.f.]</p> <p>Ashe Juniper, <i>Juniperus ashei</i> [20 s.f.]</p> <p>American Holly, <i>Ilex opaca</i> [44 s.f.]</p> <p>Texas Buckeye, <i>Aesculus glabra</i> [79 s.f.]</p> <p>Carolina Buckthorn, <i>Rhamnus caroliniana</i> [20 s.f.]</p> <p>Cherry Laurel, <i>Prunus caroliniana</i> [79 s.f.]</p> <p>Crabapple, <i>Malus floribunda</i> [44 s.f.]</p> <p>Crape Myrte, Lagerstroemia (MinW)<sup>4</sup> [44 s.f.]</p> <p>Eve's Necklace, <i>Sophora affinis</i> [20 s.f.]</p> <p>Farkleberry, <i>Vaccinium arboreum</i> [20 s.f.]</p> <p>Flameleaf Sumac, <i>Rhus lanceolata</i> [44 s.f.]</p> <p>Mexican Buckeye, <i>Ungnadia speciosa</i> [28 s.f.]</p> <p>Parsley Hawthorn, <i>Crataegus marshallii</i> [28 s.f.]</p> <p>Red Maple, <i>Acer rubrum</i> [123 s.f.]</p> <p>River Birch, <i>Betula nigra</i> [79 s.f.]</p> <p>Rough Leaf Dogwood, <i>Cornus drummondii</i> [20 s.f.]</p> <p>Rusty Blackhaw, <i>Viburnum rufidulum</i> [79 s.f.]</p> <p>Smoke Tree, <i>Cotinus obovatus</i> [44 s.f.]</p> <p>Sweet Bay Magnolia, <i>Magnolia virginiana</i> [44 s.f.]</p> <p><i>Texas Mountain Laurel</i>, <i>Sophora secundiflora</i> [20 s.f.]</p> <p>Texas Persimmon, <i>Disopyros texana</i> [44 s.f.]</p> <p>Texas Pistache, <i>Pistacia texana</i> [20 s.f.]</p> <p>Wright Acacia, <i>Acacia wrightii</i> [79 s.f.]</p> <p>Yaupon Holly, <i>Ilex vomitoria</i> [79 s.f.]</p>	 <p>Possumhaw Holly</p>  <p>Mexican Plum</p>  <p>Desert Willow</p>  <p>Wax Myrtle</p>  <p>Redbud</p>  <p>Vitex</p>
<p><b>Notes:</b></p> <p>[#] Estimated shade based on the diameter of a tree canopy at 10 year maturity.</p> <p>(1) Suitable for location beneath power lines</p> <p>(2) Should provide a limited root barrier to direct spreading roots downward.</p> <p>(3) Locust trees have a problem with reflected heat when young: trunk should be wrapped during early stages.</p> <p>(4) Must be a species that at maturity pedestrians can traverse beneath the canopy</p>					

### 3.7 - STREET TREES & PLANT MATERIALS

SHRUBS FOR SCREENING	RECOMMENDED	GROUNDCOVER / VINES	RECOMMENDED	ORNAMENTAL GRASSES	RECOMMENDED
<p>Red Yucca, <i>Yucca</i>, <i>Hesperaloe parviflora</i>                      Texas Sage – <i>Leucophyllum frutescens</i>                      Dwarf Yaupon Holly, <i>Ilex vomitoria 'nana'</i>                      Autumn Sage - <i>Salvia greggii</i>                      Dwarf Burford Holly                      Dwarf Wax Myrtle                      Agarita, <i>Berberis trifoliolata</i>                      American Beautyberry, <i>Callicarpa americana</i>                      Arkansas Yucca, <i>Yucca gloriosa</i>                      Coralberry, <i>Symphoricarpos orbiculatus</i>                      Evergreen Sumac, <i>Rhus virens</i>                      Roughleaf Dogwood – <i>Cornus drummondii</i>                      Turk's Cap – <i>Malvaviscus arboreus</i></p>	<p>Red Yucca                        Texas Sage                        Dwarf Yaupon Holly                        Autumn Sage                        Dwarf Burford Holly                        Dwarf Wax Myrtle  </p>	<p>(Minimum 1 gal. container at installation except Wisteria minimum 5 gal.)  <b>Crossvine</b>                      Virginia Creeper, <i>Parthenocissus quinquefolia</i>                      Purple Winter Creeper, <i>Euonymus</i>  <b>Lady Banks Rose</b>, <i>Rosa banksiaw lutea</i>                      Asian Jasmine, <i>Trachelosperum Asiaticum coloratus</i>                      Santolina, <i>Santolina virens</i>                      Trumpet Vine, <i>Campsis radicans</i>                      Coral Honeysuckle, <i>Lonicera sempervirens</i>                      Purple Honeysuckle, <i>Lonicera japonica 'purperia'</i>                      Wisteria, <i>Wisteria sinensis</i>                      Vinca (major), <i>Vinca major</i></p>	<p>Crossvine                        Virginia Creeper                        Purple Winter Creeper                        Lady Banks Rose  </p>	<p><b>Gulf Muhly Grass</b> – <i>Muehlenbergi a lindheimeri</i>  <b>Feather Reed Grass</b>  <b>Miscanthus</b>  <b>Indian Grass</b>                      Purple Autumn Grass</p>	<p>Gulf Muhly Grass                        Feather Reed Grass                        Miscanthus                        Indian Grass  </p>

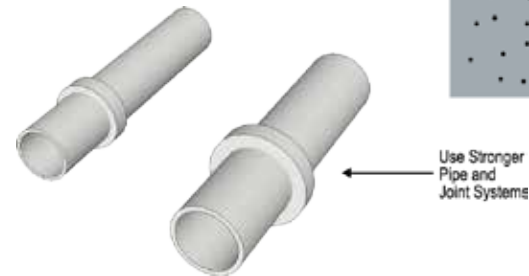
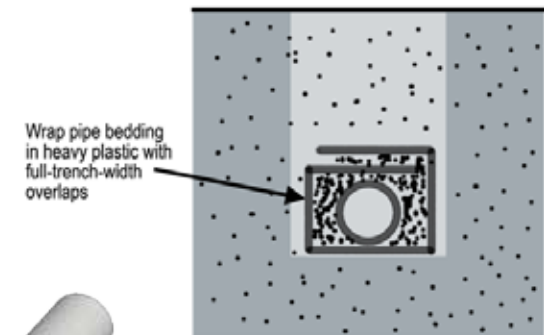
### 3.8 - POSSIBLE STREET TREE PLANTING TECHNIQUES



ROOT BARRIER SURROUNDING TREE

**E 36" DEPTH ROOT BARRIER**

N.T.S.



# APPENDIX 4. DESIGN GUIDELINES

*The following pages contain the Design Guidelines for the Town of Fairview's Planned Development District Code. Unlike Appendix 3 – Design Standards, which are required standards, **Appendix 4 contains best practices and guidelines** for architectural design and development for the Neighborhood General, Neighborhood Edge, Urban Transition and Urban Village districts within Fairview.*

<b>4.1 ARCHITECTURAL GUIDELINES   NEIGHBORHOOD</b>	<b>72 - 77</b>
<b>GENERAL / NEIGHBORHOOD EDGE</b>	
<b>4.2 ARCHITECTURAL GUIDELINES   URBAN TRANSITION /</b>	<b>78 - 87</b>
<b>URBAN VILLAGE</b>	



+ Heavy materials form the base.



+ Just three materials (not including foundation) provides simplicity and elegance.

## BUILDING WALLS

### INTENT

Building walls of residential buildings in the city should reflect permanence - primarily through the use of masonry or metal.

A combination of traditional and more modern materials will contribute to the creation of a memorable and unique streetscape - one that reflects a diverse community.

### MATERIALS

- + Building walls should be finished in native stone (or manufactured equivalent), brick, stucco, or cementitious fiberboard siding. Bricks should be no larger than king-size.
- + Frontage walls and stoops should match or be compatible with the materials of the associated buildings.
- + Frontage fences and walls should be built of wrought iron, tubular metal, cast-iron, or vinyl, but may have masonry columns and base. Colors should match local precedent or standard.
- + Siding should be cementitious fiberboard, lap siding, shingle or fish-scale and shall be painted. Vinyl and aluminum siding are prohibited.
- + Trim may be cementitious fiberboard, metal or other approved weather resistant cornice materials, but should be indistinguishable from wood when painted, and should be sized appropriately to its location.



## CONFIGURATIONS

+ Building walls should show no more than three materials on any exterior wall, not counting the foundation, columns or cornices. Heavier materials should be located toward the base of the building. Vertical joints between different materials (such as masonry versus siding) should only occur at inside corners or 20-feet back from the front facade. Exterior building walls should have a minimum 9-foot plate height on the main level.

+ Building and roof lines should have horizontal and vertical articulation on all walls facing a street or public open space.

+ Brick should be properly detailed and installed in load-bearing configurations. Brick should course to both the top and bottom of all wall openings. Painted brick is allowed.

+ All round columns should be tapered and no column should be less than 8-inches at its base. Compound columns such as occasionally used in Craftsman style homes should be measured as a whole.

## TECHNIQUES

+ Stone should be laid to resemble structural stone walls.

+ Stucco should be cement and may be integral color or painted. Finish should be smooth or sand-finish.



+ *Proper articulation creates shadow lines, adds a sense of depth and creates a good streetface.*



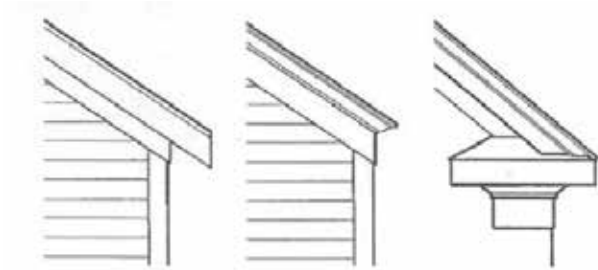
+ *This building is a simple box and does not add to neighborhood character.*



+ *Overlapping gable to provide for an entry.*



+ *Gables and eaves overlap creating confusion rather than a sense of cohesion or evolution of construction.*



+ *Classically scaled, proportioned and detailed cornices and rakes.*

## ROOFS

### INTENT

For smaller scaled residential buildings, these Guidelines promote simple roof forms over other roof forms. Special roof forms such as domes or turrets are permitted in limited instances, and are controlled by size.

## MATERIALS

- + Shingle roofing should be slate, asphalt composite (minimum 25-year rated) or equivalent–appearing synthetic or better.
- + Tile roofing should be clay tile or concrete.
- + Flat roofs should be commercial quality roofing.
- + Eaves may be wood or cementitious fiberboard. Vinyl and sheet aluminum are not permitted.
- + Gutters and downspouts should be copper, galvanized steel, or aluminum if exposed.

## CONFIGURATIONS

- + Sloped roofs should generally be simple in form with a pitch appropriate to the style of the house and have symmetrical gables and/or hips. Plumbing vents or mechanical flues should be painted to match the roof and not be visible from front streets or open spaces. Flat roofs should be surrounded by a parapet wall tall enough to screen mechanical equipment from adjacent streets or open spaces.
- + Gables should not be overlapping except when the smaller gable is part of a balcony, porch, or entrance.
- + Bay roofs should be distinct from the primary roof.
- + Metal roofing should be flat between the primary ribs with no striations or pencil ribs.
- + Skylights should not be located on front facing roofs.
- + Eaves should be as continuous as possible, both horizontally and vertically.
- + Gutters should be half-round or ogee shaped. Downspouts should be round, square or rectangular.

## TECHNIQUES

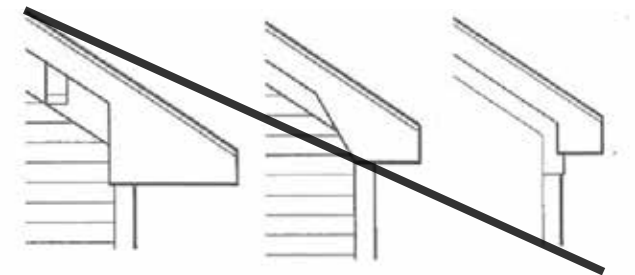
- + Ridge caps should be appropriate to the type of roofing. Bulbed ridge caps should be used with 5V metal roofing, and standing seam ridge caps should be of the lowest profile possible.
- + Boxed eaves should return around the corner and die into the wall without the common "pork chop" return. Brackets should extend to the fascia or slightly beyond. A frieze board should occur below the eave.



+ 25-Year or greater asphaltic shingles.



+ Metal simulated shakes do not relate to the scale of the building and appear fake.



+ Do not terminate eave with a common "pork-chop"



+ *Shutters match the window shape and size.*



+ *Shutters are clearly not sized for the window.*

## WINDOWS + DOORS

### INTENT

Windows and doors will provide most of the articulation and detail of buildings. It is important that all of the buildings follow some general standards regarding proportion and placement, and then are given the freedom to explore other design elements to infuse the street with variety and vitality.

Windows and doors (and other openings or building voids) should be in the proportion of rectangles and squares. Windows should be set deep enough into window openings to provide a shadow line and express the depth of the building structure. Doors and other entrances are intended to be located appropriately to their use.

### MATERIALS

- + Garage doors should be wood, clad wood, metal, or composite.
- + Windows should be wood, vinyl-clad wood, aluminum-clad wood, metal and solid PVC. All windows should be energy efficient low-E, but not be heavily tinted or highly reflective. No solar screen shades will be allowed on building facades facing a public street or open space.
- + Shutters should be wood, cementitious fiberboard, or PVC.

**CONFIGURATIONS**

+ Garage doors on front-loaded garages closer to the front street than the rear corner of the house should be no larger than 9 feet. Garage doors accessed from the alley or a “drive through” may be up to 18 feet.

+ Doors should be side-hinged except garage doors, which may be sectional. Sliders should not be visible from streets, sidewalks, or public spaces. The style of the front door should match the building style.

+ Windows should be single-hung, double-hung, triple-hung, casement, awning or fixed. The style of the windows should match the building style. Windows that do not have integral casings on the exterior should have a casing installed that abuts the window. In addition –

- Divided light patterns should be consistent across the façade.
- Window header and casings should be below the frieze board.
- All windows should have casings.
- Bay Windows: Should extend to the ground or be supported by visible brackets.
- Shutters: Should be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building.

**TECHNIQUES**

+ Casing should never be narrower than 3 1/2” except on masonry walls which should not be less than 2-inches. Mullion casing should never be narrower than 3 1/2” regardless of location. Brick should never be visible between a door or window and its casing. Head casing should be equal to or wider than jamb casing. Doors with transoms and side lights should be built to appear as a unit.



+ Casings are greater than 3 1/2” and the style of the windows match the building style.



+ Casings do not meet the 3 1/2” requirement.



+ **BUILDING WALL MATERIALS.** Larger buildings may be clad in a variety of materials including curtain wall as an accent.



+ **BASE, MIDDLE AND TOP ARTICULATION.** The base of the building is one story tall and is clearly expressed through a change in the vertical plane toward the interior.

## BUILDING WALLS

### INTENT

Building walls of larger buildings in the study area should reflect permanence as well as high design - primarily through the use of masonry or metal.

Larger buildings in the study area should reflect their position in higher density areas with appropriately modern and urban styles.

## MATERIALS

- + The use of durable, high-quality, high-performance materials is encouraged as a means of creating visual interest and building articulation.
- + All buildings should include a masonry element at the ground floor level.
- + Additional materials permitted include 3-stage exterior stucco and glass block; and accent materials or ventilated facade systems such as colorized, patterned + textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel; titanium zinc alloy sheet metal roofing facade cladding + roof drainage components system; rear ventilated phenolic rain screen wall panel systems.
- + Additional durable accent and trim materials are permitted as approved by the City. Refer to the Planned Development District Code for more detail on minimum and maximum percentages of materials.
- + Curtain walls should be limited to buildings of 6+ stories and/or the middle section of tri-partite buildings.

## CONFIGURATIONS

- + Blank facades are prohibited.
- + All elevations visible from the public realm should be designed as “fronts”. Buildings occupying corner lots have two frontages and each facade should be treated with equal design attention.
- + Live/Work, Mixed Residential, Mixed Use and Commercial buildings should clearly express a base, a middle and a top. Transitions from base to middle or middle to top should be made in one of two ways:
  - (1) Horizontally, through a shift in vertical plane toward the interior, or,
  - (2) Vertically, through a change in building materials or the use of trim along a level line.
- + In buildings which have more than one material, the “heavier” material should go below the “lighter” material. [e.g. curtain wall upper stories with a stone base.]
- + Buildings should generally maintain a facade rhythm of 20-30 feet. This rhythm may be expressed by stepping portions of the facade in and out, using columns or other techniques.

## TECHNIQUES

- + Building walls should be finished in a manner consistent with the highest quality standard(s).
- + Vents, air conditioners and other utility elements should not be placed on any building wall facing a street. If placing these on a street-facing elevation is unavoidable, then particular care must be taken to render these elements invisible from public view - by painting them, screening them or placing them on walls perpendicular to the frontage.
- + More than one material is encouraged in a single building; however, district transitions from one wall material to another should occur along all visible sides of a building.



+ **LIGHTER MATERIALS ABOVE HEAVIER.** This building has a base (the lower two floors) rendered in brick with a variety of materials above. This illustrates proper materials configuration.



+ **MATERIALS VARIETY.** Metal, glass and stone combine with lighting to provide a modern eclectic streetscape that transcends a specific architectural style. Materials change with sill or change in plane.



+ **FLAT ROOF SHAPES.** Larger buildings should have flat roofs. Other roof shapes may be permitted for limited areas in special locations.



+ **GREEN ROOFS.** Upper story terraced areas include plants and small trees outdoors. These plant materials add visual interest and greenery along the building facade.

## ROOFS

### INTENT

For larger scaled buildings, these Guidelines promote flat roofs only. The design elements of these roofs should be enhanced by expressions of the eaves and cornices - both highly visible from the sidewalk.

## MATERIALS

- + Flat Roofs may be constructed of any material that is permitted by applicable building codes.
- + “Green Roofs” are strongly encouraged and may be used in lieu of any other roofing material with appropriate review.



## CONFIGURATIONS

+ In general, flat-roofed buildings require a parapet and other appropriate screening of rooftop equipment.

+ Green roofs (over principal or secondary roofs) are encouraged and assist in the creation of sustainable development.

## TECHNIQUES

+ Roof penetrations (fans, exhausts, vents, etc.) should be finished to match the color of the roof.

+ Because taller building roofs are more visible from below (at the street) than above (in the air), elaborated cornices, eave overhangs and other expressions should be used to provide additional architectural interest.



+ **ROOFTOP TERRACES AND OUTDOOR SPACES.** *In more dense areas, as opportunities for private ground-level open space are scarce, rooftops become great places for social interaction.*



+ **OPPORTUNITIES FOR SPECIAL EXPRESSION.** *Larger buildings may reflect corners, entries and other important plan locations with towers, rounded corners or other architectural expressions.*



+ *RESIDENTIAL ENTRANCE TO LARGE BUILDINGS. A common lobby entrance with a more private feel.*



+ *GRAND LOBBY ENTRANCE. Large building with a more elaborate, publicly-oriented entrance.*

## WINDOWS + DOORS

### INTENT

For larger buildings, windows and doors offer transparency and lightness. Because the buildings are larger, they may explore more modern techniques - curtain wall over “punched windows”, for example. Windows may be flush with walls, or may even replace walls in more contemporary buildings. Windows and doors of larger buildings should assist in expressing a more modern and more urban condition in appropriate sectors of the study area.

## MATERIALS

- + Doors may be metal or metal and glass only.
- + Doors should include fixed glass lites.
- + Doors along frontages should include glass and full operating hardware on the outside of the door.
- + Window frames should be architectural-grade metal with high quality finishes and hardware.

## CONFIGURATIONS

- + In general, window and door openings should be rectangular in shape. Other window shapes will be considered for approval based on architectural merit.
- + All other building openings or voids should be rectangular in shape - either vertically- or horizontally-oriented.
- + Service, security or garage doors should not be placed at primary frontages.
- + Windows should be operable to achieve proper fresh air requirements.
- + Entry doors may be swing or revolving doors. Sliding doors should generally not be used.

## TECHNIQUES

- + Windows and window lites should be clear or lightly tinted glass. Black glass, "spandrel glass" and other "false window" techniques are prohibited. Highly reflective glass is prohibited.
- + Window and door frames should be finished in the same material as the storefront. Dark bronze, black or stainless steel are preferred.
- + In general, windows should represent 60-80% of the building facade at grade and 30-60% of the building facade above grade; however, glass curtain wall should be permitted on the "middle" portion of a building (as defined under tri-partite construction) and on portions of a Commercial Building of six stories or more.



+ **PARKING STRUCTURES.** Doors at the ground floor may access the garage functions or lead directly to commercial spaces.



+ **WINDOWS OF LARGER BUILDINGS.** Windows in a wall of fixed lites permit modern facades and natural ventilation.



+ **STOREFRONT DESIGN.** Large windows, high ceilings, and simple, unified design are elements of a successful urban storefront.



+ **PARKING STRUCTURE FENESTRATION.** Entrances to parking garages should be incorporated into the building facade to provide a seamless frontage along the street.

## STOREFRONTS

### INTENT

Storefronts are one of the most important physical elements of a commercial enterprise and should reflect that importance with careful design.

Storefronts should be designed as a unified combination of windows and doors, signage, colors and awnings or canopies. Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the space - increasing visibility and promoting the success of the business within.

The storefronts of larger buildings need not be designed in the same way as the middle of the building - assisting in the establishment of the retail level as the “base” of the building.

## MATERIALS

- + Storefronts should be made of brick, stone, metal or glass, or a combination of these materials.
- + Windows and doors of commercial enterprises should be made of wood or aluminum. Anodized and electrostatic paint finishes are permitted. Glass should be clear (not frosted, textured or otherwise affected) to provide an unobstructed view into the establishment of no less than 12 feet.
- + Doors which are part of the storefront should be more than 50% clear glass.

## CONFIGURATIONS

- + Windows and doors of commercial establishments should occupy 60-80% of the building facade, at grade.
- + Ground floor windows should be set between 18 inches above the ground and within 12 inches of the finished ceiling.
- + Transom windows are encouraged above doors and storefronts.
- + Doors with no opacity (security, service and access doors) should not be located on primary frontages.
- + Roll-up security grilles on the outside of storefronts are prohibited.

## TECHNIQUES

- + Storefront glass should be left unpainted.
- + Black glass, opaque glass and other “false window” techniques are prohibited.
- + Highly reflective glass is prohibited.



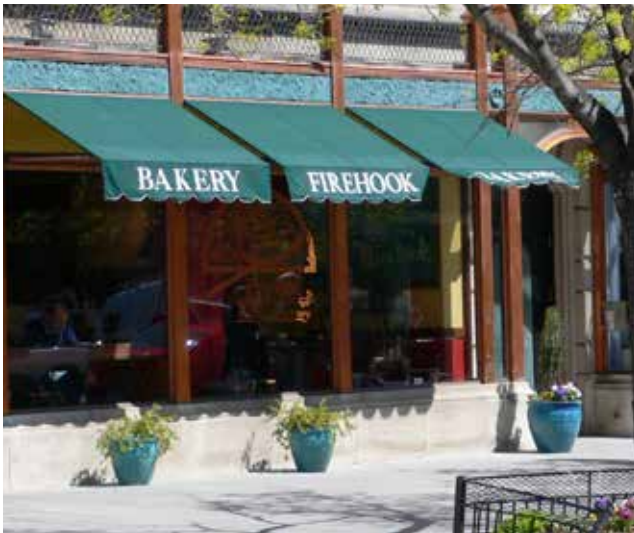
+ *STOREFRONT DESIGN.* Outdoor seating, unique entry treatment and large windows properly focus design attention to elements closest to the sidewalk.



+ *OPPORTUNITIES FOR SPECIAL EXPRESSION.* Larger buildings may reflect corners, entries and other important plan locations with towers or other architectural expressions.



+ *MODERN EXPRESSION. Metal arbors - not traditional awnings - can help add ornamentation to buildings as banal as parking garages.*



+ *AWNING SIGNAGE. Simple lettering on the leading edge of the awning provides the opportunity of advertising without compromising the design integrity.*

## AWNINGS + CANOPIES

### INTENT

Awnings and canopies may be used if their purpose is functional - to afford protection from the elements. Awnings and canopies traditionally provided shade to the storefront or entry and shade for pedestrians. New awnings and canopies are to be incorporated into building design for the same purpose as their historical precedent - and their design must reflect their utility.

### MATERIALS

- + Internal awning structures should be metal, and awnings themselves should be made of canvas, metal or other approved material.
- + Canopies may be made of canvas, metal, or a combination of these materials and are supported by one or more vertical elements.

## CONFIGURATIONS

- + Awnings and canopies are permitted to encroach over the sidewalk.
- + Awnings may be mounted inside window frames, above window openings and/or below transoms.
- + The installation of the awnings and canopies should be consistent in color, shape and pattern for the entirety of the building.
- + Awnings and canopies are permitted at the base of a building only, beginning at a height of 8 feet above the sidewalk and should not drop below a height of 7 feet above the sidewalk, except that awning-like structures that function as sunscreens may be installed above the base of a building.
- + Canopies may be free-standing or attached to the building on one end.

## TECHNIQUES

- + Awnings may have lettering/icons on the valance or the slope.
- + Canopies may include lettering on the leading edge. See Sign Standards in the Planned Development District Code.
- + Awnings and canopies may be lighted from above by shrouded fixtures mounted to the building wall.



+ **AWNING STRUCTURE AND MATERIALS.** *Cantilevered from a heavy stone base, this awning provides a simple and strong solution to inclement weather for this entry.*



+ **CANOPY.** *A canopy can add distinction and identity to the entryway of a building or business.*

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# APPENDIX 5. IMPLEMENTATION MATRIX

*The matrix on the following pages provides a detailed structure for coordinating action to achieve the vision established for the Planned Development District. It lists all the important strategies for action, by the Town and by others, to carry out this plan.*

*This matrix is intended primarily as a tool for the Town staff members who are responsible for plan implementation. It includes the information they need to easily schedule and coordinate work on projects that affect the future of this district. It also provides a shared tool for recording action on these strategies over time, regardless of which staff member or department is responsible for the strategy.*

*This matrix also provides a format for tracking project process and providing status reports to the Town Council and the community. While such reports will likely summarize important accomplishments and notable changes in status, the topics and the individual strategies listed for each topic can be used as the structure for these progress reports.*

## 5.1 IMPLEMENTATION MATRIX

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## TOPICS

Six topics are used to organize strategic action to implement this plan. They are:

- **Plans and Regulations.** This group of strategies addresses the changes in the Town's requirements and processes that are necessary so that revisions to the PD zoning district are also reflected and followed in other Town decision-making and policies.
- **Creation of Key Focal Points.** These strategies emphasize the special needs and importance of design for the key locations where people enter or view the PDD area.
- **Natural Assets.** The PDD's vision emphasizes the role of existing natural assets in creating the unique character and destination amenities that should set this area apart from other parts of the Town and region. This group of strategies addresses steps to make the most of these assets.
- **Mobility.** The strategies listed here address the ability of people to travel to, from and within the PDD using a variety of transportation modes. Bike and pedestrian improvements are included here along with those related to vehicular transportation.
- **Other Infrastructure.** Water, wastewater, storm drainage, power and communications systems and facilities are included within this topic.
- **Community Engagement.** It is important that Fairview residents and property owners know about the Town's plan for the PDD area and can stay informed about projects that implement the plan. Strategies listed here address on-going communication as well as specific stakeholders whose decisions and investments play an important role in the district's future.

## STRATEGIES

Each of the strategies that carry out this plan is listed in the Implementation Matrix. The matrix also provides important background information about these strategies. The information found in the matrix is explained below.

### Strategy

Each item is described in terms of what action is needed. The strategies are numbered within each topic area.

### Strategic Direction

This column of the matrix explains which aspects of the Town's strategic direction are addressed by carrying out the strategy. Abbreviations used here are:

- R = District's Role in the Community;
- UD = Urban Design;
- NA = Natural Assets;
- T = Transportation;
- I = Other Infrastructure; and
- P = Process.

### Removal of Barriers

This column shows the barriers to investment that are removed or reduced because of the strategy. The barriers to investment are:

- Financial;
- Market;
- Physical;
- Political; and
- Regulatory.

### Timing

This column shows the anticipated time for action on the strategy. The information in this column may be updated over time as early implementation strategies provide more information about costs and technical details that may affect the timing of later implementation strategies. The notations in the column are:

- H = highest priority; should begin in 2014
- 1 = short-term (2015-2017);
- 2 = mid-term (2018-2024);
- 3 = long-term (2025-2034);
- 4 = future (2034+); and
- 5 = ongoing.

### Public Sector Investment & Intervention Level

Success in transforming the PDD area requires action by both the public and private sectors. Since this matrix is a tool to monitor action by the public sector, this column provides information about the level of public action needed to carry out the strategy. It indicates the extent to which the Town expects to proactively invest resources—dollars, staff time, political will, public policy and regulatory tools – to achieve the vision for this PDD area. A range of numbers from 1 to 5 is shown, with 5 being the most aggressive level of investment and/or intervention.

### Responsibility – Lead Entity

The entity that must take the lead in carrying out the implementation strategy is listed here.

### Responsibility – Support Entity

Often, an implementation strategy requires that more than one entity take responsibility for action. This column lists those entities that play key supporting roles in carrying out the strategy.

**5.1 - IMPLEMENTATION MATRIX****Potential Funding Needed**

Since this is a planning document, the matrix does not attempt to indicate detailed project costs for individual implementation strategies. However, it does provide information about the level of funding that is expected to be necessary to complete an implementation strategy. This level of funding is indicated by symbols as follows:

- \$ reflects a Town action but not a significant expense.
- \$\$ represents projects like planning or urban design studies with a cost up to approximately \$250,000.
- \$\$\$ represents projects like land acquisition or construction with approximate costs between \$250,000 and \$1 million.
- \$\$\$\$ represents major projects with approximate costs over \$1 million.

**Other Comments**

This column is used when additional explanation is helpful to understand what the strategy is designed to do or how it is being implemented.

**Status**

This is the first of two columns that will be added to the Implementation Matrix following the PDD's adoption by Town Council. It will be used by Town staff to track progress on the individual strategies. Symbols here will indicate status, such as:

C = Complete;

D = Delayed – there has been a change that has caused the strategy's completion to be later than anticipated;

F = Future project – a strategy that has not yet started (and wasn't intended to begin yet);

O = On schedule – the strategy is underway and is being implemented in the timing anticipated; and

R = Revised – the strategy's intent will be carried out, but through a different action than originally anticipated.

Symbols or percentages may be used to indicate how far along the strategy is.

**Progress Notes**

This column will also be added to the Matrix after PDD adoption. Town staff will use it to add any notes or comments about progress and changes to the strategies as they are implemented.

Implementation Strategies	Strategic Direction <sup>1</sup>	Removal of Barriers	Timing <sup>2</sup>	Public Sector Investment & Intervention Level <sup>3</sup>	Responsibility - Lead Entity	Responsibility - Support Entity	Potential Funding Needed <sup>4</sup>	Other Comments
<b>Plans &amp; Regulations</b>								
1. Adopt updated Planned Development Zoning District (Form-Based Code)	All	Regulatory	H	5	Town		\$	
2. Decide on a new name for the District	R	Market	H	5	Town		\$	
3. Amend the Town's existing plans to incorporate updated CPDD direction (Land Use Plan, Thoroughfare Plan, Park, Trail and Open Space Plan)	UD, P	Regulatory	H	5	Town		\$	
4. Determine appropriate approach to undeveloped tracts west of Puster Elementary School (see Area Plan).	P	Physical; Political	H	5	Town		\$	
5. Recruit Urban Design Officer	UD, P	Regulatory	H	5	Town		\$	
6. Revise other procedural regulations and practices to achieve new review process; consider role of PID, HOA and other groups' requirements	UD, P	Regulatory	1	5	Town		\$	
7. Revise lighting and signage regulations for trails and streets; continue 'dark sky' ordinance	NA, P	Regulatory	1	5	Town		\$	
8. Evaluate need for changes to other sections of the Development Code to carry out this Framework Plan	P	Regulatory	H	5	Town		\$	
9. Review and update the Town's economic development incentives to support development consistent with this plan	R, P	Market; Financial	1	5	EDC	Town	\$\$	
10. Develop tools and internal processes to monitor projects and results (including return on Town investment) over time	P	Financial	H	5	Town		\$	

**5.1 - IMPLEMENTATION MATRIX**

Implementation Strategies	Strategic Direction <sup>1</sup>	Removal of Barriers	Timing <sup>2</sup>	Public Sector Investment & Intervention Level <sup>3</sup>	Responsibility - Lead Entity	Responsibility - Support Entity	Potential Funding Needed <sup>4</sup>	Other Comments
11. Conduct training with building inspections and code enforcement staff to ensure implemented projects develop in accordance with code	P	Regulatory	H	5	Town		\$	
12. Establish timing for Town Council briefings on project status	P	Political	H	5	Town		\$	
<b>Creation of Key Focal Points</b>								
1. Design & construct distinctive bridge for Fairview Parkway at Sloan Creek crossing	UD, T	Physical; Market	2	4	Town, Collin County & TXDOT		\$\$\$\$	
2. Design & construct gateways into District & Fairview community. 2a. SH 5 from south and north entries; 2b. Fairview Parkway from south and north entries; 2c. Ridgeview from west; 2d. Other minor gateways	R, UD	Physical; Market	2	4	Town & TXDOT		\$\$\$\$	
3. Establish detailed design parameters for visual 'entrances' along US 75; work with TXDOT to incorporate these in future US 75 projects	UD, T	Physical; Regulatory	H	3	Town & TXDOT		\$\$	
4. Establish detailed design parameters for 'The Pearl'	UD	Physical; Regulatory	1	4	Town		\$\$	
5. Establish detailed design parameters for other potential regional focal points. 5a. NW corner of District; 5b. N of Ridgeview; 5c. DART station areas	UD	Physical; Regulatory	2	4	Town		\$\$	

Implementation Strategies	Strategic Direction <sup>1</sup>	Removal of Barriers	Timing <sup>2</sup>	Public Sector Investment & Intervention Level <sup>3</sup>	Responsibility - Lead Entity	Responsibility - Support Entity	Potential Funding Needed <sup>4</sup>	Other Comments
<b>Natural Assets</b>								
1. Begin discussions with property owners regarding creeks and adjacent open space	NA	Political	H	4	Town	Property Owners	\$	
2. Prepare detailed design for required open space areas in the Urban Village	UD, NA	Physical; Regulatory	1	4	Town		\$\$	
3. Review and update the Town's use of green building and site design approaches. 3a. For Town sites and facilities; 3b. For private development	UD, NA	Physical; Regulatory	1	4	Town		\$	
4. Conduct additional analysis of Sloan Creek erosion issues and design; construct any needed erosion control measures	NA, I	Physical	1	4	Town		\$\$	
5. Prepare a master drainage plan for this area, and develop designs to incorporate detention ponds and other drainage features into natural assets and amenities of the area	NA, I	Physical; Regulatory	1	4	Town		\$\$	
<b>Mobility</b>								
1. Seek TXDOT approval of changes to its facilities. 1a. SH 5 capacity and cross-section; 1b. Roundabout for Fairview Parkway and SH 5	UD, T	Physical	H	5	TXDOT	Town	\$	
2. Reach agreement with Collin County on SH 5 and Fairview Parkway configurations	UD, T	Physical	H	5	Collin County	Town, City of McKinney	\$	

**5.1 - IMPLEMENTATION MATRIX**

<b>Implementation Strategies</b>	<b>Strategic Direction<sup>1</sup></b>	<b>Removal of Barriers</b>	<b>Timing<sup>2</sup></b>	<b>Public Sector Investment &amp; Intervention Level<sup>3</sup></b>	<b>Responsibility - Lead Entity</b>	<b>Responsibility - Support Entity</b>	<b>Potential Funding Needed<sup>4</sup></b>	<b>Other Comments</b>
3. Reach agreement with the City of McKinney and Collin County on Frisco Road realignment and cross-section	UD, T	Physical	H	5	Town	Collin County, City of McKinney	\$	
4. Reach agreement with the City of Allen and TXDOT on Ridgeview Road realignment and cross-section	UD, T	Physical	H	5	Town	TXDOT, City of Allen	\$	
5. Conduct traffic signal warrants at Meandering Way/SH 5 and Stoddard Road/FM 1378 intersections	T	Physical	1	3	Town		\$	
6. Modify subdivision regulations & construction requirements to reflect new Thoroughfare Plan cross-sections and enhance bike / pedestrian improvements	UD, T, P	Regulatory	1	5	Town		\$	
7. Update impact fees to reflect costs of revised transportation facilities	T	Financial	H	5	Town		\$\$	
8. Coordinate with the Cities of Allen and McKinney and with Collin County to maximize regional bike & pedestrian linkages within the district	UD, T	Physical	1	3	Town	Collin County, City of Allen, City of McKinney	\$	
9. Define trailhead locations and typical design/improvements	UD, T	Physical	1	5	Town		\$	
10. Put in place first phase trails and pedestrian routes	T	Physical; Financial	1	5	Town		\$\$	
11. Pursue grants in aid from other governmental entities to help fund needed mobility infrastructure	T	Financial	1	3	Town	Other governmental entities	\$	
12. Pursue the development of an MMD, TIF or similar district to fund needed mobility infrastructure	T	Financial	1	3	Town		\$	

Implementation Strategies	Strategic Direction <sup>1</sup>	Removal of Barriers	Timing <sup>2</sup>	Public Sector Investment & Intervention Level <sup>3</sup>	Responsibility - Lead Entity	Responsibility - Support Entity	Potential Funding Needed <sup>4</sup>	Other Comments
13. Evaluate and potentially create a PID or similar structure to fund shared parking facilities (including a garage) within district	T	Financial	1	3	Property Owners	Town	\$	
14. Acquire land, design and construct Fairview Parkway	UD, T	Physical	1	5	Town		\$\$\$	
15. Acquire land, design and construct Frisco Road	UD, T	Physical	1	5	Town		\$\$\$	
<b>Other Infrastructure</b>								
1. Refine designs and cost estimates for water distribution system upgrades	I	Financial	1	5	Town		\$\$	
2. Refine designs and cost estimates for wastewater system upgrades, including lift station and reuse of grey water	I	Financial	1	5	Town		\$\$	
3. Refine designs and cost estimates for stormwater management using green infrastructure approaches	UD, NA, I	Financial	2	5	Town		\$\$	
4. Reach agreement with the City of McKinney and Collin County on Frisco Road utility improvements	UD, T	Physical	H	5	Town	Collin County, City of McKinney	\$	
5. Reach agreement with the City of Allen and TXDOT on Ridgeview Road utility improvements	UD, T	Physical	H	5	Town	TXDOT, City of Allen	\$	
6. Modify subdivision regulations & construction requirements as appropriate to reflect these design expectations	UD, NA, I	Regulatory	2	5	Town		\$	
7. Update impact fees to reflect updated costs for this infrastructure	I	Financial	1	5	Town		\$\$	
8. Determine Town policy on infrastructure investment to 'make sites ready to go'	I	Financial; Regulatory	1	5	Town		\$	



**5.1 - IMPLEMENTATION MATRIX**

Implementation Strategies	Strategic Direction <sup>1</sup>	Removal of Barriers	Timing <sup>2</sup>	Public Sector Investment & Intervention Level <sup>3</sup>	Responsibility - Lead Entity	Responsibility - Support Entity	Potential Funding Needed <sup>4</sup>	Other Comments
9. Consider bond program for infrastructure funding	I	Financial	1	5	Town		\$	
10. Pursue grants in aid from other governmental entities to help fund needed water, wastewater and drainage infrastructure	T	Financial	1	3	Town	Other governmental entities	\$	
11. Pursue the development of an MMD, TIF or similar district to fund needed water, wastewater and drainage infrastructure	T	Financial	1	3	Town		\$	
12. Design and construct utilities in Fairview Parkway	UD, T	Physical	1	5	Town		\$\$\$	
13. Design and construct utilities in Frisco Road	UD, T	Physical	1	5	Town		\$\$\$	
14. Determine need for infrastructure improvements related to gas and electricity	I	Financial	1	5	Utilities	Town	\$	
15. Determine need for communications infrastructure improvements	I	Political	1	5	Utilities	Town	\$	
16. Modify right-of-way ordinance in terms of utility locations	T, I	Regulatory	1	5	Town	Utilities	\$	
<b>Community Engagement</b>								
1. Communicate the intent of the new plan with Town residents	R, UD, P	Political	H	5	Town		\$	
2. Continue dialogue with McKinney ISD about the location of an elementary school in the district	P	Political	H	5	McKinney ISD	Town	\$	
3. Meet with Village of Fairview owners/managers to determine areas for Town and community support for this project's success	R, P	Political	H	5	Town	Village of Fairview	\$	

Implementation Strategies	Strategic Direction <sup>1</sup>	Removal of Barriers	Timing <sup>2</sup>	Public Sector Investment & Intervention Level <sup>3</sup>	Responsibility - Lead Entity	Responsibility - Support Entity	Potential Funding Needed <sup>4</sup>	Other Comments
4. Conduct outreach sessions with broker community to update their knowledge and perceptions of this area	R, P	Political; Market	H	4	Town	Brokers	\$	
5. Update online information and communications about this area	R, P	Political	H	4	Town		\$	
<sup>1</sup> Strategic Direction. R = District's Role in Community; UD = Urban Design; NA = Natural Assets; T = Transportation; I = Other Infrastructure; P = Process <sup>2</sup> Timing for action. H = highest priority; should begin in 2014, 1 = short-term (2015-2017), 2 = mid-term (2018-2024), 3 = long-term (2025-2034), 4 = future (2034+), 5 = ongoing <sup>3</sup> The extent to which the Town proactively invests resources—dollars, staff time, political will, policy or regulatory changes, etc. (1 to 5, with 5 being the most aggressive) <sup>4</sup> \$ reflects a Town action but not significant expense. \$\$ represents projects like planning or urban design studies with a cost up to approximately \$250,000. \$\$\$ represents projects like land acquisition or construction with approximate costs between \$250,000 and \$1 million. \$\$\$\$ represents major projects with approximate costs over \$1 million.								