

ORDINANCE NO. 96-117

AN ORDINANCE REZONING REAL PROPERTY LOCATED IN THE CITY OF ROANOKE, BEING 200.678 ACRES IN THE C. W. KELSEY SURVEY, ABSTRACT 716, THE M. E. P. & P. R. R. CO. SURVEY, ABSTRACT 943, AND THE J. D. HUNTER SURVEY, ABSTRACT 606; 17.572 ACRES IN THE J. D. HUNTER SURVEY, ABSTRACT 606; AND 81.025 ACRES OF LAND IN THE J. D. HUNTER SURVEY ABSTRACT 606, FROM AG (AGRICULTURAL) TO PLANNED DEVELOPMENT MULTI USE FOR SINGLE FAMILY, MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL USES AND PROSCRIBING THE PERMISSIBLE USES THEREOF, AND PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE

Whereas, a public hearing was held before the Planning and Zoning Commission and the City Council of the City of Roanoke, Texas after due notice thereof was had in accordance with the Zoning Ordinance of the City of Roanoke, Texas; and

Whereas, at such public hearings all persons having any interest in doing so were afforded an opportunity to be heard concerning the rezoning of the property hereinafter described as requested by the applicant.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, that:

I.

The following described property is hereby zoned from AG (agricultural) to PD (Planned Development Multi Use), for single family, multi-family, commercial and industrial uses in accordance with the development standards for the project known as "The Homestead":

See Exhibit "A" attached hereto

II.

The property shall be developed in strict accordance with the development standards for the project known as "The Homestead" which are attached hereto as Exhibit "B", which is incorporated herein by reference as if fully set out in detail.

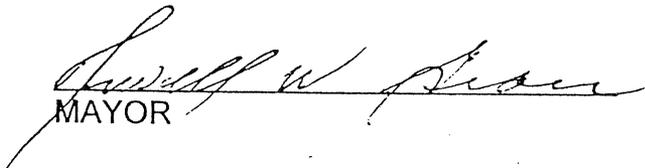
III.

Each and every provision, paragraph, sentence and clause of this ordinance has been separately considered and passed by the City Council of the City of Roanoke, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof should be ineffective, invalid, or unconstitutional for any cause, it shall not impair or affect the remaining portion nor any other part thereof, but the valid portion shall be enforced just as if it had been passed alone.

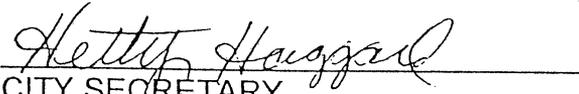
IV.

The city secretary is directed to engross and enroll this ordinance in the code of ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

PASSED AND APPROVED this 2nd day of July, 1996.


MAYOR

ATTEST:

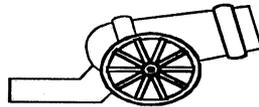

CITY SECRETARY

Ordinance #96-117

Exhibit "B"

DEVELOPMENT STANDARDS

The Homestead



Roanoke, Texas

Approximately 249 acres

DEVELOPMENT STANDARDS

THE HOMESTEAD -- ROANOKE, TEXAS

The development of the land described in Exhibit "A" consisting of approximately 249 acres of land shall be in accordance with the PD Zoning Plan of the development (attached hereto as Exhibit "B"), all other Exhibits attached to or to be made a part of this Ordinance, the Code of Ordinances of the city of Roanoke, Texas, (Ordinance No. 85-116), all other applicable ordinances and regulations of the city of Roanoke, and the following Development Standards, conditions and requirements:

1. **Purpose; development standards, uses within individual tracts:** This Planned Development is designed to accommodate a variety of residential, commercial, retail, parks, and industrial uses. For development purposes, the Land is divided into sixteen (16) tracts (Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 as shown on Exhibit "B" attached hereto (PD Zoning Plan), and the use and development of each of the tracts shall be in accordance with the following:

2. **Tract 1 (Commercial Uses)** The following standards shall apply to Tract 1:
 - (a) **Size of Tract:** Tract 1 shall contain approximately 4.09 acres.

 - (b) **Uses Generally:** In the development and use of Tract 1, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses:**

RETAIL

Book Stores	Stationery/Card and Party Stores
Specialty Gifts	Specialty Neighborhood Services A-D Shops
Art Galleries	Arts/Crafts and Hobby Shops
Art Supply Stores	Art Studio
Dance Studio	Health and Athletic Services
Weight Reduction Services	Private Health Clubs
Educational Services	Photography Studio and Processing
Music/Video Stores	Sporting Goods Stores
Hardware Stores	Confectionery Shops
Ice Cream Shops	Bakers (Retail Sales Only)
Grocery Store (Drive-in)	Butcher Shops
Health Food Shops	Seafood Shops
Dairy Shops	Restaurant/Cafeteria or Cafe
Jewelry and Watch Store	Restaurant with Alcoholic Beverage Sales
Fabric and Knit Shops	Drug Stores/Apothecary and Pharmacy

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The Homestead - Roanoke, Texas

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2. (b) (1) (Cont.)

RETAIL

Antique Shops	Florist (Retail Only -- No Flower or Plant Raising -- No Outside Displays)
Interior Decorator	Household Furnishing and Fixtures
Electric Goods and Fixtures	Computer/Electronic Sales and Services Store
Boutiques	Barber/Beauty and Nail Shops and Supplies
Dry Cleaner (Pick up Only)	Wearing Apparel and Shoe Shops
Office Supply	Gasoline Services Stations, Auto Laundry or Cash Wash
Auto Parts Sales, New Retail	

OFFICE

General Business	Banks/Savings and Loans or Other Financial Institutions
Real Estate Offices	Administrative/Executive/Editorial Offices
Accounting Offices	Architectural/Engineering/Planning Offices
Attorneys Offices	Physician or Dentists Offices
Insurance Offices	Personal or Family Counselor
Public Secretary	Medical/Dental/Chiropractic/Optomety, etc.
Mortgage Companies	Printing/Publishing and Engraving
Title Companies	Governmental Uses
Duplication/Mail Services	

(2) **Accessory Buildings and Uses:** Accessory buildings and uses customarily incident to any of the above uses are permitted. No accessory use shall be construed to permit the keeping of articles, goods or materials in the open or exposed to the public view.

(3) **Uncustomary Incidental Uses:**

A. Sales of beer and/or wine only for off-premises consumption only, shall be considered a customarily incidental use in this district, but not in any residential district or a more restrictive commercial district. (THIS PARAGRAPH to be enacted provided a public election has approved some form of use of alcoholic beverage within the city) or;

B. Private club dispensing alcoholic beverages to its members under the Texas Liquor Control Act, Article 666-15e, U.A.T.S. and the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, all of which are adopted hereby and made a part hereof for all purposes, and which has secured a special use permit under the Code of Ordinances of the City as stipulated under section 9G of Ordinance #85-116.

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2. (b) (3) (Cont.)

- C. No private club may be located within three hundred (300) feet of any church, school, hospital, park, playground, or publicly owned building, the measurements to be along the property lines of the street fronts and from front door to front door and in direct line across intersections where they occur.
- D. All vehicular access to property used for a private club must be from streets of minimum width.
- E. All property used for a private club must be located one hundred (100) feet from any single family residence existing when the use for a special use permit is requested. If the property is within two hundred fifty (250) feet of any single family residence existing at the time the permit is requested, the owner(s) of such residence shall be notified of the application. Should written protest be filed by such owner(s) with the City Manager's Office, no special use permit shall be granted for any property within two hundred fifty (250) feet of such residence. Measurement shall be determined as in paragraph C. above.
- F. All property used for a private club must be located further than one hundred (100) feet from any duplex or multi-family residential units existing at the time the special use permit is requested. Measurement shall be determined as in paragraph C. Above.

(4) **Limitation of Uses:** Any use not expressly permitted herein or allowed by permit is prohibited.

A. **Area and Building Regulations:**

- (i) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed 60% of the total area of Tract 1.
- (ii) **Minimum Open Space:** All areas (but in any event at least 20% of the total area of Tract 1) not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (iii) **Maximum Impervious Area:** The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 80% of the total area of Tract 1.

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2. (b) (4) A. (Cont.)

- (iv) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet. Automobile parking will be permitted in such front yards in accordance with off-street parking requirements.
- (v) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than ten (10) feet. Automobile parking will be permitted in such rear yards in accordance with off-street parking requirements.
- (vi) Width of Side Yard on Each Side, Feet: A minimum of fifteen (15) foot side yard shall be required on each side of Tract 1.
- (vii) Size of Lot: As necessary to meet requirements.
- (viii) Height: No building or structure shall exceed thirty five (35) feet in height.

B. Parking and Load Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b Ordinance #85-116 of the city of Roanoke, Texas. Handicapped parking, including van accessible spaces, shall be provided according to City standards.

C. Screening Device Requirements:

- (i) Screening Device: A barrier of stone, brick, pierced brick or block, or other permanent materials of equal character; density and design, at least six (6) feet in height, provided, any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the building code of the City. A screening device, as herein defined, shall be erected before any uses are made of the property when such property abuts residentially zoned property. In so far as it is practical, such screening devices shall be erected along the entire length of the common line between such commercial property and the abutting residentially zoned property.

DEVELOPMENT STANDARDS

The Homestead - Roanoke, Texas

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2. (b) (4) C. (Cont.)

- (ii) Erection and Maintenance of Screening Devices: When a screening device is required under the terms hereof, it shall be the responsibility of the user of the commercial property to erect the required screening device, and this shall be condition precedent to the issuance of a Certificate of Occupancy for the premises on which said device is located.

All screening devices required by this ordinance shall be perpetually maintained by the user of the property on which said device is located.

No fence or screening device, whether required or not, shall exceed eight (8) feet in height, without prior approval.

D. Landscaping Requirements:

- (i) Landscaping shall be utilized along the street frontages, when possible, to screen parking from public view.
- (ii) All landscape areas shall be irrigated.
- (iii) Landscaping shall be maintained by the Owners of the Land. Any dead plant material shall be removed and replaced in a timely manner.
- (iv) Detailed landscape plans, sealed by a registered landscape architect, shall be provided at the time of Final Site Plan submittal.

E. Building Materials: All main and accessory buildings shall be of exterior fire resistant construction having at least eighty percent (80%) of the total exterior walls, excluding doors, windows, and porches, constructed of masonry materials in accordance with the City's Building Code and Fire Code.

F. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #85-116 of the City of Roanoke, Texas.

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3. **Tract 2 (Commercial Uses)**: The following standards shall apply to Tract 2:

- (a) **Size of Tract**: Tract 2 shall contain approximately 15.80 acres.
- (b) **Uses Generally**: In the development and use of Tract 2, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:

(1) **Permitted Uses**:

Hotel-Motels
Supermarkets
Hospitals
Building Material or Lumber Sales (No Outside Storage)
Nursery
All Uses Permitted in Tract 1

(2) **Accessory Buildings and Uses**: (Same as Tract 1)

(3) **Uncustomary Incidental Uses**: (Same as Tract 1)

(4) **Limitation of Uses**: (Same as Tract 1)

Exceptions:

- (i) **Height**: No building or structure shall exceed thirty five (35) feet in height except when each of the required yards are each increased by one (1) foot for each foot of additional building height above the height regulations with a maximum height of seventy (70) feet.

4. **Tract 3 (Commercial Uses)**: The following standards shall apply to Tract 3:

- (a) **Size of Tract**: Tract 3 shall contain approximately 1.66 acres.

- (b) **Uses Generally**: (Same as Tract 1)

(1) **Permitted Uses**: All uses permitted in Tract 1

(2) **Accessory Buildings and Uses**: (Same as Tract 1)

(3) **Uncustomary Incidental Uses**: (Same as Tract 1)

(4) **Limitation of Uses**: (Same as Tract 1)

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5. **Tract 4 (Single Family Residential)**: The following standards shall apply to Tract 4:

- (a) **Size of Tract**: Tract 4 shall contain approximately 48.38 acres.
- (b) **Uses Generally**: In the development and use of Tract 4, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:

(1) **Permitted Uses**:

Single Family Dwellings
Private or Public Roadways Constructed to City Standards
Private Common Areas Owned by a Homeowner's Association
Utility Distribution Lines and Facilities
Temporary Buildings Incidental to Construction Work and Sales
in the Development of the Tract
Schools (Public Elementary or High School)
Parks
Churches

(2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the uses in this zoning class and located on the same lot therewith, not involving the conduct of a retail business.

- A. A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except that the placing of a non-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and except that churches and other institutions may display signs showing names, activities and services therein provided. During construction of a building or non-illuminated sign advertising contractors or architects on such premises shall be permitted, provided that such sign shall not be more than eight (8) square feet in area.

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5. (b) (2) (Cont.)

B. A private garage with or without store room and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than seven and one-half (7½) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. [See also paragraph 9.D.(3)]. A garage or servant's quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(3) **Limitation of Uses:** Any use not expressly permitted herein is prohibited.

Tract 4A: Approximately 28.38 acres along State Highway 114:

A. **Area and Building Regulations:**

- (i) **Minimum Lot Size:** Lots shall have a minimum lot size of 7,200 square feet.
- (ii) **Lot Width:** The width of each lot shall not be less than sixty (60) feet at the building line.
- (iii) **Depth of Lot:** The depth of each lot shall not be less than one hundred twenty (120) feet, measured at the midpoint of the front of the lot.
- (iv) **Minimum Open Space:** All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (v) **Maximum Building Coverage:** The combined area of all main and accessory buildings shall not exceed forty-five percent (45%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
- (vi) **Minimum Floor Area:** The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

DEVELOPMENT STANDARDS

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5. (b) (3) A. (vi) (Cont.)

Each dwelling containing one (1) story shall contain a minimum of one thousand two hundred (1,200) square foot, each dwelling containing more than one (1) story shall contain a minimum of one thousand four hundred (1,400) square feet

(vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but not to be less than six (6) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

C. Building Materials; Construction Regulations

(i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.

(ii) No above ground pools may be installed on any lot.

(iii) All utilities shall be underground.

D. Hard Coverage - Front Yards: No front yard shall be covered with more than fifty percent (50%) with hard surfaces. (i.e. concrete).

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5. (b) (3) (Cont.)

Tract 4B: Approximately 20 acres along W.F. Cannon Parkway adjacent to Tracts 5 and 6.

A. Area and Building Regulations:

- (i) Minimum Lot Size: Lots shall have a minimum lot size of 5,000 square feet.
- (ii) Lot Width: The width of each lot shall not be less than fifty (50) feet at the building line.
- (iii) Depth of Lot: The depth of each lot shall not be less than, one hundred ten (110) feet measured at the midpoint of the front of the lot.
- (iv) Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (v) Maximum Building Coverage: The combined area of all main and accessory buildings shall not forty-five percent (45%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
- (vi) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

Each dwelling containing one (1) story shall contain a minimum of one thousand (1,000) square foot, each dwelling containing more than two (2) story shall contain a minimum of one thousand three hundred (1,300) square feet.
- (vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.
- (viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

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5. (b) (3) (Cont.)

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but not less than five (5) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

C. Building Materials; Construction Regulations

(i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.

(ii) No above ground pools may be installed on any lot.

(iii) All utilities shall be underground.

6. Tracts 5, 6, and 7 (Multi-Family Residential): The following standards shall apply to Tracts 5, 6 and 7.

(a) Size of Tracts:

Tract 5 is approximately 18.12 acres

Tract 6 is approximately 20.72 acres

Tract 7 is approximately 11.46 acres

(b) Uses Generally: In the development of and use of Tracts 5,6 and 7, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:

(1) Permitted Uses: Same as Tract 4 except multi family instead of single family.

6. (b) (Cont.)

(2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business.

(3) **Limitation of Uses**: Any use not expressly permitted herein is prohibited:

A. **Area and Building Regulations**:

(i) **Minimum Lot Size**: Lots shall have a minimum lot size of 7,200 square feet.

(ii) **Lot Width**: The width of each lot shall not be less than sixty (60) feet at the front street building line.

(iii) **Depth of Lot**: The depth of each lot shall not be less than one hundred twenty (120) feet except that a corner lot, having a minimum width of not less than eighty (80) feet may have an average of less than one hundred twenty (120) feet provided that the minimum depth is no less than ninety (90) feet.

(iv) **Minimum Open Space**: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs and other suitable landscape materials.

(v) **Maximum Dwelling Units per Acre**: The maximum dwelling units per acre shall not exceed:

Tract 5	16 units to the acre
Tract 6	18 units to the acre
Tract 7	20 units to the acre

(vi) **Minimum Floor Areas**: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

One Bedroom	500 square feet
Two Bedroom	750 square feet
Three Bedroom	850 square feet

(vii) **Depth of Front Yard, Feet**: There shall be a front yard having a depth of not less than twenty-five (25) feet.

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6. (b) (3) (Cont.)

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty-five (25) feet.

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard or each side shall be fifteen (15) feet.

(x) Height: No building shall exceed forty-five (45) feet or three (3) stories in height.

B. Parking Regulations: Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b of Ordinance #85-116 of the city of Roanoke, Texas, provided however, that required front yard may be used for parking and maneuvering area.

C. Screening Device Requirements: When property zoned multi-family abuts property zoned single family and such property zoned multi-family is to be used for three (3) or more apartment dwellings in one building, the owner of the building in the multi-family zone shall erect and be responsible for the maintenance of a screening device between the multi-family zoned property and single family zoned property. A barrier shall be of stone, brick, pierced brick or block, or other permanent materials of equal character, density and design, at least six (6) feet in height, and shall conform to the applicable provision of Section 9e.

D. Accessory Buildings and Uses: In multi-family districts, accessory buildings and uses customarily incident to any of the above uses are permitted when not involving the conduct of business other than incidental to the residential use of such lot, including private and storage garages; provided, however, that such accessory building or use shall not be located less than sixty (60) feet from the front lot line nor less than five (5) feet from either side line; provided said accessory building shall not occupy in excess of fifty percent (50%) of the minimum required rear yard in the case of a one-story building or forty percent (40%) in the case of a two-story building. Said accessory building shall not be used for commercial purposes (the term "commercial purposes" shall include part time business).

6. (b) (3) (Cont.)

E. Special Requirements for Apartment Projects:

- (i) Off-street Parking and Loading: Off-street parking and loading shall be mandatory for all apartment projects developed under these provisions and shall satisfy the provisions of paragraph b. Of this section of this code, except as noted hereafter. Locations of parking and loading spaces shall be included on the site plan, and only those locations shall be used for parking or loading. No off-street parking area shall be located in any minimum required exterior yard. No parking space shall be located more than two hundred (200) feet pedestrian travel distance from the entrance to the dwelling unit which it is intended to serve. In addition to the number of off-street parking spaces required, there shall be furnished an additional number of guest parking spaces equal in number to ten percent (10%) of the required spaces.

Such guest parking spaces shall be located conveniently in terms of access from public streets, shall be permanently marked by signs, painted designations, or other durable devices.

- (ii) Refuse Facilities: Every dwelling unit shall be located within two hundred fifty (250) feet of a refuse facility, measured along the designed pedestrian and vehicular travel ways. Each refuse facility shall be screened from viewing by persons standing at ground level on the site or on immediately adjoining property, by a fence or wall not less than six (6) feet in height or by enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pick-up by refuse collection agencies.
- (iii) Recreation Space: Open space for recreation activities shall be provided on the site at the rate of not less than two hundred (200) square feet for each required off-street parking space, and shall have an area of not less than five percent (5%) of the total area of the site.

6. (b) (3) E. (Cont.)

- (iv) Emergency Access Easement: Where a building is located more than one hundred (100) feet from a dedicated public street there shall be provided an emergency access easement situated not further than thirty (30) feet from such building. Each emergency access easement shall allow for the rapid and safe movement of vehicles used for purposes of providing emergency health or public safety services. Each such easement shall have a clear unobstructed width of twenty-four (24) feet, shall connect at each end to a dedicated public street, or shall have a turn-around of eight (80) feet in diameter; corners of emergency access easements and their intersections with public streets shall have a sufficient turning area to permit the free movement of emergency vehicles.

Emergency access easements shall be marked by permanent signs, as required for designation of visitor parking spaces, and such signs shall have dimensions of not less than two (2) square feet nor greater than four (4) square feet in face area. Emergency access easement shall be clearly posted to prohibit parking or standing of vehicles except for emergency purposes.

- (v) Lighting: Lighting within the apartment project shall be provided along all driveways and emergency access easements, and at parking areas, other than parking garages enclosed by doors. The height and spacing of light fixtures shall be such as to produce an average illumination level of not less than 0.2 foot-candles on all such driveways, access easements and parking areas.

F. Building Materials:

- (i) Masonry Requirements - the surface of all main and accessory buildings shall have not less than sixty percent (60%) coverage of masonry.

7. **Tract 8 (Light Industrial)**: The following standards shall apply to Tract 8:

- (a) **Size of Tract**: Tract 8 shall contain approximately 15.67 acres.
- (b) **Uses Generally**: In the development of Tract 8, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:

(1) **Permitted Uses**:

Office/Warehouse	Building Materials Sales
Showroom/Warehouse	Florist/Garden Shop/Nursery
Mini Warehouse	Cabinet/Upholstery/Woodworking
Wholesale Offices	Newspaper or Job Printing
Day Care Center	Auto Part Sales (new)
	Plumbing/Electrical/Air Conditioning Shop (no outside storage)

All uses permitted in Tract 1.

- (2) **Accessory Buildings and Uses**: Accessory buildings and uses customarily incident to any of the above uses are permitted. No accessory uses shall be construed to permit the keeping of articles, goods or materials in the open or exposed to the public view.
- (3) **Limitation of Uses**: Any use not expressly permitted herein or allowed by permit is prohibited:

(a) **Area and Business Regulations**:

- (i) **Maximum Building Coverage**: The combined area of all main and accessory buildings shall not exceed 60% of the total area of Tract 8.
- (ii) **Minimum Open Space**: All areas (but in any event at least 20% of the total area of Tract 8) not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.
- (iii) **Maximum Impervious Area**: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed 80% of the total area of Tract 8.

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7. (b) (3) (a) (Cont.)

(iv) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet. Automobile parking will be permitted in such front yards in accordance with off-street parking requirements.

(v) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than ten (10) feet. Automobile parking will be permitted in such rear yards in accordance with off-street parking requirements.

(vi) Width of Side Yard on Each Side, Feet: A minimum of fifteen (15) foot side yard shall be required on each side of Tract 8.

(vii) Size of Lot: As necessary to meet requirements.

(viii) Height: No building or structure shall exceed thirty five (35) feet in height.

B. Parking and Load Regulations: Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 9b Ordinance #85-116 of the city of Roanoke, Texas. Handicapped parking, including van accessible spaces, shall be provided according to City standards.

C. Screening Device Requirements:

(i) Screening Device: A barrier of stone, brick, pierced brick or block, or other permanent materials of equal character; density and design, at least six (6) feet in height, provided, any such structure in excess of eight (8) feet in height shall be deemed a wall subject to the provisions of the building code of the City. A screening device, as herein defined, shall be erected before any uses are made of the property when such property abuts residentially zoned property. In so far as it is practical, such screening devices shall be erected along the entire length of the common line between such commercial property and the abutting residentially zoned property.

7. (b) (3) (Cont.)

- (ii) Erection and Maintenance of Screening Devices: When a screening device is required under the terms hereof, it shall be the responsibility of the user of the commercial property to erect the required screening device, and this shall be condition precedent to the issuance of a Certificate of Occupancy for the premises on which said device is located.

All screening devices required by this ordinance shall be perpetually maintained by the user of the property on which said device is located.

No fence or screening device, whether required or not, shall exceed eight (8) feet in height, without prior approval.

D. Landscaping Requirements:

- (i) Landscaping shall be utilized along the street frontages, when possible, to screen parking from public view.
- (ii) All landscape areas shall be irrigated.
- (iii) Landscaping shall be maintained by the Owners of the Land. Any dead plant material shall be removed and replaced in a timely manner.
- (iv) Detailed landscape plans, sealed by a registered landscape architect, shall be provided at the time of Final Site Plan submittal.

E. Building Materials: All main and accessory buildings shall be of exterior fire resistant construction having at one hundred percent (100%) of the total exterior walls, excluding doors, windows, and porches, constructed of masonry materials in accordance with the City's Building Code and Fire Code.

F. Signage: Signage shall meet all of the requirements of the Uniform Sign Regulations of Ordinance #85-116 of the City of Roanoke, Texas.

8. **Tract 9 (Commercial Uses)**: The following standards shall apply to Tract 9:
 - (a) **Size of Tract**: Tract 9 shall contain approximately 4.38 acres.
 - (b) **Uses Generally**: In the development and use of Tract 9, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses**: All uses permitted in Tract 1
 - (2) **Accessory Buildings and Uses**: (Same as Tract 1)
 - (3) **Uncustomary Incidental Uses**: (Same as Tract 1)
 - (4) **Limitation of Uses**: (Same as Tract 1)

9. **Tract 10 (Light Industrial)**: The following standards shall apply to Tract 10:
 - (a) **Size of Tract**: Tract 10 shall contain approximately 5.67 acres.
 - (b) **Uses Generally**: In the development and use of Tract 10, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses**: All uses permitted in Tract 1
 - (2) **Accessory Buildings and Uses**: (Same as Tract 1)
 - (3) **Uncustomary Incidental Uses**: (Same as Tract 1)
 - (4) **Limitation of Uses**: (Same as Tract 1)

10. **Tract 11 (Park Uses)**: The following standards shall apply to Tract 11:
 - (a) **Size of Tract**: Tract 11 shall contain approximately 19.43 acres.
 - (b) **Uses Generally**: Tract 11 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

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10. (b)

Tract 11 is divided into two parcels, one tract having 10.68 acres and one tract containing 8.75 acres.

The 10.68 acre tract is designed to be an "Community Corridor Park." This heavily wooded tract is Roanoke's "front door" from the North and sets a soft, natural park "greeting".

The 8.75 acre tract is designed to provide park buffers between lower and higher density residential uses and allow hike and bike trails to be people carriers throughout the development.

11. **Tract 12 (Park Uses):** The following standards shall apply to Tract 12:

(a) **Size of Tract:** Tract 12 shall contain approximately 7.27 acres.

(b) **Uses Generally:** Tract 12 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

Tract 12 because of its accessibility is designed to be the first phase of a high activity park (soccer, softball, etc.). Development of adjacent properties, should be planned to "add" additional park dedications adjacent to Tract 12.

12. **Tract 13 (Light Industrial):** The following standards shall apply to Tract 13:

(a) **Size of Tract:** Tract 13 shall contain approximately 6.17 acres.

(b) **Uses Generally:** In the development and use of Tract 13, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:

(1) **Permitted Uses:** All uses permitted in Tract 1 and 2.

(2) **Accessory Buildings and Uses:** (Same as Tract 1 and 2)

(3) **Uncustomary Incidental Uses:** (Same as Tract 1 and 2)

(4) **Limitation of Uses:** (Same as Tract 1 and 2)

13. **Tract 14 (Commercial Uses)**: The following standards shall apply to Tract 14.
- (a) **Size of Tract**: Tract 14 shall contain approximately 21.04 acres.
 - (b) **Uses Generally**: In the development and use of Tract 14, no land shall be used and no building or structure shall be installed, erected or converted to any use other than the following:
 - (1) **Permitted Uses**: All uses permitted in Tract 1 and 2.
 - (2) **Accessory Buildings and Uses**: (Same as Tract 1 and 2)
 - (3) **Uncustomary Incidental Uses**: (Same as Tract 1 and 2)
 - (4) **Limitation of Uses**: (Same as Tract 1 and 2)
14. **Tract 15 (Single Family Residential)**: The following standards shall apply to Tract 15:
- (a) **Size of Tract**: Tract 15 shall contain approximately 29.70 acres.
 - (b) **Uses Generally**: In the development and use of Tract 15, no land shall be used and no building or structure shall be installed, erected, or converted to any use but the following:
 - (1) **Permitted Uses**:
 - Single Family Dwellings
 - Private or Public Roadways Constructed to City Standards
 - Private Common Areas Owned by a Homeowner's Association
 - Utility Distribution Lines and Facilities
 - Temporary Buildings Incidental to Construction Work and Sales
in the Development of the Tract
 - Schools (Public Elementary or High School)
 - Parks
 - Churches
 - (2) **Accessory Uses**: Accessory buildings and uses, customarily incident to the uses in this zoning class and located on the same lot therewith, not involving the conduct of a retail business.

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14. (b) (2) (Cont.)

A. A billboard, signboard, or advertising sign shall not be permitted as an accessory use, except that the placing of a non-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and except that churches and other institutions may display signs showing names, activities and services therein provided. During construction of a building or non-illuminated sign advertising contractors or architects on such premises shall be permitted, provided that such sign shall not be more than eight (8) square feet in area.

B. A private garage with or without store room and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than seven and one-half (7½) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. [See also paragraph 9.D.(3)]. A garage or servant's quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(3) **Limitation of Uses:** Any use not expressly permitted herein is prohibited.

A. **Area and Building Regulations:**

(i) **Minimum Lot Size:** Lots shall have a minimum lot size of 6,000 square feet.

(ii) **Lot Width:** The width of each lot shall not be less than sixty (60) feet at the building line.

(iii) **Depth of Lot:** The depth of each lot shall not be less than one hundred (100) feet, measured at the midpoint of the front of the lot.

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14. (b) 3. A. (Cont.)

(iv) Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape materials.

(v) Maximum Building Coverage: The combined area of all main and accessory buildings shall forty-five percent (45%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.

(vi) Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways, and porches, shall be as follows:

Each dwelling containing one (1) story shall contain a minimum of one thousand two hundred (1,200) square foot, each dwelling containing more than one (1) story shall contain a minimum of one thousand four hundred (1,400) square feet

(vii) Depth of Front Yard, Feet: There shall be a front yard having a depth of not less than twenty-five (25) feet.

(viii) Depth of Rear Yard, Feet: There shall be a rear yard having a depth of not less than twenty (20) feet).

(ix) Width of Side Yard on Each Side, Feet: The width of the side yard on each side shall be equal to ten percent (10%) of the lot width at the building line, but to be less than six (6) feet. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

(x) Height: No building shall exceed thirty-five (35) feet or two and one-half (2½) stories in height.

B. Parking Regulations: Parking regulations shall conform with Section 9b of Ordinance #85-116 of the city of Roanoke, Texas.

14. (b) (3) (Cont.)

C. Building Materials; Construction Regulations

(i) Masonry Requirements: The exterior surface of all main and accessory buildings shall have not less than a seventy-five percent (75%) coverage of masonry.

(ii) No above ground pools may be installed on any lot.

(iii) All utilities shall be underground.

D. Hard Coverage - Front Yards: No front yard shall be covered with more than fifty percent (50%) with hard surfaces. (i.e. concrete).

15. Tract 16 (Park Uses): The following standards shall apply to Tract 16:

(a) Size of Tract Tract 16 shall contain approximately 5.62 acres.

(b) Uses Generally: Tract 16 shall be developed in accordance with the city of Roanoke, Texas, Park Master Plan.

Tract 16 is designed to be a neighborhood play area to service not only Tract 16 but all surrounding properties.