

ZONING ORDINANCE DISTRICT DESCRIPTIONS*

Section 11 [260]. Corridor Overlay Districts*

A. Purpose of Districts. F.M. 156, S.H. 170 and I.H. 35 are planned to become primary transportation arteries within Haslet. The Corridor Overlay Districts establish development standards for properties within the respective corridors regarding land uses, site and architectural design, building materials, landscaping, lighting, and signage. The Corridor Overlay Districts are intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in Haslet, to regulate the character of growth along the corridors, and to assure the careful and orderly growth of Haslet's primary traffic corridors.

B. General Requirements all Corridor Overlay Districts (including all sub-districts).

1. Permitted Uses and General Development Standards (for all types of development) - Permitted land uses and all development standards in the City's Zoning Ordinance, Subdivision Ordinance, Building Codes, and other applicable development-related codes and ordinances that apply to the base zoning district in which any property is located shall apply in developing any such property within any of the Corridor Overlay Districts unless otherwise provided specifically herein. In cases where any Corridor Overlay District's requirements conflict with base zoning requirements or with the requirements of another overlay district, the more stringent requirements shall apply. Unless specifically provided otherwise herein, the base zoning of a property (including permitted uses and development standards) shall not be affected by the applicable Corridor Overlay District.

2. Land Uses With Conditional Development Standards (nonresidential, multi-family and other non-single-family developments only) - Several land uses within the Corridor Overlay Districts are permitted within the Districts subject to compliance with conditional development standards. These uses and the conditional development standards are as follows:

a. Any type of land use with a drive-through window/facility that is allowed within the base zoning district and within an applicable corridor sub-district (by right or by SUP), subject to the following standards:

(1) A minimum five foot (5') wide landscaped island shall be constructed around the outer edge of the drive-through lane for a minimum distance to equal the length of stacking required for the drive-through facility.

(2) The drive-through landscaped island shall contain minimum five (5) gallon evergreen shrubs planted three feet (3') or less on center, and additional evergreen groundcover (such as monkey grass or Asian jasmine) underneath the shrubs. Small ornamental trees (per the City's Approved Plant List) may be substituted for some of the shrubs, if desired.

If the landscaped island is located on the perimeter of the property, perimeter landscaping requirements may be applied towards this requirement such that the two are not duplicative.

b. Any type of land use with a vehicular parking or service bay that is allowed within the base zoning district and within an applicable corridor sub-district (by right or by SUP), subject to the following standards:

(1) Service bays and its associated parking shall not face onto, or be oriented toward, F.M. 156, S.H. 170 or I.H. 35. For corner lots, parking and service bays may face onto the side street provided that a minimum ten-foot (10') wide landscaped buffer strip is provided along the corner lot's side street frontage.

(2) The required landscaped buffer strip shall be planted with a minimum of one (1) three-inch (3") caliper large shade tree per forty feet (40') of frontage (or portion thereof) and a living buffer/screening hedge of minimum three-foot (3') tall (within two years after the issue date of the Certificate of Occupancy for the building) five (5) gallon evergreen shrubs planted no more than three feet (3') on center within the landscaped buffer strip (large shade trees and evergreen screening shrubs shall be from the City's Approved Plant List). Small ornamental trees (per the City's Approved Plant List) may be substituted for some of the shrubs, if desired.

c. Auto leasing and rental, automobile reconditioning and body repair, automobile repair (major), and automobile sales (used) are only permitted as an accessory use to automobile sales (new) (i.e., as accessory to a new vehicle dealership), and motorcycle and small personal motorcraft sales (used) and motorcycle and small personal motorcraft repair are only permitted as an accessory use to motorcycle sales (new), provided that the applicable primary use (i.e., new automobile sales and new motorcycle sales, respectively) are allowed within the base zoning district and within the applicable corridor sub-district (by right or by SUP), subject to the following standards:

(1) Dismantled, wrecked and inoperable vehicles shall be parked and stored inside the building, or shall be screened from view of all adjacent streets and properties with a minimum six-foot (6') tall masonry wall constructed of materials and colors that match the main building around the perimeter of the outside parking/storage area.

(2) A landscaped living screen, comprised of a combination of minimum three-inch (3") caliper large shade trees, small ornamental trees, and minimum six-foot (6') tall evergreen shrubs planted no more than three feet (3') on center, may be provided in lieu of the masonry screening wall provided that such forms a solid, living screen within two years after the issue date of the Certificate of Occupancy for the building.

d. Service stations (automotive), convenience stores with gas pumps, and all other gasoline/automotive fuel pumping facilities that are allowed within the base zoning district and within an applicable corridor sub-district (by right or by SUP), subject to the following standards:

(1) Operations having gasoline/automotive fuel pumping facilities (including service stations and convenience stores with gas pumps) shall be located only on corner lots at the intersections of F.M. 156, S.H. 170 and I.H. 35 with major four- to six-lane thoroughfares (as shown on the City's Thoroughfare Plan), except as provided below.

(2) Fully automated (i.e., "pay-at-the-pump") off-major-corner gasoline/automotive fuel pumping facilities (i.e., without auto service or convenience store, but which may include a small kiosk for the attendant with very limited open-air retail sales of convenience items and no walk-inside shopping area) shall only be allowed within the Corridor Overlay Districts if such is associated with, and platted as part of, a grocery store, discount store or other large single-tenant retail store, and provided that a maximum of three pump islands (each with a maximum of two pumping devices, for a total of twelve fuel pumps) are constructed.

(3) Canopies shall be constructed of materials and colors that are compatible with those of the primary building's exterior, and canopy support columns shall be constructed of masonry that matches the primary building's exterior.

(4) Large volume gasoline/automotive fuel facilities, such as truck stops and travel centers, shall be prohibited within the Corridor Overlay Districts.

3. Landscaping Requirements - The following special landscaping requirements shall apply within all applicable sub-districts in the Corridor Overlay Districts:

a. General landscape standards:

(1) All required landscaped areas shall be completely covered with living plant material. Top dressing materials such as wood chips and gravel may be used under trees, shrubs and other plants, but shall not comprise a significant portion of the total landscaped area. Any additional landscaped (i.e., pervious) areas that are in excess of the required landscaped area shall also be covered with living plant material, such as turf grass or other ground cover (i.e., shall be "greenscaped" rather than being covered with top dressing, gravel or other nonvegetative material).

(2) Plant materials shall conform to the standards of the Approved Plant List for the City of Haslet and the current edition of the "American

Standard for Nursery Stock” (as amended), published by the American Association of Nurserymen. Grass seed, sod and other plant materials shall be clean and reasonably free of weeds and noxious pests and insects.

(3) Large shade trees (see “large trees” in the Approved Plant List) shall be a minimum of three inches (3”) in caliper (measured twelve inches (12”) above the ground) and seven feet (7’) in planted height at time of planting. Small ornamental trees (see “small trees” in the Approved Plant List) shall be a minimum of one and one-half inch (1.5”) in caliper (measured six inches (6”) above the ground) and five feet (5’) in planted height at time of planting.

(4) Shrubs that are not of a “dwarf” variety shall be a minimum of two feet (2’) in planted height at time of planting. Hedges or shrub massings, where installed for screening purposes, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen which will be at least six feet (6’) high within three (3) years after the issue date of the Certificate of Occupancy for the building (except for parking lot/headlight screens, which shall form a continuous, solid visual screen at least three feet high within two years after the issue date of the Certificate of Occupancy for the building). Shrubs that are of a “dwarf” or “miniature” variety shall be a minimum of one foot (1’) in planted height at time of planting unless that particular variety and size of shrub is typically less than one foot in planted height in this portion of north central Texas.

(5) Vines that are not intended as ground covers shall be a minimum of two feet (2’) in height (i.e., vine length) immediately after planting, and they may be used in conjunction with decorative fences, screens or walls to meet landscape screening requirements if such strategy is approved on the landscape plan.

(6) Grass areas shall be sodded, plugged, sprigged, hydro-mulched and/or seeded, except that solid sod shall be used in swales, on earthen berms, within street rights-of-way, and in other areas subject to erosion and for areas that will be subject to high foot traffic.

(7) All turf and ground cover areas shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year after the issue date of the Certificate of Occupancy for the building.

(8) All required landscaped areas shall be equipped with, and 100% covered by, an automatic, underground irrigation system with freeze- and moisture sensors to prevent watering during periods of time with rain or when temperatures are at or below 32 degrees Fahrenheit. A registered landscape architect licensed to practice within the State of Texas shall

design the irrigation system. If appropriate and attractive xeriscape planting techniques are utilized (these techniques are encouraged by the City, if designed and maintained appropriately), the requirement for an underground irrigation system may be waived if an alternative irrigation system/device is approved at the time of landscape plan approval.

(9) All landscaping (including xeriscape landscaping) areas shall be protected by a monolithic six-inch (6") concrete curb (or by wheel stops or some other device, if such is approved as a temporary measure on the landscape plan, such as where future adjacent development would necessitate removal of the concrete curb later), and all landscaping areas shall be maintained in a healthy, living, growing and thriving condition. All landscaped and open space areas, including parking lots, shall be kept free of trash, litter and other similar debris.

(10) No irrigation devices shall be visible from public streets or walkways (except for underground irrigation systems whose sprinkler heads are designed to "pop up" during use, and to lower back into the ground after they turn off). Underground systems which are designed to irrigate portions of public right-of-way and street parkways (such as between sidewalks and the street curb) shall be designed such that main irrigation water lines are at least three feet (3') away from the street curb (single sprinkler head serving lateral lines shall "T" out from the main line toward the street curb – this minimizes damage to the irrigation system if a vehicle jumps the curb into the parkway area).

(11) Earthen berms shall have side slopes not to exceed 33.3 percent (3:1 slope; three feet of horizontal distance for each one foot of vertical height). All berms shall include necessary drainage provisions, including any necessary erosion prevention measures, as may be required by the City's Engineer.

(12) All existing trees which are to be preserved shall be provided with undisturbed, permeable surface area under (and extending outward to) the existing dripline of the tree. All new trees shall be provided with permeable surface area under the dripline that is a minimum diameter of five feet (5') around the trunk of every tree. No paving or impervious surface material may be placed closer than five feet (5') from the trunk of any tree (unless otherwise approved on the landscape plan, and provided that appropriate root barriers or other root containment techniques are used to prevent long-term damage to paving, particularly sidewalks, by root growth and spreading).

(13) All trees shall be maintained by the property owner (or by the immediately adjacent property owner where trees are located within public right-of-way) such that they are "limbed up" to allow a clear height of at

least seven feet (7') over all sidewalks and other pedestrian pathways, and a clear height of at least fourteen feet (14') over all streets, drive aisles and other vehicular traffic ways.

(14) All trees and landscape materials that are planted as required in this Ordinance shall be installed by a qualified landscaping installation contractor, and shall be covered by a minimum two-year warranty against health problems, disease, pests, decline and loss due to death of the trees or landscape materials. It is the property owner's responsibility to ensure that all trees and landscape materials continue to be maintained in a healthy, living, growing and thriving condition.

(15) Only small ornamental trees, shrubs and groundcovers (i.e., no large shade trees) shall be planted under existing or proposed overhead utility lines or within any water, sanitary sewer, storm drainage or utility easement (unless such placement is approved by the City's Engineer and on the landscape plan).

(16) Necessary driveways from public rights-of-way shall be permitted through all required landscaping, provided that such driveways are approved on the site plan (and by any other appropriate entity other than the City, such as TxDOT), and provided that such driveways are paved and installed in accordance with City (and other applicable entities') regulations.

b. For all nonresidential, multi-family, single-family attached (i.e., townhome), community service, and other non-single-family land uses within the Districts:

(1) Prior to the issuance of a building, paving, grading or site construction permit within the Districts, a landscaping plan, sealed by a licensed landscape architect, shall be submitted for review along with the site plan, and in accordance with the review and approval procedures of the site plan. The landscape plan shall include the following minimum information:

(a) Minimum scale of one inch (1") equals fifty feet (50'); show scale in both written and graphic form.

(b) Location, size, height, species and physical condition of all existing trees on the site having a caliper size of 4" or greater (including plan view outline of extent of the canopy coverage of existing trees or stands of trees, including existing tree canopies on adjacent property that are located within 50' of the site), and must show which trees will be removed during or due to construction. Show distance of all preserved trees from any paving, buildings,

walls, utilities, sidewalks or other impervious surface area (minimum 5' separation required for preserved existing trees from all of these elements).

(c) Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), signs, topography of site, or other landscape features. Also show the proposed site plan layout of all proposed buildings, paved areas, sidewalks, and any other impervious surfaces, as well as a table showing how much of the total site area is devoted to pervious versus impervious surface area (as a percentage of total site area).

(d) Genus/species and common names of all plant materials to be used.

(e) Size of all plant material to be used (container size, planted height, etc.).

(f) Spacing of plant materials, where appropriate (such as for ground covers).

(g) Notes indicating 100% coverage of all landscaped areas with an automatic, underground irrigation system with freeze- and moisture-sensors (a generalized layout and description of the irrigation system, including location of water sources, shall also be shown to ensure 100% coverage of landscaped areas).

(h) Description of maintenance provisions (such as by a property owners' or homeowners' association or other entity).

(i) Name, address, phone number, seal and signature of the landscape architect who prepared the landscape plan.

(j) North arrow/symbol, and a location map showing where the property is located.

(k) Date of the landscape plan (and any plan revision dates, as applicable).

(l) Proposed strategies for tree preservation for any existing trees that will be preserved (showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction).

(2) A minimum of twenty percent (20%) of the street yard shall be devoted to permanent pervious landscaped area with a combination of trees, shrubs, ground covers and turf grass. The street yard shall be defined as the land area between the façade of the building(s) and the front property line (which is not necessarily the front street right-of-way line if lots are platted between the building front and the street itself). Corner lots shall provide the appropriate required street yard landscaping on both street sides.

(3) A minimum ten-foot (10') wide landscaped buffer strip shall be provided along all F.M. 156, S.H. 170 and I.H. 35 street frontages (except where driveways are located) and along the frontages of all intersecting major four- to six-lane thoroughfares (as shown on the City's Thoroughfare Plan) within the area covered by each respective Corridor Overlay District. A minimum five-foot (5') wide landscaped buffer strip shall be provided along any other size intersecting street frontage (except at driveways) within the area covered by each respective Corridor Overlay District. The required landscape buffer strip may be included in (i.e., is not in addition to) the twenty percent (20%) street yard landscaping requirement calculation.

(a) The required landscaped buffer strips along F.M. 156, S.H. 170 and I.H. 35 and all intersecting streets shall be planted with a minimum of one (1) three-inch (3") caliper large shade tree (from the City's Approved Plant List) per forty feet (40') of street frontage (or portion thereof). The widths of vehicular driveways may be subtracted from the street frontage calculations. If overhead or underground utilities (or some other special circumstance beyond the property owner's control) preclude placement of some or all of the required trees within or in close proximity to the required buffer strips, then alternative locations for such trees may be approved on the landscape plan.

(4) A minimum three-foot (3') wide landscaped area shall be required around the perimeter of the building(s)'s foundation, except where sidewalks enter and where loading docks, fire lanes or patios abut (i.e., patios attached to the main foundation) the building(s). The building foundation landscaping shall be comprised of and planted with trees, shrubs and ground cover materials (i.e., not just turf grass). The building foundation landscaping area on street side(s) of the building may be included in (i.e., are not additional to) the twenty percent (20%) street yard landscaping requirement calculation.

(5) Where parking areas and other vehicular paved areas (such as drive aisles, fire lanes, etc.) are located within one hundred feet (100') of the street right-of-way line of F.M. 156, S.H. 170, I.H. 35 or intersecting

streets (any size), a living buffer/screening hedge of evergreen shrubs (from the City's Approved Plant List) shall be planted such that the screening hedge attains a minimum three-foot (3') height and reasonably solid opacity within two years after the issue date of the Certificate of Occupancy for the building. Small ornamental trees (from the City's Approved Plant List may be used in addition to, or substituted for some of, the shrubs, if desired to add variety and color. Berms, retaining walls, or other elements may be used in combination with living screening materials, if desired and if the minimum three-foot (3') screening height is maintained.

(6) Interior parking lot landscaping shall be provided in all parking areas. Islands totaling at least sixteen (16) square feet per parking space, and at least one (1) large shade tree per ten (10) parking spaces, shall be provided on the interior parking lot landscaped islands which shall be at least one hundred (100) square feet in size. Interior parking lot trees shall be scattered (i.e., evenly distributed) throughout the parking area and not concentrated in one (or very limited) location(s). A landscape island shall generally be located at the terminus of all parking rows, and shall contain at least one (1) large shade tree. Within parking lots, landscape areas should be located to define parking areas, to assist in clarifying appropriate traffic and pedestrian circulation patterns, and/or to accommodate the preservation of existing trees. The total required area of interior parking lot landscaping islands shall be in addition to (i.e., not included as part of) the twenty percent (20%) street yard landscaping requirement calculation.

b. For all single-family detached and two-family subdivisions within the Districts:

(1) Approval of a landscape plan (as described in Subsection 11[260]B.2.b.1 above) is only required for any entryway, street median or perimeter landscaping/screening to be provided, and for any nonresidential, park, recreational or community service use to be constructed within the subdivision.

Editor's note—Ordinance 0904-05 has been reproduced exactly as it was received, with subsection designations retained as enacted.

4. Site Development, Building Orientation, Access Standards, and Exterior Site Lighting – The following special design requirements shall apply within all applicable sub-districts in the Corridor Overlay Districts:

a. Nonresidential, multi-family, and other non-single-family developments shall be designed so as to maximize presence. The primary (i.e., front door) facade of all nonresidential buildings shall face onto F.M. 156, S.H. 170 or I.H. 35 (as applicable).

(1) The location and placement of buildings on individual sites shall reflect consideration for roadway access, the preservation of major existing natural vegetation, visual impact, and the relationship to surrounding developments.

b. Pad sites (i.e., lots/sites that are less than one and one-half acre in size) for nonresidential uses shall be limited within each Corridor District (see applicable District and sub-districts for pad site restrictions).

c. New streets within the Districts shall align with existing streets on the opposite side of F.M. 156, S.H. 170 (in case this road is not constructed by TxDOT or other agency as a freeway or highway), and intersecting thoroughfares (also those that intersect I.H. 35) within the Districts. This is to facilitate placement of median openings when the roads are improved to median-divided roads in the future.

d. Driveway access and spacing, particularly for non-single-family developments, shall take into consideration the planned future configuration of the roadway, including logical and realistic placement of median openings as well as traffic safety and visibility considerations such as along a road that curves horizontally or vertically. The City Engineer shall have the authority to approve, or to disapprove, placement of any driveway that would potentially compromise traffic safety and visibility within the Corridor Overlay Districts.

(1) Nonresidential, multi-family, and other non-single-family developments shall adhere to the following minimum spacing for driveways onto F.M. 156, S.H. 170 and I.H. 35 and onto any intersecting four- or six-lane thoroughfare, as shown on the City's Thoroughfare Plan (unless another agency, such as TxDOT, imposes a more stringent driveway spacing in which case the more stringent requirements shall apply):

(a) New driveways shall be aligned across roadways the same as streets (see above) wherever practical and feasible.

(b) Spacing for new driveways shall not be less than two hundred feet (200') from any other driveway as measured center-to-center.

(c) Spacing for new driveways shall not be less than one hundred feet (100') from any street corner as measured from the edge of the new driveway to the property corner/right-of-way line of the intersecting street.

(d) Developments shall utilize shared access (via platted or properly recorded easements) through neighboring property(s), if necessary, such that each lot or development site has at least two (2)

points of access to public roads. Pad sites may have only one point of access if all points on the building(s) are within one hundred and fifty feet (150') of a public street (for fire access), and provided that a single point of access is approved by the City's Fire Chief prior to preliminary plat and site plan approval.

(e) Exterior Site Lighting:

The primary goal of the exterior illumination design and installation is to establish a sense of safety, direction, and movement. Light levels should be adequate to insure reasonable automobile and pedestrian safety. All illuminated areas shall at minimum conform to current light(luminance and illuminance) levels and uniformity(contrast) ratios as established by the Illuminating Engineering Society of North America(IES).

The design philosophy for exterior illumination is to identify, within the site, elements to be illuminated. These site "lighting elements" typically are specific surfaces and/or objects that have identifiable and/or well defined extents. The design intent is to illuminate within this defined areas as uniformly as possible and simultaneously minimize the quantity of light (LUMENS) falling outside of this defined area.

Fixture orientation and design (visual and optical cut-offs) shall minimize the fixture as a source of direct glare, both within the site and particularly as viewed from the street, adjacent sites, and by air. In addition, light trespass from the site into the sky, adjacent sites, and streets shall be limited to no greater than 10% of the design lumens exiting any given fixture. All direct downlighting shall be accomplished by utilizing light fixtures with total cutoff above 90 degrees (ie., the horizon).

The exterior illumination system controls shall allow flexibility in the operation of the various subsystems such that it will differentiate between weekday and weekend, everyday and special event, winter and summer, sunset to midnight, midnight to sunrise.

(2) Residential lots shall not front onto, nor have driveway access onto, F.M. 156, S.H. 170 or I.H. 35, nor onto any intersecting four- or six-lane thoroughfare within the Districts, except for within the Residential Gateway sub-section of the F.M. 156 Corridor Overlay District.

5. Exterior Design and Appearance of Buildings and Structures (nonresidential, multi-family and other non-single-family developments only) – The following special

design requirements shall apply within all applicable sub-districts in the Corridor Overlay Districts:

a. All non-single-family residential buildings shall be architecturally finished on all four sides with a higher level of finish and articulation on the primary (i.e., primary entrance, or front door) facade(s). Any side, rear or service portions of buildings that are visible from F.M. 156, S.H. 170, I.H. 35 or any intersecting thoroughfare shall be architecturally designed, articulated and fenestrated similar to, and compatible with, the primary facade.

b. All non-single-family buildings' entrances shall be articulated and defined to present a strong entry presence. All buildings shall be designed to incorporate no less than five (5) of the following architectural elements. Buildings over fifty thousand (50,000) square feet must include a minimum of seven (7) of the following elements. Buildings over one hundred thousand (100,000) square feet must include a minimum of eight (8) of the following elements.

- (1) Canopies, awnings, or porticos;
- (2) Overhangs;
- (3) Recesses or projections;
- (4) Arcades;
- (5) Peaked roof forms;
- (6) Arches;
- (7) Outdoor patios;
- (8) Recessed or "popped-out" display windows;
- (9) Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or
- (10) Integrated planters or wing walls that incorporate landscape and sitting areas.

c. All non-single-family buildings must be consistent with the community's and the respective Corridor's identity, character and scale. All buildings shall incorporate a basic level of architectural variety as follows:

- (1) Façades greater than one hundred feet (100') in length shall incorporate wall projections or recesses of ten feet (10') or greater. Projections or recesses shall be at least twenty percent (20%) of the length

of the facade. No uninterrupted length of facade may exceed one hundred feet (100') in length. Projections and recesses shall not be required on the side of the building containing a loading dock and/or service area, provided that such area is located in the rear of the building and is not readily visible from F.M. 156, S.H. 170, I.H. 35 or any intersecting thoroughfare.

(2) Ground floor facades facing F.M. 156, S.H. 170, I.H. 35 and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the façade. The remaining forty percent (40%) of the façade may not be contiguous.

(3) Offsets, reveals, or projecting ribs shall be used to express architectural or structural bays.

(4) All buildings within a planned development (PD) or a master-planned development as shown on a concept plan or master site plan shall have similar and compatible architectural styles, materials, and colors (including pad site buildings).

6. Buildings Materials and Colors (nonresidential, multi-family and other non-single-family developments only) – The following special design requirements shall apply within all applicable sub-districts in the Corridor Overlay Districts:

a. Detailed elevations (i.e., façade plans) and sample boards shall be submitted for review and approval with the site plan application for all non-single-family uses.

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

c. Maintenance and durability of materials shall be considered as important qualities for every element of the design. Special care shall be taken to specify the use of vandal- and damage-resistant building materials.

d. Exterior construction of all nonresidential, multi-family and other non-single-family buildings shall be in accordance with the following:

(1) One hundred percent (100%) masonry construction on all sides of the building.

(2) Areas of a façade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as “wall surface” when calculating the masonry requirement.

(3) Metal exterior construction is not allowed on any non-residential, multi-family or other non-single-family structure located within the Districts (unless approved under special circumstances on the site plan; for example, a restaurant that uses such materials as part of its “signature design aesthetic”, in which case a maximum of 10% of any wall façade may be devoted to such materials).

(4) Any roof materials for a non-residential, multi-family or other non-single-family structure that are visible from any public street within the Districts shall be comprised of laminated, dimensional composition shingle (30-year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors. Minimum roof pitch shall be at least 6:12 (unless otherwise stated in a PD ordinance), except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.

7. Parking

1. Parking, vehicle stacking and loading spaces shall be provided in accordance with the requirements of each land use, as set forth in [Article VII](#) of the Zoning Ordinance (“Off-Street Parking and Loading”), except as provided below for the Corridor Overlay Districts:

a. Exterior materials and colors for structured parking (allowed only within the I.H. 35 and certain sub-districts of the S.H. 170 corridors) shall match or be visually compatible with the buildings within the same development.

b. Subterranean parking is permitted in the I.H. 35 and S.H. 170 corridors only.

e. All driveway entrance(s) of a large non-residential or multi-family development (over 20 acres) shall be defined with enhanced paving such as brick, stone or scored concrete across the width of the driveway(s) for a depth of at least ten feet (10') into the property within the driveway paving.

f. All driveways serving parking lots that have over two hundred (200) parking spaces shall provide:

(1) A median-divided driveway at the entry that conforms with the following:

- (a) Has at least one ingress lane with a total width of at least eighteen feet (18'; unless greater width is needed to accommodate anticipated truck or large vehicle turning movements); and
- (b) Has at least two (2) egress lanes (at least one as a “right only” lane) having a total width of twenty-two feet (22'); and
- (c) Has a raised median with a minimum width of four feet (4'), and which is planted with small ornamental trees and/or evergreen shrubs (with groundcover underneath) for visibility at night; and
- (d) Has internal stacking (and unbroken median) for a minimum distance of one hundred feet (100') into the parking lot with no intersecting driveways (for unimpeded traffic flow out of the development).

Editor’s note—Ordinance 0904-05 has been reproduced exactly as it was received, with subsection designations retained as enacted.

8. Perimeter Screening

a. Non-residential and community service developments that are bounded by any type of residentially zoned or residentially used property (and multi-family developments that are bounded by any type of single- or two-family zoned or used property) on the sides and/or rear of the subject property, minimum six-foot (6') tall screening shall be provided by the non-residential, multi-family or other community service development property owner that conforms with Subsections 7.2.A.4.c and 7.2.A.4.d of the Zoning Ordinance along the full perimeter that bounds said residential property. Such screening is not required when the adjacent residential property is located on the other side of a street, and such screening shall be allowed in the subject property’s front building setback area only if the screening will not interfere with visibility at driveway openings, and only if it will provide rear (or side) yard screening for adjacent residential lots that would otherwise construct a wood privacy or other similar back yard fence (i.e., the screening required herein would take the place of homeowners’ back yard fence).

b. Developers of residential subdivisions and lots that are platted after the effective date of this Section shall provide minimum six-foot (6') tall (and maximum eight-foot tall) screening that conforms with Subsections 7.2.A.4.c and 7.2.A.4.d of the Zoning Ordinance along any portions of lots that back or side onto a public road. Such screening shall be located adjacent to the street right-of-way line and entirely on private property/lots (including columns and decorative features), and shall be maintained by the property/lot owners or by a properly established HOA (i.e., not by the City).

c. All forms of screening shall conform to the requirements of City ordinances and policies that govern sight distance for traffic safety.

d. Any required screening device that is wholly or partially destroyed or damaged shall be replaced or repaired with the same materials, and shall be finished such that its appearance is restored to how it was before being destroyed or damaged.

9. Service Areas, Loading Areas, and Outdoor Storage (nonresidential, multi-family and other non-single-family developments only)

a. Loading and service areas and all outside storage areas shall be screened from the view of adjacent properties and all public streets. Screening shall be a solid masonry wall to match the building, earthen berms, landscaping or a combination of the preceding elements. Screening shall be a minimum of six feet (6') in height. A landscaped screen shall be solid and shall attain the minimum height of six feet (6') within two (2) years of the issue date of the Certificate of Occupancy for the building.

b. Refuse storage enclosures are required for all developments. Enclosures shall:

1. Be three-sided and consist of solid walls of six (6) to eight (8) feet in height to match the exterior colors and materials building. Compactors shall be enclosed on three (3) sides by a solid wall with a minimum height of eight feet (8'), and the fourth side by an eight foot (8') secured (i.e., locked) gate.

2. Be designed and sized to contain all refuse generated on-site between solid waste collections.

3. Not be located in required setbacks, and generally not be visible from adjacent streets or residential uses.

c. Vegetation shall be used to soften the appearance of required screening walls where they are visible from a street. This may include either vines trained up the wall (or on study lattice structures against the wall), or a grouping of minimum three (3) gallon large evergreen shrubs planted no greater than thirty-six inches (36") on center, or a combination of small ornamental trees (planted no greater than eight feet on center) with smaller evergreen shrubs (planted no greater than twenty-four inches on center).

d. Regardless of orientation, all loading areas shall be located greater than fifty feet (50') from any street right-of-way.

e. Rooftop-mounted mechanical equipment shall be screened from a line-of-sight view six feet (6') above finished street grade by a parapet wall that is architecturally integrated with the building façade, and that is of compatible building materials and colors. Mechanical penthouses shall compliment, and shall be integrated with, overall building design.

f. All ground-mounted service equipment such as air conditioners, transformers, trash collection equipment and other service functions shall be located at the rear of all buildings and either integrated into the building envelope (e.g., as in an enclosed service area) or fully screened from view of any street using masonry to match the building's exterior or using evergreen living screening.

g. No outside storage, sales, or operations of any kind shall be permitted unless such activity is visually screened from the public view architecturally to match building materials (excluding wood).

h. All commercial and utility vehicles stored or parked on a property overnight shall be located in designated parking areas that are generally located behind the primary building. Such vehicles shall not be stored or parked within any required front or side yard.

10. Pedestrian Access and Circulation

a. ADA-compliant sidewalks shall be required along all streets and within all non-single-family development sites from the public sidewalks to all primary building entries for pedestrian safety, accessibility and convenience.

11. Street Lighting, Utilities and Storm Drainage

a. Street lighting shall be installed with each development in accordance with the City's Subdivision Ordinance. The City of Haslet shall coordinate the installation and design of streetlights within all thoroughfares in accordance with City design standards for each respective Corridor Overlay District (e.g., standardized black "wrought iron" fixtures for the F.M. 156 corridor, etc.).

b. All subdivision plats, site plans and engineering plans submitted to the City of Haslet for approval shall provide for utility services such as electrical, gas, telephone and cable television utility lines, including lateral or service distribution lines, and wires to be placed underground. Feeder and other major transmission lines may remain overhead within the appropriate easements. However, the developer shall endeavor and, whenever practical, the City shall require that feeder lines are placed away from F.M. 156, S.H. 170, I.H. 35 and four- to six-lane thoroughfares, as shown on the City's Thoroughfare Plan. Whenever practical, feeder lines which are to be placed overhead shall not be placed along both sides of the street right-of-way. Verification of acceptance of

easement locations and widths by the public utilities shall be provided to the City, by the developer, prior to final plat approval, and all easements shall be reviewed by the utility companies and by the City Engineer (for those to the City) prior to granting final approval and release for construction of any development. The applicant shall also, prior to final plat approval, provide a Letter of Commitment from each utility provider, such as those providing electricity, gas, telephone and cable television, who will serve the development that said utility providers will ensure the provision of necessary infrastructure and service to all portions of the proposed development within twelve (12) months following final plat approval. Failure to submit such Letters of Commitment from utility providers shall constitute grounds for denial of the final plat application on the basis that there is no written assurance that the development can be served by essential utility services.

c. Storm drainage within the Districts shall be designed such that it can be collected in an underground storm sewer system wherever possible. In areas where underground storm sewer collection system is not yet available, new developments shall provide stormwater detention or other mitigation measures as deemed appropriate by the City's Engineer to avoid flooding or other adverse stormwater impacts either upstream or downstream that could result from increased runoffs created by the development (in fully developed state).

(Ordinance 0903-05, sec. 1 (ex. "A"), adopted 9/6/05)