



GUS THOMASSON CORRIDOR REVITALIZATION CODE

Adopted by Ordinance No. 4022 on December 15, 2008

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The images and diagrams appearing in the Gus Thomasson Revitalization Code were derived from the SmartCode Version 9.2, authored by Duany Plater-Zyberk & Co.

Metrics of the SmartCode Version 9.2 used in the Gus Thomasson Revitalization Code were calibrated for the North Gus Thomasson Corridor District by:

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ARTICLE I. GENERAL PROVISIONS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

1.1 AUTHORITY

- 1.1.1 This Gus Thomasson Corridor Revitalization Code (hereinafter, “the Code”) is enacted as one of the instruments for implementing the public purposes and objectives of the adopted Casa View Heights Neighborhood Plan. The Code is declared to be consistent with the Casa View Heights Neighborhood Plan, and except as noted herein, supplants the application of all provisions of the Mesquite Zoning Ordinance (MZO) as it pertained to land within the boundaries of the North Gus Thomasson Corridor District (hereinafter, “the District”) prior to the effective date of this Code.
- 1.1.2 This Code is adopted to promote the health, safety and general welfare of the City of Mesquite, Texas and its citizens, including without limitation, the preservation of neighborhood character, the creation of sustainable communities, a reduction in sprawl development and visual clutter, protection of the environment, conservation of land, energy and natural resources, reduction in vehicle miles traveled and traffic congestion, more efficient use of public funds and infrastructure, health benefits of a pedestrian-oriented environment, historic preservation, education and recreation, and improvement of the built environment and human habitat.
- 1.1.3 This Code, including Infill Regulating Plan and Transect standards, may be amended after notice and public hearing in accordance with MZO §5-302.

1.2 INTENT

The purpose of this Code is to enable, encourage and quantify the implementation of the following policies within the District:

1.2.1 The Community

- a. That Infill Neighborhood Centers shall be complete, compact, pedestrian-oriented and mixed-use.
- b. That Infill Neighborhood Centers shall be the preferred pattern of development and that developments specializing in single-use or limited uses shall be the exception.
- c. That ordinary activities of daily living shall occur within walking distance of most dwellings, allowing independence to those who do not drive, and giving residents with automobiles a range of mobility options.
- d. That interconnected networks of Thoroughfares shall be designed to disperse and reduce the length of automobile trips.
- e. That within Infill Neighborhood Centers, a range of housing types and price levels shall be provided to accommodate diverse ages and incomes.
- f. That appropriate building Densities and land uses shall be provided within walking distance of possible future public transportation.
- g. That Civic, institutional, and Commercial activity shall be embedded in Infill Neighborhood Centers, not isolated in remote single-use complexes.
- h. That schools shall be sized and located to enable children to walk or bicycle to them, and promote schools as essential to neighborhood vitality.
- i. That a range of Open Space including Parks, Squares, and Playgrounds shall be distributed within Infill Neighborhood Centers.

1.2.2 The Block and the Building

- a. That buildings and landscaping shall contribute to the physical definition of Thoroughfares as Civic Spaces.
- b. That development shall adequately accommodate automobiles while giving the pedestrian and the spatial form of public space preeminence.

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- c. That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
 - d. That architecture and landscape design shall grow from local climate, topography, history, and building practice.
 - e. That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - f. That Civic Buildings and public gathering places shall be provided locations that reinforce community identity and support self-government.
 - g. That Civic Buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
 - h. That the renewal of buildings shall be facilitated to affirm the continuity, evolution, and viability of the Infill Neighborhood Center.
 - i. That the harmonious and orderly evolution of urban areas shall be secured through graphic, form-based codes that serve as guides for change.
- 1.2.3 **The Transect**
- a. That Infill Neighborhood Centers shall provide meaningful choices in living arrangements as manifested by distinct physical environments.
 - b. That the Transect Zone description on Table 2-1 shall constitute the Intent of this Code with regard to the general character of the District.

1.3 APPLICABILITY

- 1.3.1 The functions and buildings on all land within the NGTC — North Gus Thomasson Corridor zoning classification shall conform exclusively to this Code.
- 1.3.2 Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 1.3.3 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except where the Director determines that the application of this rule will result in a material threat to life, safety, or the destruction of public or private property.
- 1.3.4 The Mesquite Zoning Ordinance and Mesquite Subdivision Ordinance shall continue to be applicable to issues not covered by this Code.
- 1.3.5 Capitalized terms used throughout this Code may be defined in Article 4 Definitions of Terms. Those terms not defined in Article 4 shall be accorded the commonly accepted meanings. In the event of conflict, the definitions of this Code shall take precedence.
- 1.3.6 Where in conflict, numerical metrics shall take precedence over graphic metrics.

1.4 DEVELOPMENT PROCESS

- 1.4.1 The standards for this Code have been determined as set forth in Article 2 and Article 3 through a process of public hearing and approval by the City Council. Projects that require no deviation from the Infill Regulating Plan and the requirements of the Code shall be processed administratively. The submittal shall consist of such information as the Director may require in order to evaluate compliance with this Code. If the project requires new infrastructure, or if the viability of the project is affected by development regulations external to this Code, the Director may provide for concurrent review of the project through the Development Review Process.

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- 1.4.2 A deviation from the requirements of this Code may be approved by either Warrant or Variance.
- a. A Warrant is an administrative ruling that would permit a practice that is not consistent with or covered by a specific provision of this Code, but is justified by its Intent (Section 1.3). Variances may be granted in accordance with the procedures set forth in MZO §5-402.
 - b. The Director shall determine whether a deviation requires a Warrant or Variance.
- 1.4.3 The Director shall have the authority administratively to approve or disapprove a request for a Warrant. Such decision shall be made in writing and made a permanent part of the applicable Infill Regulating Plan.
- 1.4.3 The Board of Adjustment is not authorized to grant relief from the following standards and requirements:
- a. The maximum Block Perimeter and Block Face. (Table 2-2)
 - b. The Thoroughfare Assemblies. (Table 2-3)
 - c. The minimum height requirement. (Table 3-2)
 - d. The required provision of Rear Alleys in Section 3.9.
 - e. Parking Location Standards in Section 3.9.
 - f. The permission to build Accessory Buildings.
 - g. The minimum requirements for parking. (Table 3-4)
 - h. Parking and Density Calculations in Section 3.8.
 - i. A building or specific function not permitted. (See Tables 3-4 and 3-5.)
 - j. The Architectural Standards in Section 3.11. (Also see Table 3-3A-H)
 - k. The Signage Standards in Section 3.13.

1.5 INCENTIVES

- 1.5.1 To encourage the implementation of this Code, the City Council, in its sole discretion, may grant one or more incentives in accordance with adopted policies for neighborhood and economic revitalization, and to the extent authorized by state law. The project owner, or the Director on his initiative, may submit an application for incentives to the City Council for consideration.

ARTICLE 2. INFILL COMMUNITY SCALE PLANS
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2.1 SECTOR ALLOCATION AND SPATIAL HIERARCHY

2.1.1 The North Gus Thomasson Corridor District falls within the following SmartCode hierarchy:

Infill Growth Sector	G4
Community Types	Infill Neighborhood Center Development
Transect Zones	T-5, Urban Center

2.1.2 The planning principles and standards of the SmartCode as they pertain to the Sector, Community Type and Transect Zones designated in this section shall guide the development of the Infill Regulating Plan, provide valuable rationale for evaluating applications to rezone additional properties into the District, and aid in the interpretation of this Code.

2.2 REVITALIZATION PLANNING

2.2.1 The Community Development Department shall prepare or have prepared on its behalf, an Infill Regulating Plan to guide development of the North Gus Thomasson Corridor (refer to pages 2-16 thru 2-17).

2.2.2 The Infill Regulating Plan shall consist of one or more maps showing the following elements:

- a. The boundaries of the District
- b. Transect Zones and Civic Zones within the District, assigned according to an analysis of existing conditions and future needs
- c. A Thoroughfare network, existing or planned (Table 2-2 and Table 2-3)
- d. Special Requirements (Section 2.8)
- e. A record of Warrants approved by the Director or Variances granted by the Board of Adjustment

2.2.3 Within any area subject to an approved Infill Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 3 in accordance with the provisions of this Code.

2.3 COMMUNITY TYPE

The Infill Regulating Plan for the District shall encompass the following Community type:

2.3.1 Infill Neighborhood Center Development (NCD)

- a. An Infill NCD shall be assigned to that portion of the North Gus Thomasson Corridor that is predominantly Office and Retail, and has the potential of becoming a vital Mixed-Use Corridor for the surrounding Neighborhoods. In the future, Government and other Civic institutions of importance should be incorporated into the Infill NCD. The Infill NCD shall be mapped so as to be oriented around one or more existing or planned Common Destinations.
- b. The edges of an Infill NCD should blend into adjacent neighborhoods without buffers.

2.4 TRANSECT ZONES

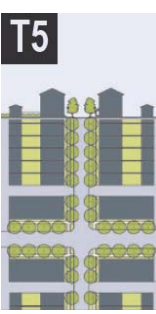
2.4.1 The Director shall calibrate Transect Zone standards for the Infill Regulating Plan by means of a survey of exemplary existing and intended conditions. Approved metrics shall be recorded in Table 3-11.

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2.4.2 A Transect Zone shall include elements indicated by Article 2, Article 3 and the Appendices.

TABLE 2-1: Transect Zone Descriptions: *The following describes the Intent of the Transect Zone within the District.*

	T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to sidewalks.	<u>General Character:</u> Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity <u>Building Placement:</u> Shallow Setbacks or none; buildings oriented to street defining a street wall <u>Frontage Types:</u> Stoops, Shopfronts, Galleries <u>Typical Building Height:</u> 2- to 3-Story with some variation <u>Type of Civic Space:</u> Parks, Plazas and Squares, median landscaping
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2.5 THOROUGHFARE STANDARDS

2.5.1 General

- a. Thoroughfares shall be designed and constructed in context with the urban form and desired design speed of the District, as specified in Table 2-3.
- b. Within the District pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- c. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 2-2. The perimeter shall be measured as the sum of Lot Frontage Lines. Where the edge of the District merges with a non-grid street network, dimensions of the Block Perimeter that do not comply with this standard shall be subject to approval by Warrant.
- d. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect to those on adjacent sites. Cul-de-sacs shall be subject to approval by Warrant to accommodate specific site conditions only. At every termination point of a street, or where it makes a ninety degree turn (plus of minus fifteen degrees), the Thoroughfare shall terminate on a building or vertical element in order to establish a Terminated Vista, unless the street terminates into a Park or natural area.
- e. Each Lot shall Enfront a Thoroughfare.
- f. The Thoroughfare standards and assemblies shall not be construed to prohibit the use of traffic control devices that alter the effective pavement or right-of-way width.
- g. Standards for Paths and Bicycle Trails in the District shall be approved by Warrant.

2.5.2 Vehicular Lanes

- a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. Vehicular lanes shall be regulated through the Thoroughfare Assemblies shown in Table 2-3.
- b. A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes shall be provided throughout the District as specified in Table 3-11. The community bicycle network shall be connected to existing or proposed regional networks.

2.5.3 Public Frontages

- a. The Public Frontage contributes to the character of the District, and includes the types of Sidewalk, Curb, Planter, Bike Lanes and street trees.

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- b. Public Frontages shall be designed as shown in Table 2-3 and allocated within the District as specified in Table 3-11.
- c. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 3-8 and Table 3-10. The spacing may be adjusted by Warrant to accommodate specific site conditions.
- d. Tree spacing shall begin no less than 30 feet from a stop or yield sign at an intersection.
- e. Trees shall be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.
- f. Rain Gardens and Bioswales shall be installed to infiltrate runoff from parking lots, Thoroughfares, Plazas and other impervious surfaces.
- g. Where vegetative solutions are not feasible, porous concrete or porous asphalt shall be specified for Sidewalks and Plazas to infiltrate stormwater.
- h. In order to survive within tree wells and narrow planter strips, the introduced landscape shall consist primarily of drought-resistant, durable species tolerant of soil compaction.
- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the irregular spacing of trees may be approved by Warrant to avoid visually obscuring shopfronts.

TABLE 2-2: Block Size

The maximum Block Size permitted in the District shall be regulated by the Block Perimeter & Face standards here in.

BLOCK SIZE	
	
BLOCK PERIMETER	2000 ft. max.
BLOCK FACE	600 ft. max

ARTICLE 2. INFILL COMMUNITY SCALE PLANS

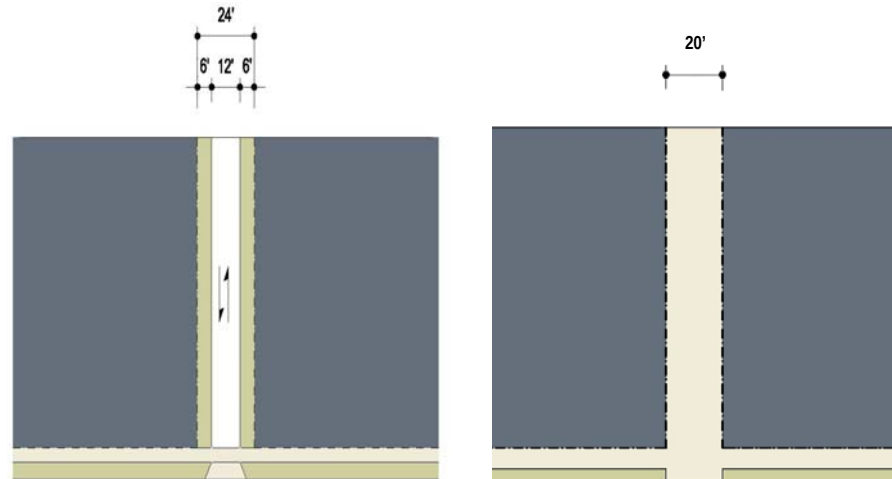
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TABLE 2-3: Thoroughfare Assemblies: The character and assembly of Thoroughfares are regulated by the Thoroughfare Assemblies herein; these shall be applied to the District. Thoroughfare Assemblies are essential to the creation of a walkable community. People will walk in an environment only to the extent that they feel comfortable doing so. The Thoroughfare Assemblies required in the District are shown in Table 2-3. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

- The dimension of the curb radius is important. In the Urban Center Zone, where there are more pedestrians, the Effective Turning Radius should be smaller to slow the speed of vehicle tracking and shorten pedestrian crossing distance.
- Where there is substantial street-level Retail, there is some discretion in the location of street trees so that Shopfronts and important architecture are not blocked, as they would be by regular spacing.

KEY	CS-60-34-BR
Thoroughfare Type	*
Right of Way Width	*
Pavement Width	*
Transportation	*

THOROUGHFARE TYPES	
Commercial Avenue:	CAV
Commercial Street:	CS
Street:	ST
Passage:	PS
Rear Alley:	RA
Bicycle Route:	BR
Transit Route:	TR



	RA-24-12	PS-20-20
Functional Class	Local	Local
Thoroughfare Type	Rear Alley	Passage
Transect Zone Assignment	T-5	T-5
Grid Assignment	None	A
Right-of-Way Width	24 feet	20 feet
Pavement Width	12 feet	20 feet
Movement	Yield Movement	Pedestrian
Design Speed	10 MPH	N/A
Pedestrian Crossing Time	3.5 seconds	N/A
Traffic Lanes	n/a	N/A
Parking Lanes	None	N/A
Curb Radius	Taper	N/A
Walkway Type	None	N/A
Planter Type	None	N/A
Curb Type	Inverted Crown	N/A
Landscape Type	None	N/A
Transportation Provision	None	N/A

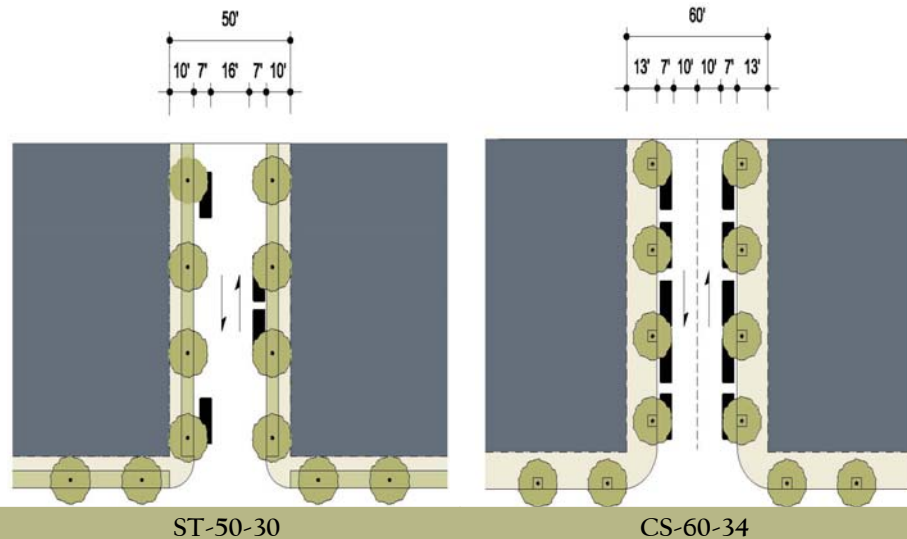
ARTICLE 2. INFILL COMMUNITY SCALE PLANS

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TABLE 2-3: Thoroughfare Assemblies (continued)

KEY	CS-60-34-BR
Thoroughfare Type	*
Right of Way Width	*
Pavement Width	*
Transportation	*

THOROUGHFARE TYPES	
Commercial Avenue:	CAV
Commercial Street:	CS
Street:	ST
Passage:	PS
Rear Alley:	RA
Bicycle Route:	BR
Transit Route:	TR



	ST-50-30	CS-60-34
Functional Class	Minor Arterial/Collector/Local	Minor Arterial/Collector/Local
Thoroughfare Type	Street	Commercial Street
Transect Zone Assignment	T-5	T-5
Grid Assignment	A	A
Right-of-Way Width	50 feet	60 feet
Pavement Width	30 feet	34 feet
Movement	Yield Movement	Slow Movement
Design Speed	25 MPH	25-35 MPH
Pedestrian Crossing Time	8.5 seconds	9.7 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both sides @ 7 feet unmarked	Both sides @ 7 feet marked
Curb Radius	15 feet	15 feet
Walkway Type	5 foot sidewalk	13 foot Sidewalk
Planter Type	5 foot Continuous Planter	4x4' tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision		

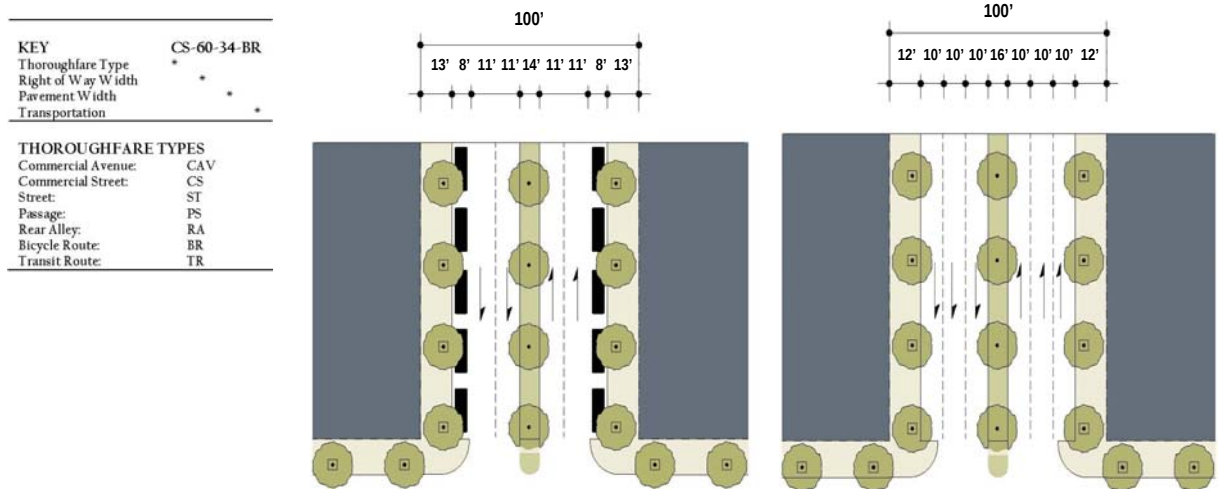
ARTICLE 2. INFILL COMMUNITY SCALE PLANS

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TABLE 2-3: Thoroughfare Assemblies (continued)

GUS THOMASSON ROAD AND OATES DRIVE

In the event the Travel Lanes along Gus Thomasson Road and/or Oates Drive are increased and the Median width is decreased, the Median along Gus Thomasson Road and/or Oates Drive shall not be reduced to less than 8 feet. The assembly for Gus Thomasson Road shall be from Motley Drive to Interstate Highway 30.



	CAV-100-60	CAV-100-60
Street Name	Gus Thomasson Road	Oates Drive
Functional Class	Principal Arterial	Principal Arterial
Thoroughfare Type	Commercial Avenue	Commercial Avenue
Transect Zone Assignment	T-5	T-5
Grid Assignment	A	A
Right-of-Way Width	100 feet	100 feet
Pavement Width	60 feet	60 feet
Movement	Medium Movement	Medium Movement
Design Speed	35 MPH	35 MPH
Pedestrian Crossing Time	8.6 seconds – 8.6 seconds	8.6 seconds – 8.6 seconds
Traffic Lanes	4 lanes	6 lanes
Parking Lanes	Both sides @ 8 feet marked	None
Curb Radius	20 feet	20 feet
Walkway Type	13 foot Sidewalk	12 foot Sidewalk
Planter Type	4x4' tree well	4x4' tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	BR	BR

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TABLE 2-3: Thoroughfare Assemblies (continued)

KEY Thoroughfare Type Right of Way Width Pavement Width Transportation	CS-60-34-BR	
THOROUGHFARE TYPES Commercial Avenue: CAV Commercial Street: CS Street: ST Passage: PS Rear Alley: RA Bicycle Route: BR Transit Route: TR		
	50' 10' 7' 8' 8' 7' 10'	60' 12' 7' 11' 11' 7' 12'
	CS-50-30	ST-60-37
Street Name	Moon Drive	Whitson Way
Functional Class	Collector	Collector
Thoroughfare Type	Commercial Street	Street
Transect Zone Assignment	T-5	T-5
Grid Assignment	A	A
Right-of-Way Width	50 feet	60 feet
Pavement Width	30 feet	36 feet
Movement	Yield Movement	Slow Movement
Design Speed	25 MPH	25-30 MPH
Pedestrian Crossing Time	8.6 seconds	10.3 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked	Both sides @ 7 feet marked
Curb Radius	15 feet	15 feet
Walkway Type	10 foot Sidewalk	12 foot sidewalk
Planter Type	4x4' tree well	4x4' tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision		

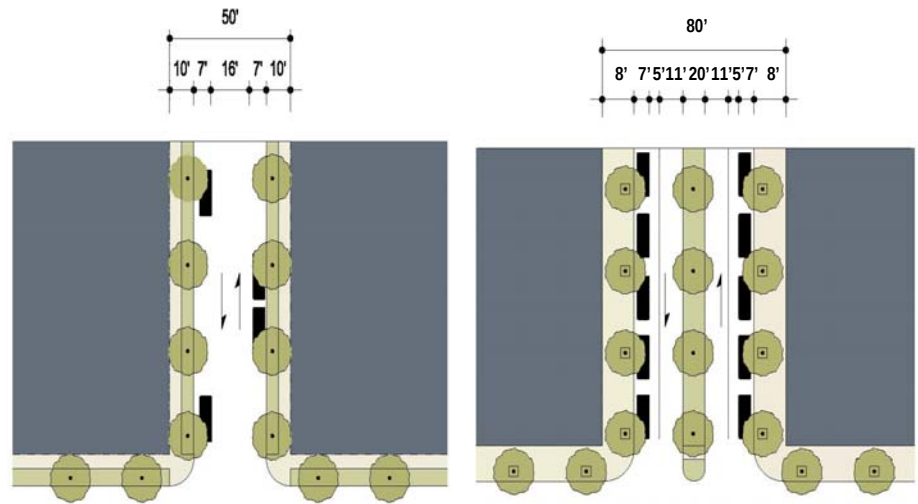
ARTICLE 2. INFILL COMMUNITY SCALE PLANS

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TABLE 2-3: Thoroughfare Assemblies (continued)

KEY	CS-60-34-BR
Thoroughfare Type	*
Right of Way Width	*
Pavement Width	*
Transportation	*

THOROUGHFARE TYPES	
Commercial Avenue:	CAV
Commercial Street:	CS
Street:	ST
Passage:	PS
Rear Alley:	RA
Bicycle Route:	BR
Transit Route:	TR



	ST-50-30	CS-80-44
Street Name	Motley Drive	La Prada Drive
Functional Class	Local	Minor Arterial
Thoroughfare Type	Street	Street
Transect Zone Assignment	T-5	T-5
Grid Assignment	A	A
Right-of-Way Width	50 feet	80 feet
Pavement Width	30 feet	44 feet
Movement	Yield Movement	Slow Movement
Design Speed	25 MPH	25-35 MPH
Pedestrian Crossing Time	8.5 seconds	6.2 seconds – 6.2 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both sides @ 7 feet unmarked	Both sides @ 7 feet marked
Curb Radius	15 feet	20 feet
Walkway Type	5 foot Sidewalk	8 foot Sidewalk
Planter Type	5 foot Continuous Planter	4x4' tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision		BL @ 5 feet marked

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TABLE 2-3: Thoroughfare Assemblies (continued)

KEY Thoroughfare Type * CS-60-34-BR Right of Way Width * Pavement Width * Transportation *		
THOROUGHFARE TYPES Commercial Avenue: CAV Commercial Street: CS Street: ST Passage: PS Rear Alley: RA Bicycle Route: BR Transit Route: TR		
ST-50-30 I-30		
Street Name	Karla Drive, Live Oak Drive & Forest Drive	Interstate Highway 30
Functional Class	Local	N/A
Thoroughfare Type	Street	N/A
Transect Zone Assignment	T-5	T-5
Grid Assignment	A	B
Right-of-Way Width	50 feet	N/A
Pavement Width	30 feet	N/A
Movement	Yield Movement	Fast Movement
Design Speed	25 MPH	Above 60 MPH
Pedestrian Crossing Time	8.6 seconds	N/A
Traffic Lanes	2 lanes	N/A
Parking Lanes	Both sides @ 7 feet unmarked	N/A
Curb Radius	15 feet	N/A
Walkway Type	5 foot sidewalk	N/A
Planter Type	5 foot Continuous Planer	N/A
Curb Type	Curb	N/A
Landscape Type	Trees at 30' o.c. Avg.	N/A
Transportation Provision		

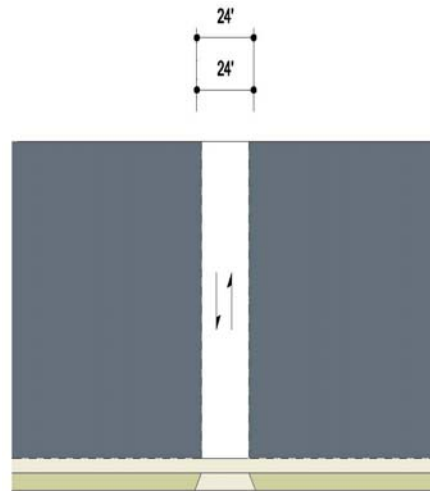
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TABLE 2-3: Thoroughfare Assemblies (continued)

KEY	CS-60-34-BR
Thoroughfare Type	*
Right of Way Width	*
Pavement Width	*
Transportation	*

THOROUGHFARE TYPES	
Commercial Avenue:	CAV
Commercial Street:	CS
Street:	ST
Passage:	PS
Rear Alley:	RA
Bicycle Route:	BR
Transit Route:	TR



[Reserved]

RD-24-24		
Functional Class	Local	
Thoroughfare Type	Rear Drive	
Transect Zone Assignment	T-5	
Grid Assignment	None	
Right-of-Way Width	24 feet	
Pavement Width	24 feet	
Movement	Yield Movement	
Design Speed	10 MPH	
Pedestrian Crossing Time	7 seconds	
Traffic Lanes	n/a	
Parking Lanes	None	
Curb Radius	Taper	
Walkway Type	None	
Planter Type	None	
Curb Type	Inverted Crown	
Landscape Type	None	
Transportation Provision	None	

ARTICLE 2. INFILL COMMUNITY SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

2.6 *CIVIC ZONES*

2.6.1 General

- a. The Infill Regulating Plan shall designate Civic Space Zones (CS) and Civic Building Zones (CB).
- b. Additional Civic Zones may be permitted by Warrant if it does not occupy more than 20% of the District.
- c. Parking for Civic Zones shall be determined by Warrant.

2.6.2 Civic Space Zones (CS)

- a. Civic Spaces shall be designed as described in Table 2-4, their type appropriate for the District.

2.6.3 Civic Building Zones (CB)

- a. Civic Buildings shall be permitted by Warrant on Civic Zones reserved in the Infill Regulating Plan.
- b. Civic Buildings shall not be subject to the Requirements of Article 3. Building design shall be determined by Warrant.

ARTICLE 2. INFILL COMMUNITY SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 2-4: Civic Space: *The design of Civic Space shall be regulated by the Civic Space standards herein; these shall be applied to the District to create bounded space. The Civic Spaces are perceptually enclosed by surrounding frontages, building heights and/or trees; essentially this enclosure creates an outdoor room. Within the District Greens, Squares, Plazas and Playgrounds are permitted.*

Green

Description: An Open Space, available for unstructured recreation.

Standards:

1. A Green may be spatially defined by landscaping rather than building Frontages.
2. Its landscape shall consist of lawn and trees, naturalistically disposed.
3. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

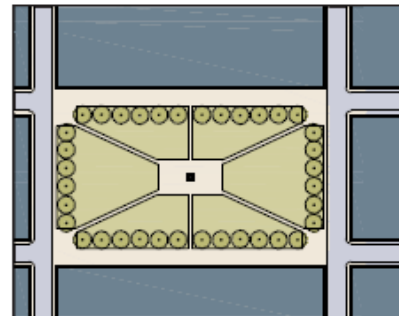


Square

Description: An Open Space available for unstructured recreation and Civic purposes.

Standards:

1. A Square shall be spatially defined by building Frontages.
2. Its landscape shall consist of Paths, lawns and trees, formally disposed.
3. Squares shall be located at the intersection of important Thoroughfares.
4. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

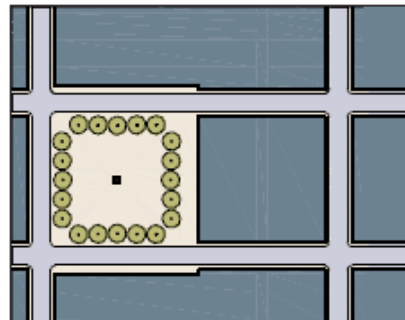


Plaza

Description: An Open Space available for Civic purposes and Commercial activities.

Standards:

1. A Plaza shall be spatially defined by building Frontages.
2. Its landscape shall consist primarily of pavement.
3. Trees are optional.
4. Plazas should be located at the intersection of important Thoroughfares.
5. The minimum size shall be 1/2 acre and the maximum size shall be 2 acres.

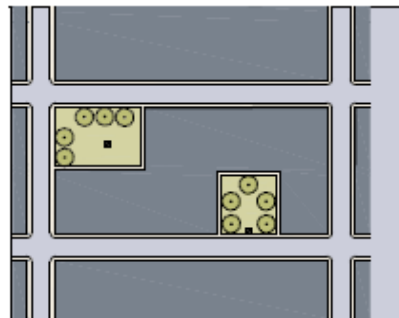


Playground

Description: An Open Space designed and equipped for the recreation of children.

Standards:

1. A Playground shall be fenced and may include an open shelter.
2. Playgrounds shall be interspersed within Residential areas and may be placed within a Block.
3. Playgrounds may be included within Parks and Greens.
4. There shall be no minimum or maximum size.



ARTICLE 2. INFILL COMMUNITY SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

2.7 UTILITY STANDARDS

- 2.7.1 Utilities in the District shall be placed according to the following specifications:
- a. Franchise utilities shall be placed in the same trench underground. Franchise utilities shall be placed in the alley or rear easement. If an alley or rear easement is not available, franchise utilities shall be placed under the Sidewalk. Maximum trench width shall be 24 inches. Horizontal and vertical clearances shall be as required by the franchise utility's stated guidelines.
 - b. Water lines shall be placed under the Sidewalk. If a Sidewalk is not available, water lines shall be placed underneath the median. If placed in the median, the water line shall be offset from the tree line.
 - c. Sanitary and storm sewer lines shall be placed underneath Thoroughfare pavement. Storm sewer lines may be placed in alternative, approved locations to implement Light Imprint Storm Drainage Tools. These locations shall be approved by the Director of Public Works.

2.8 STORM DRAINAGE

- 2.8.1 Storm drainage shall incorporate tools listed in the Light Imprint Storm Drainage Matrix illustrated in Table 2-5.
- 2.8.2 In case of conflict, the built environment shall have priority over the natural environment.

ARTICLE 2. INFILL COMMUNITY SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 2-5: Light Imprint Storm Drainage Matrix



T-5		
URBAN CENTER ZONE	Maint.	Cost
PAVING		
Cast/Pressed Concrete Paving Blocks	L	\$\$
Grassed Cellular Plastic	M	\$\$\$
Grassed Cellular Concrete	M	\$\$\$
Pervious Asphalt	L	\$\$
Asphalt	L	\$
Concrete	L	\$\$
Pervious Concrete	L	\$\$
Stamped Asphalt	L	\$\$\$
Stamped Concrete	L	\$\$\$
Pea Gravel	M	\$
Stone/Masonry Paving Blocks	L	\$\$\$
Wood Paving Blocks on Concrete	L	\$\$\$
Asphalt Paving Blocks	M	\$\$
CHANNELING		
Vegetative/Stone Swale	L	\$
Grassed Cellular Plastic	M	\$\$\$
Grassed Cellular Concrete	M	\$\$\$
Soakaway Trench	M	\$\$\$
Slope Avenue	M	\$\$\$
French Drain	M	\$
Sallow Channel Footpath/Rainwater Conveyer	L	\$
Concrete Pipe	L	\$\$
Gutter	L	\$\$
Planting Strip Trench	L	\$
Masonry Trough	L	\$\$
Canal	H	\$\$\$
Sculpted Watercourse	M	\$\$\$
Concrete Trough	L	\$\$
Archimedean Screw	L	\$\$\$
STORAGE		
Vegetative Purification Bed	M	\$\$
Flowing Park	M	\$\$
Retention Pond	M	\$\$
Landscaped Tree Well	L	\$\$
Pool/Fountain	H	\$\$\$
Underground Vault/Pipe/Cistern-Corrugated Metal	L	\$\$
Underground Vault/Pipe/Cistern-Precast Concrete	L	\$\$
Underground Vault/Pipe/Cistern-Cast in Place Concrete	L	\$\$
Grated Tree Well	L	\$\$
Underground Vault/Pipe/Cistern-Plastic	L	\$\$\$
Paved Basin	M	\$\$\$
FILTRATION		
Natural Vegetation	L	\$
Green Finger	L	\$\$\$
Roof Garden	M	\$\$\$
Waterscapes	H	\$\$\$

ARTICLE 2. INFILL COMMUNITY SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

2.9 SPECIAL REQUIREMENTS

- 2.9.1 Projects within the Infill Regulating Plan shall conform to the following special requirements:
- a. A differentiation of the Thoroughfares as A-Grid and B-Grid. (See Table 2-3)
 - i. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity.
 - ii. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within the District.
 - b. Designations for Mandatory Stoop Frontage. (See page 2-17)
 - i. A building shall provide a Stoop along its Private Frontage.
 - c. Designations for Mandatory Shopfront Frontage. (See page 2-17)
 - i. A building shall provide a Shopfront at Sidewalk level along the entire length of its Private Frontage.
 - ii. The Shopfront shall be no less than 70% glazed in transparent glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 4-3 A and specified in Table 4-3H.
 - iii. The first floor shall be confined to a Commercial Function through the depth of the second Layer. (Table 4-1)
 - d. Designations for Mandatory and/or Recommended Terminated Vista locations. (See page 2-17)
 - iv. Requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the Director.

2.10 PRE-EXISTING CONDITIONS; RETROFITTING REQUIRED

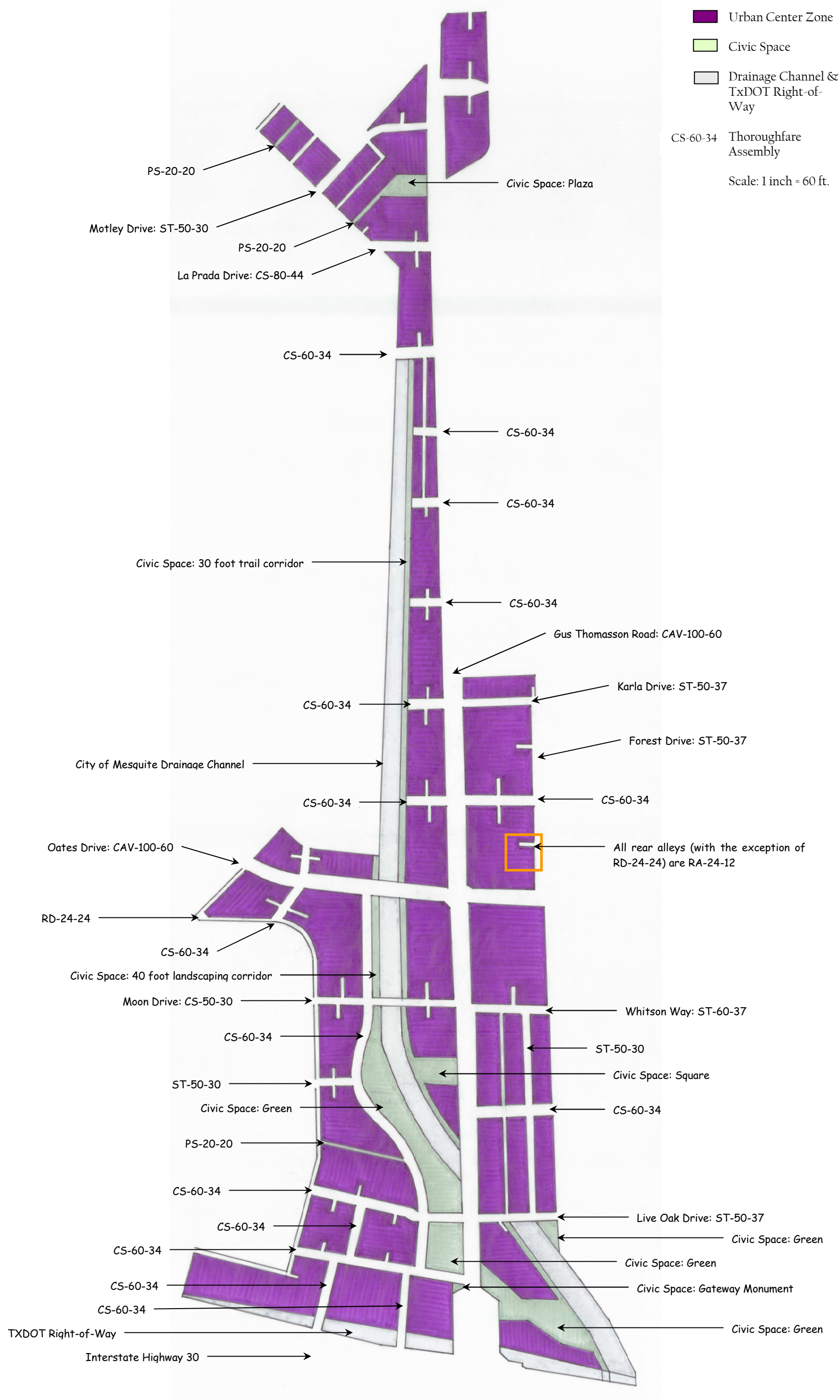
(Amended by Ord. 4187/11-7-2011)

- 2.10.1 Existing buildings, Functions and Premises that do not conform to the provisions of this Code may continue only as provided in this Section.
- 2.10.2 At such time as any approval for a permit application as defined in City Code Section 1-17 is sought for the Expansion of or Substantial Modification to a nonconforming building:
- a. The expanded portion of the building shall comply with the provisions of this Code.
 - b. The building being substantially modified shall be retrofitted.
- 2.10.3 A nonconforming Function shall terminate when the Function is abandoned or ceases to actively operate on the Premises for six months or more, after which time the Function shall not continue or recommence operations.
- 2.10.4 Except as provided in Section 2.10.5, the Premises shall be retrofitted to comply with the provisions of this Code when:
- a. Any approval for a permit application as defined in City Code Section 1-17 is sought for the Expansion of or Substantial Modification to a nonconforming building;
 - b. Any nonconforming Function ceases to actively operate and a new or revised certificate-of-occupancy is sought for the Premises; or
 - c. No Function actively operates on the Premises for more than three (3) months.
- 2.10.5 The Director may by Warrant approve a transition plan for the retrofitting of the Premises pursuant to Section 2.10.4(b) and (c) that allows the property owner a period of time to achieve compliance with Sections 3.5, 3.6 and 3.9. A transition plan shall not exceed five (5) years. A transition plan may also be appended to and made a condition for the approval of any other Warrant authorized by this Code.

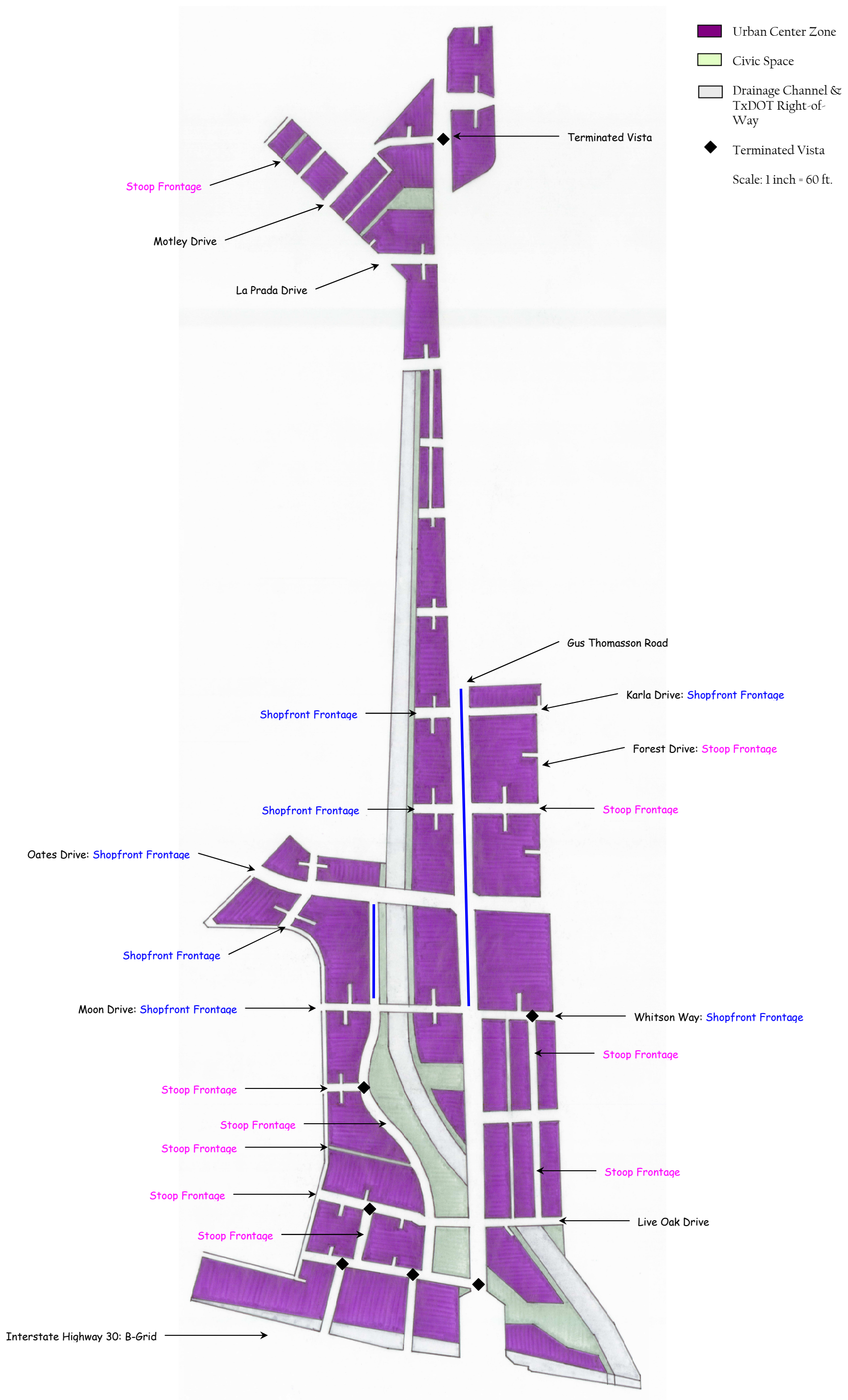
ARTICLE 2. INFILL COMMUNITY SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

- 2.10.6 Any Expansion or modification of a Building of Value that has been designated as such by Historic Mesquite, Inc. or to a building actually or potentially eligible for inclusion on a state, local or national historic register, shall be subject to approval by Historic Mesquite, Inc.
- 2.10.7 The restoration or rehabilitation of an existing building shall not require the provision of:
- a. Parking in addition to that existing, or
 - b. On-site stormwater retention/detention in addition to that existing.
- 2.10.8 Existing parking requirements that exceed those for this Code may be reduced as provided by Tables 3-4 and 3-7.

ARTICLE 2. INFILL COMMUNITY SCALE PLANS: INFILL REGULATING PLAN
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*



ARTICLE 2. INFILL COMMUNITY SCALE PLANS: INFILL REGULATING PLAN
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*



ARTICLE 3. BUILDING SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

ARTICLE 3. BUILDING SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

3.1 APPLICATION

- 3.1.1 Lots and buildings located within the Infill Regulating Plan prescribed for the District shall be subject to the requirements of this Article.
- 3.1.2 Applicants may have the design plans required under this Article prepared on their behalf. Such plans require administrative approval by the Director. Applicants may, at their option, request a pre-application meeting with the Community Development Department. The pre-application meeting is not mandatory, and shall not constitute a permit under Chapter 245 of the Local Government Code.
- 3.1.3 An applicant shall make a complete submittal, which shall consist of Building and Site Plans showing the following information, in addition to such other information as the Director may require, in order to evaluate compliance with the standards described in this Article:
- a. For preliminary site and building approval:
 - Building Disposition
 - Building Configuration
 - Building Function
 - Parking and Density Calculations
 - Parking Location Standards
 - b. For preliminary site and building approval:
 - Special Requirements
 - Natural Drainage Standards
 - Architectural Standards
 - Landscape Standards
 - Signage Standards
 - Lighting Standards
 - Utility Standards
- 3.1.4 Special Districts that do not have provisions within this Code shall be governed by the standards of the Mesquite Zoning Ordinance.

3.2 PRE-EXISTING CONDITIONS

- 3.2.1 For standards regarding Pre-Existing Conditions refer to Section 2.II.

3.3 SPECIAL REQUIREMENTS

- 3.3.1 Special Requirements designated on the Infill Regulating Plan shall be mandatory according to the standards of this Article.

3.4 CIVIC ZONES

- 3.4.1 **General**
- a. Civic Zones are designated on the Infill Regulating Plan as Civic Space (CS) or Civic Building (CB).
 - b. Parking provisions for Civic Zones shall be determined by Warrant.
- 3.4.2 **Civic Space Zones (CS)**
- a. Civic Spaces shall be generally designed as described in Table 3-7.

ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

4.4.3 Civic Building Zones (CB)

- a. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be determined by Warrant.

3.5 BUILDING DISPOSITION

- a. Newly platted Lots shall be dimensioned according to Table 3-6 and Table 3-11.
- b. Building Disposition shall be limited to the type described in Table 3-1.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 3-6 and Table 3-11.
- d. One Principal building at the Frontage and one Outbuilding to the rear may be built on each Lot as shown in Table 4-1. A Backbuilding may be built between the Principal Building and the Outbuilding on the side frontage of corner lots as shown in Table 4-1.
- e. Outbuildings and Backbuildings shall not be permitted along the B-Grid.
- f. Lot coverage shall not exceed 80%. See Table 3-6 and Table 3-11.
- g. Façades shall be built parallel to a rectilinear Principal Frontage line or to the tangent of a curved Principal Frontage line, and along a minimum percentage of the Frontage length at the Setback, as specified on Table 3-6 and Table 3-11.
- h. Setbacks for Principal Buildings shall be as shown in Table 3-6 and Table 3-11. Setbacks may otherwise be adjusted by Warrant.
- i. The Front Setback for Principal Buildings along the B-Grid shall be 25 feet. The Rear Setback shall be 0 feet. Thus, the Principal Buildings along the B-Grid shall have two Principal Entrances and Façades: One set back from, Interstate Highway-30 and the other Enfronting an A-Grid Thoroughfare.
- j. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Rear Alley easement. In the absence of a Rear Alley, the rear Setback shall be as shown in Table 3-6 and Table 3-11.
- k. To accommodate building on slopes over ten percent, relief from front Setback requirements shall be available by Warrant.
- l. For grocery stores exceeding 30,000 square feet and lawfully operating as of December 15, 2008, relief from front Setback requirements shall be available by Warrant.

TABLE 3-1A: Building Disposition:

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing a suitable basic building type for the District. Each of the very general types is intrinsically more or less urban, depending on the extent that it completes the frontage.

Basic Building Type: Rearyard

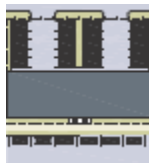
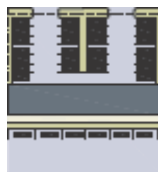
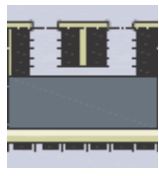
Description: A building that occupies the full Frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Façade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is a Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.

Specific Rearyard Types: Rowhouse, Flexhouse/Live-Work, Apartment Building, Liner Building & Mixed Use Block



ARTICLE 3. BUILDING SCALE PLANS **GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite***

TABLE 3-1B: Specific Rearyard Types:

Rowhouse Description: a Rearyard building type. A single-family dwelling with common walls on the side lot lines, the façades forming a continuous frontage line. Rowhouses are the highest density type able to provide private yards.	
Flexhouse/Live-Work Description: a Rearyard, fully mixed-use building type with one dwelling above or behind a commercial space.	
Apartment Building Description: a Rearyard residential building type accommodating multiple dwellings disposed above and beside each other.	
Liner Building Description: a building conceived specifically to mask a parking lot or a parking structure from the frontage, without consuming any of the parking itself.	
Mixed-Use Block Description: a Rearyard, flexible commercial building type. Commercial buildings have floorplates deeper than residential ones.	

3.6 BUILDING CONFIGURATION

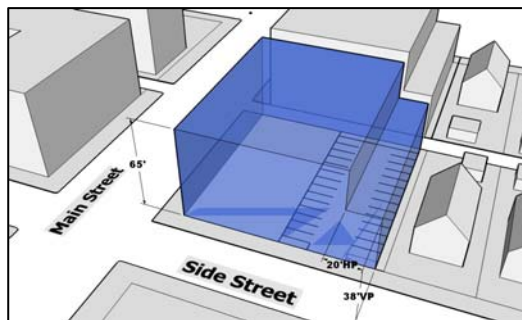
- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 3-3A-H and Table 3-6 and Table 3-11.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 4-1. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. Building Heights shall conform to Table 3-2 and Table 3-11. Principal buildings shall be a minimum of 2 stories, and a maximum of 3 stories, in height.
- d. Stories shall be a minimum of 11 feet in height from finished floor to finished ceiling. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which may be a maximum of 26 feet in height. A single floor level with a minimum height of 26 feet and a maximum height of 29 feet from ground level to uppermost roof deck or uppermost eve may be counted as two (2) stories by Warrant. Furthermore, ground level transparency

ARTICLE 3. BUILDING SCALE PLANS

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shall be calculated within the first 15 feet of the exterior building wall, measured from street level; upper level transparency shall be calculated within the following 11 feet, not to exceed 14 feet. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor. Attics and raised basements are not considered Stories.

- e. Height limits do not apply to Attics, raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. However, Attics shall not exceed 14 feet in height.
- f. In a Parking Structure or garage, each level shall count as a single Story regardless of its relationship to habitable Stories.
- g. The minimum room areas of a dwelling within a Principal Building or Accessory Unit shall conform to the International Residential Code, but in no case shall the total living area be less than 450 sq. ft. Outbuildings may be any size, but shall not exceed 500 sq. ft.
- h. Awnings may Encroach the Sidewalk to within two feet of the Curb but shall clear the Sidewalk vertically by at least 8 feet.
- i. Stoops, Dooryards, Lightcourts, balconies, bay windows, and terraces may Encroach the first Layer 100% of its depth. (Table 4-1)
- j. In the absence of a building Façade along any part of a Frontage Line, a Street Screen shall be built co-planar with the Façade.
 - i. Street Screens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Façade.
 - ii. Street Screens may be a hedge or fence by Warrant.
 - iii. Street Screens shall have openings no larger than is necessary to allow automobile and pedestrian access.
 - iv. All Street Screens over 4 feet high shall be 30% permeable or articulated to avoid blank walls.
- k. A first level Residential of Lodging Function shall be raised a minimum of 2 feet from average sidewalk grade.
- l. The maximum building height of 3 stories shall be setback 25 feet from a Lot Line adjacent to a single-family residential lot (zoned R-1, R-2 or R-3); within the 25 foot step down, the maximum building height shall be 2 stories. In order for this standard to be applicable, the structure on the single-family residential lot shall not be in excess of one story.



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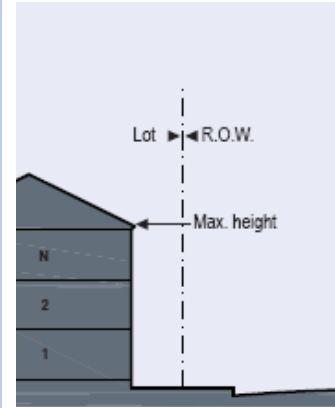
TABLE 3-2: Building Height

The Configurations for different building heights in the District are regulated herein. The Building Height is expressed in numbers of Stories. Building Height is regulated for the creation of spatial enclosure. The ratio of Thoroughfare width to Building Height is important for creating the sense of an “outdoor room.”

Building Height Standards:

1. Height shall be measured from the average Enfronting Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), or to the uppermost roof deck (not the top of parapet) of a flat roof.
2. Building Height shall be measured in number of Stories, excluding Attics and raised basements. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures.

N= maximum height as specified in Table 3-11.

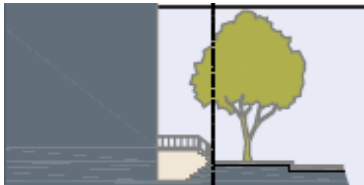
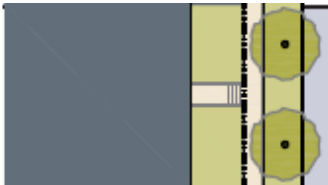
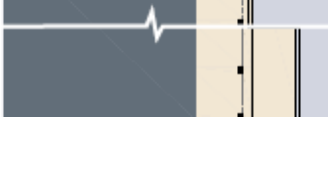


ARTICLE 3. BUILDING SCALE PLANS

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TABLE 3-3A: Private Frontages:

The character and arrangement of the Private Frontage is regulated by the Private Frontage Type Standards herein, these shall be applied to the District to create a particular and appropriate transitional relationship between the private and public realm. This relationship is what collectively defines the nature of the streetscape. Private Frontage Types are required for all buildings within the District as shown in Tables 3-3A-H.

	SECTION		PLAN	
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
Dooryard: a Frontage wherein the Façade is set back from the Frontage Line with an elevated garden or Terrace permitted to Encroach. This type can effectively buffer Residential quarters from the Sidewalk, while removing the private yard from public Encroachment. The Terrace is suitable for conversion to outdoor cafes as the eye of the sitter is level with that of the standing passerby.				
Lightcourt: a Frontage wherein the Façade is set back from the Frontage Line by a sunken Lightcourt. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. The Lightcourt is are suitable for conversion to outdoor cafes.				
Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.				
Forecourt: a Frontage wherein a portion of the Façade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the Forecourts may overhang the sidewalks.				
Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to the maximum extent possible.				
Gallery: a Frontage wherein the Façade is aligned close to the Frontage line with and attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk (Public/Private). This type is conventional for Retail use.				
Arcade: a colonnade supporting habitable space that overlaps the Sidewalk (Public/Private), while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use.				

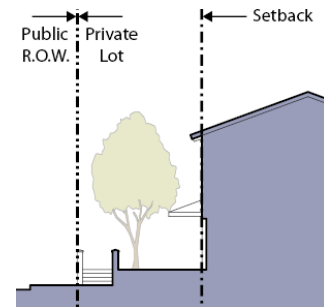
ARTICLE 3. BUILDING SCALE PLANS GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-3B: Dooryard

Description:

Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The Terrace is also suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.

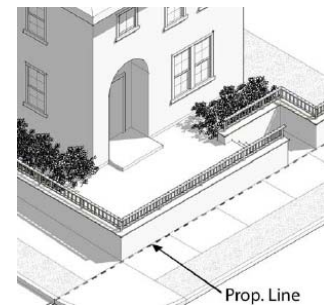
Section Diagram



Design Standards:

1. Dooryards/Terraces shall be a minimum of 10 feet deep, and raised at least 12 inches above, but no more than 5 feet above, the finished grade.
2. A retaining wall may be built around the Dooryard or Terrace.
3. The retaining wall shall not be higher than structurally necessary.
4. The retaining wall shall be constructed of brick or stone, alone or in combination.

Axonometric Diagram



Architectural Standards:

- a. In addition to the general standards shown in Section 3.11, specific standards shall be as follows:
- b. Compliance with the Community Appearance Manual v. 1.0, regardless of Building Function.
- c. Buildings shall have sloped roofs

Illustrative Photograph



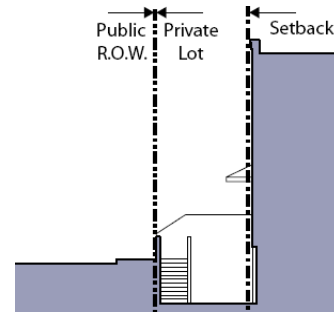
ARTICLE 3. BUILDING SCALE PLANS **GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite***

TABLE 3-3C: Lightcourt

Description:

Lightcourts are frontages wherein the Façade is set back from the frontage line by a sunken Lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The Lightcourt is suitable for conversion to outdoor cafes.

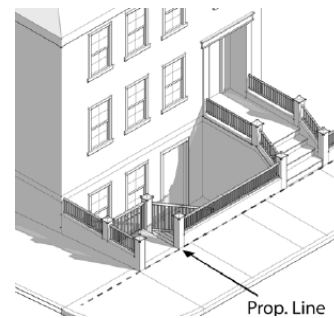
Section Diagram



Design Standards:

1. Basements accessed by a Lightcourt shall be depressed at least 5 feet below, but not more than 7 feet below, the adjacent sidewalk.
2. Ground floors accessed by a Lightcourt shall be raised at least 12 inches above, but no more than 5 feet above, the adjacent sidewalk.
3. Lightcourts shall correspond directly with the building entry(s) and the stairs may be perpendicular to or parallel with the adjacent Sidewalk.
4. Lightcourts shall be at least 10 feet wide, clear of the stair to the raised ground floor.

Axonometric Diagram



Architectural Standards:

1. In addition to the general standards shown in Section 3.11, specific standards shall be as follows:
2. Compliance with the Community Appearance Manual v. 1.0, regardless of Building Function.
3. Buildings shall have flat roofs enclosed by parapets.

Illustrative Photograph



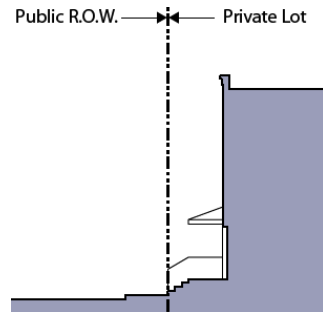
ARTICLE 3. BUILDING SCALE PLANS **GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite***

TABLE 3-3D: Stoop

Description:

Stoops are elevated entry porches/stairs placed close to the Frontage Line with the ground Story elevated from the sidewalk, securing privacy for the windows and front rooms. The Stoop is suitable for ground floor Residential use at short setbacks. A shed roof may also cover the Stoop. This type may be interspersed with the Shopfront & Awning Frontage Type.

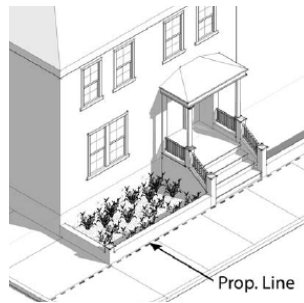
Section Diagram



Design Standards:

1. Stoop Encroachment into the Setback: 8 feet maximum.
2. Stoops shall be raised a minimum of 18 inches and a maximum of 36 inches from the finished grade.
3. Stoops shall correspond directly with the building entry(s) and be at least 3 feet wide (perpendicular to or parallel with the Sidewalk).
4. Stoops shall be a minimum of 6 feet and a maximum of 10 feet wide.
5. There may be a low (30 inches or less) decorative Fence along the property lines.

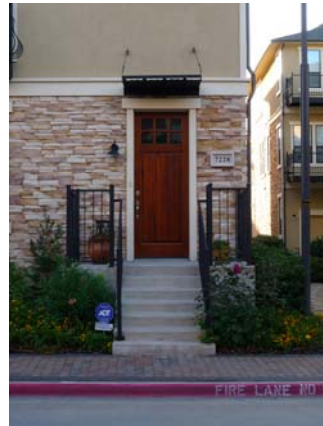
Axonometric Diagram



Architectural Standards:

1. In addition to the general standards shown in Section 3.11, specific standards shall be as follows:
2. Compliance with the Community Appearance Manual v. 1.0, regardless of Building Function.
3. Buildings shall have flat roofs enclosed by parapets.

Illustrative Photograph



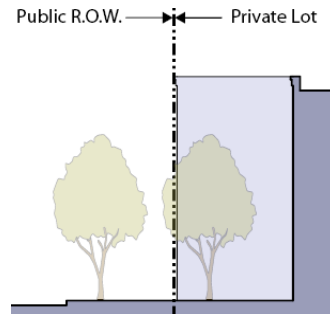
ARTICLE 3. BUILDING SCALE PLANS **GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite***

TABLE 3-3E: Forecourt

Description:

Forecourts are uncovered courts within a storefront frontage, wherein a portion of the Façade is recessed from the building Frontage. The court is suitable for outdoor dining, gardens, vehicular drop-offs, and utility off loading. A Fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the Sidewalk, creating a small retaining wall at the property line with entry steps in the court. This type should be used sparingly and in conjunction with Stoops and Shopfronts.

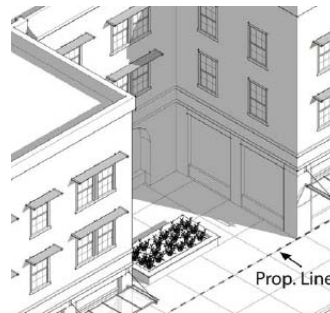
Section Diagram



Design Standards:

1. A Forecourt shall be a minimum of 10 feet deep and a maximum of 30 feet deep.
2. A Forecourt shall be a minimum of 10 feet wide and a maximum of 50 feet wide, or 50 percent of the lot width, whichever is less.
3. Forecourts between 10 feet and 15 feet in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15 feet and 30 feet in depth shall be designed with a balance of paving and landscaping.
4. A fence or wall at the property line may be used to define the private space of the court.
5. If the Forecourt is raised above the adjacent grade, it should not be more than 3 feet above the grade of the sidewalk.
6. Forecourts shall not occupy over 10% of the Block Face.

Axonometric Diagram



Architectural Standards:

1. In addition to the general standards shown in Section 3.11, specific standards shall be as follows:
2. Compliance with the Community Appearance Manual v. 1.0, regardless of Building Function.
3. Buildings shall have flat roofs enclosed by parapets.

Illustrative Photograph



ARTICLE 3. BUILDING SCALE PLANS

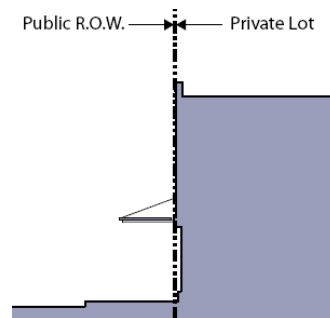
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-3F: Shopfront & Awning

Description:

Typically, the Shopfront & Awning Frontage Type applies to storefronts. Storefronts are Façades placed at or close to the right-of-way line, with the entrance at Sidewalk grade. They are conventional for Retail Frontage and are commonly equipped with cantilevered shed roof(s) or awnings(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes a Residential Function on the ground floor facing the street. A Residential Function would be appropriate above the ground floor and behind another Function that fronts the street.

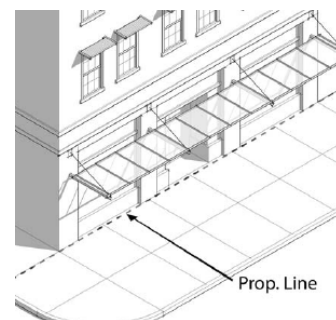
Section Diagram



Design Standards:

1. Storefronts shall be 15 feet tall, as measured from the adjacent Sidewalk, and 10 a minimum of 10 feet wide.
2. Storefront assemblies (the doors, display windows, bulkheads and associated framing) should not be set back into the Shopfront openings more than a maximum of 2 feet, so that passing pedestrians have a clear view of the shop interior.
3. Storefronts may be set back up to 12 feet, but not less than 8 feet, for up to 25 feet of the building Frontage in order to create a covered Alcove, in which outdoor dining or merchandising can occur within the volume of the building.
4. Display windows: the corresponding storefront(s) opening(s) along the primary frontage shall be at least 70% of the first floor wall area, and shall be transparent. Where privacy is desired for restaurants and professional services, etc., windows should be divided into smaller panes.
5. Awnings, signs, and related fixtures shall be located a minimum of 8 feet above the adjacent sidewalk.
6. Awnings shall only cover Storefronts and openings, so as not to cover the entire Façade.
7. Doors should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. "Narrowline" aluminum framed doors are not recommended.

Axonometric Diagram



Architectural Standards:

1. In addition to the general standards shown in Section 3.11, specific standards shall be as follows:
2. Compliance with the Community Appearance Manual v. 1.0, regardless of Building Function.
3. Buildings shall have flat roofs enclosed by parapets.

Illustrative Photographs



ARTICLE 3. BUILDING SCALE PLANS

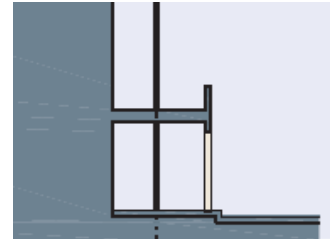
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-3G: Gallery

Description:

Galleries are Façades with an attached colonnade.

Section Diagram



Design Standards:

1. Galleries shall be a minimum of 10 feet wide clear in all directions, with a maximum of 2 feet between curb face and Gallery eve.
2. Along Primary Frontages, the Gallery shall correspond to storefront openings.
3. Primary Frontage storefront openings shall be at least 70% of first floor wall area and have transparent glazing.

Architectural Standards:

1. In addition to the general standards shown in Section 3.11, specific standards shall be as follows:
2. Compliance with the Community Appearance Manual v. 1.0, regardless of Building Function.
3. Buildings shall have flat roofs enclosed by parapets.
4. Galleries shall be constructed using only the same exterior materials as the Principal Building.

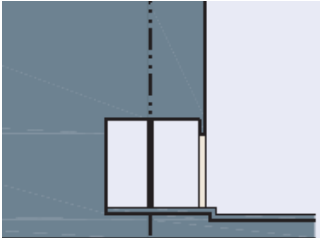
Illustrative Photograph



ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-3H: Arcade

Description: Arcades are Façades with an attached colonnade, which is covered by upper Stories. <i>Section Diagram</i>	
Design Standards: 1. Arcades shall be a minimum of 12 feet wide clear in all directions, with a maximum of 2 feet between curb face and Arcade eve. 2. Along Primary Frontages, the Arcade shall correspond to storefront openings. 3. Primary Frontage storefront openings shall be at least 70% of first floor wall area and have transparent glazing.	
Architectural Standards: 1. In addition to the general standards shown in Section 3.11, specific standards shall be as follows: 2. Compliance with the Community Appearance Manual v. 1.0, regardless of Building Function. 3. Buildings shall have flat roofs enclosed by parapets. 4. Arcades shall be constructed using only the same exterior materials as the Principal Building. <i>Illustrative Photograph</i>	

3.7 BUILDING FUNCTION & DENSITY

- a. Buildings in the District shall conform to the Functions on Table 3-4 and Table 3-5 and Table 3-11.
- b. A public hearing and approval by the City Council in accordance with MZO §5-300 shall be required for a Function permitted by Conditional Use Permit (CUP).
- c. Accessory Functions shall be permitted within an Outbuilding.
- d. Outdoor display or storage is prohibited, provided that incidental outdoor display is permitted pursuant to the MZO §3-601.
- e. First Story Commercial Functions shall be permitted.

ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-4: Building Function – General:

This table categorizes Building Functions within the District. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by CUP, see Table 3-5.

GTC	
a. Residential:	The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 3-7).
b. Lodging:	The number of bedrooms available on each lot for Lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service shall be provided at all times. The area allocated for food service shall be calculated and provided according to Retail Function. The maximum length of stay shall not exceed 10 days.
c. Office:	The building area available for Office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net Office space.
d. Retail:	The building area available for Retail use on each Lot is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces less than 1500 square feet are exempt from parking requirements.
e. Civic:	See Table 3-5
f. Other:	See Table 3-5

ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-5: Specific Function:

This table expands the Building Function categories of Table 3-4 to delegate specific Functions within the District.

a. Residential		By Right	By CUP
Mixed Use Block		X	
Flex Building		X	
Apartment Building		X	
Live-Work Unit		X	
Rowhouse		X	
Duplex House			
Courtyard House			
Sidyard House			
Cottage			
House			
Villa			
Accessory Unit		X	

b. Lodging		By Right	By CUP
Hotel (no room limit)		X	
Inn (up to 12 rooms)		X	
Bed & Breakfast (up to 5 rooms)		X	
School Dormitory		X	

c. Office		By Right	By CUP
Office Building		X	
Live-Work Unit		X	
Religious Assembly		X	

d. Retail		By Right	By CUP
Open-Market Building		X	
Retail Building, e.g. grocery store, personal services		X	
Display Gallery		X	
Restaurant		X	
Kiosk		X	
Push Cart			
Drive-Through Facility			
Drive-In Facility			
Alt. Financial Establishments			
Used Merchandise			X
Shopping Mall			
Strip Shopping Center			
Sexually Oriented Business			

e. Civic		By Right	By CUP
Bus Shelter		X	
Transit Stop		X	
Convention Center			
Conference Center			X
Exhibition Center			
Fountain or Public Art		X	
Library		X	
Live Theater		X	
Museum			X
Outdoor Auditorium		X	
Parking Structure		X	
Passenger Terminal			X
Playground		X	
Sports Stadium			X
Surface Parking Lot			X

f. Other: Entertainment		By Right	By CUP
Indoor Amusement		X	
Movie Theater		X	

g. Other: Agriculture		By Right	By CUP
Grain Storage			
Livestock Pen			
Green House			
Stable			
Kennel			

h. Other: Automotive		By Right	By CUP
Gasoline			
Automobile Service			
Truck Maintenance			
Rest Stop			
Roadside Stand			
Billboard			

i. Other: Civil Support		By Right	By CUP
Fire Station		X	
Police Station		X	
Cemetery			
Funeral Home			
Hospital			X
Medical Clinic		X	

j. Other: Education		By Right	By CUP
College			X
High School			X
Trade School			X
Elementary School		X	
Other – Childcare Center		X	

k. Other: Industrial		By Right	By CUP
Heavy Industrial Facility			
Light Industrial Facility			
Truck Depot			
Laboratory Facility			
Water Supply Facility			
Sewer and Waste Facility			
Electric Substation		X	
Wireless Transmitter			
Cremation Facility			
Warehouse			
Produce Storage			
Mini-Storage			
Construction or Trade Contractors			
Manufacturing			

ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-6: Building Scale Plans: Graphics

T-5 URBAN CENTER

BUILDING FUNCTION		
Residential		open use
Lodging		open use
Office		open use
Retail		open use

BUILDING PLACEMENT	
1.	Lot lines enfronting thoroughfares or open spaces are designated frontage lines.
2.	The façades and elevations of a building shall be distanced from the frontage and lot lines as shown in the diagram.
3.	Façades shall be set parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.

PARKING PLACEMENT	
1.	The number of parking places provided shall be as required by the Building Function.
2.	The required off-street parking shall be placed within the layer as shown in the diagram.
3.	Trash containers shall be located within the third layer shown in the diagram (Table 13d)
4.	The first layer is in the area between the frontage line and the façade. The second layer is in the area between the façade and a line 20 feet behind. The third layer is the remainder.

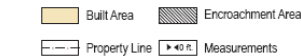
BUILDING HEIGHT	
1.	The maximum overall building height shall be measured in number of stories.
2.	Height shall be measured from the average Enfronting Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), or the uppermost roof deck (not the top of parapet) of a flat roof.

PRIVATE FRONTAGES		
DY		Dooryard
LC		Lightcourt
ST		Stoop
FC		Forecourt
SF		Shopfront
GA		Gallery
AR		Arcade

SPECIFICATIONS	
Lot Area	1,080 sf min
Lot Width	18 ft. min – 180 ft. max
Lot Coverage	80% max
Setbacks	
at building frontage	0 ft. min – 10 ft. max
at building side	0 ft. min
at building rear	10 ft. min
at outbuilding rear	3 ft. min
at outbuilding side	0 ft. min
Building Frontage Setback	100% max
Encroachments	
at building frontage	10 ft. max
at building side	N/A
at outbuilding rear	N/A
at outbuilding side	N/A
Height	
of principal building	2 stories min, 3 max
of outbuilding	2 stories max
Building Disposition	Rearyard
Private Frontage Type	DY, LC, FC, ST, GA

SPECIFICATIONS	
Lot Area	1,440 sf min
Lot Width	18 ft. min – 180 ft. max
Lot Coverage	80% max
Setbacks	
at building frontage	0 ft. min – 10 ft. max
at building side	0 ft. min – 24 ft. max
at building rear	10 ft. min
at outbuilding rear	3 ft. min
at outbuilding side	0 ft. min
Building Frontage Setback	100% max
Encroachments	
at building frontage	10 ft. max
at building side	N/A
at outbuilding rear	N/A
at outbuilding side	N/A
Height	
of principal building	2 stories min, 3 max
of outbuilding	2 stories max
Building Disposition	Rearyard
Private Frontage Type	DY, LC, SF, GA, AR

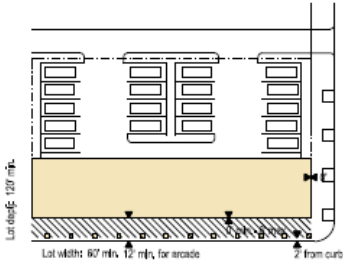
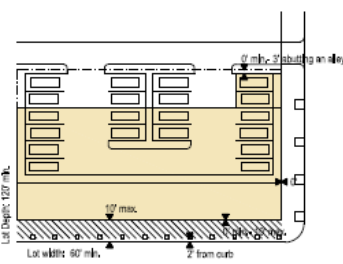
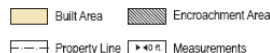
SPECIFICATIONS	
Lot Area	6,000 sf min
Lot Width	18 ft. min – 180 ft. max
Lot Coverage	80% max
Setbacks	
at building frontage	0 ft. min – 10 ft. max
at building side	0 ft. min
at building rear	10 ft. min
at outbuilding rear	3 ft. min
at outbuilding side	0 ft. min
Building Frontage Setback	100% max
Encroachments	
at building frontage	10 ft. max
at building side	N/A
at outbuilding rear	N/A
at outbuilding side	N/A
Height	
of principal building	2 stories min, 3 max
of outbuilding	2 stories
Building Disposition	Rearyard
Private Frontage Type	DY, LC, FC, ST, GA



ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-6: Building Scale Plans: Graphics (continued)

T-5 URBAN CENTER		LINER BUILDING		SPECIFICATIONS																																									
				<table><tr><td>Lot Area</td><td>7,200 sf min</td></tr><tr><td>Lot Width</td><td>18 ft. min – 180 ft. max</td></tr><tr><td>Lot Coverage</td><td>80% max</td></tr><tr><td>Setbacks</td><td></td></tr><tr><td>at building frontage</td><td>0 ft. min – 10 ft. max/12 ft. AR</td></tr><tr><td>at building side</td><td>0 ft. min</td></tr><tr><td>at building rear</td><td>10 ft. min</td></tr><tr><td>at outbuilding rear</td><td>N/A</td></tr><tr><td>at outbuilding side</td><td>N/A</td></tr><tr><td>Building Frontage Setback</td><td>100% max</td></tr><tr><td>Encroachments</td><td></td></tr><tr><td>at building frontage</td><td>10 ft. max/12 ft. AR</td></tr><tr><td>at building side</td><td>N/A</td></tr><tr><td>at outbuilding rear</td><td>N/A</td></tr><tr><td>at outbuilding side</td><td>N/A</td></tr><tr><td>Height</td><td></td></tr><tr><td>of principal building</td><td>2 stories min, 3 max</td></tr><tr><td>of outbuilding</td><td>N/A</td></tr><tr><td>Building Disposition</td><td>Rearyard</td></tr><tr><td>Private Frontage Type</td><td>DY, LC, FC, SF, GA, AR</td></tr></table>		Lot Area	7,200 sf min	Lot Width	18 ft. min – 180 ft. max	Lot Coverage	80% max	Setbacks		at building frontage	0 ft. min – 10 ft. max/12 ft. AR	at building side	0 ft. min	at building rear	10 ft. min	at outbuilding rear	N/A	at outbuilding side	N/A	Building Frontage Setback	100% max	Encroachments		at building frontage	10 ft. max/12 ft. AR	at building side	N/A	at outbuilding rear	N/A	at outbuilding side	N/A	Height		of principal building	2 stories min, 3 max	of outbuilding	N/A	Building Disposition	Rearyard	Private Frontage Type	DY, LC, FC, SF, GA, AR
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ST		Stoop																																											
FC		Forecourt																																											
SF		Shopfront																																											
GA		Gallery																																											
AR		Arcade																																											
																																													

ARTICLE 3. BUILDING SCALE PLANS **GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite***

3.8 PARKING & DENSITY CALCULATIONS

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking that is provided:
 - i. Within the Lot,
 - ii. Along the on-street parking lane corresponding to the Lot Frontage; and
 - iii. By purchase or lease from a Civic Parking Reserve, within a 1/4 mile radius of the Lot, if available within the District.
- b. The actual parking may be adjusted upward according to the Shared Parking Factor of Table 3-7 to determine the Effective Parking. The Shared Parking Factor is available for any two Functions within any pair of adjacent Blocks.
- c. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 3-7.
- d. The total Density within each Transect Zone shall not exceed that specified by an approved Infill Regulating Plan.
- e. Accessory Units shall not count toward Density calculations.
- f. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

TABLE 3-7: Parking Calculation.

The Required Parking table summarizes the parking requirements of Table 3-4 for each site or, conversely, the amount of building allowed on each site given the parking available. Use the Shared Parking Factor in the event of Mixed Use. The actual parking is calculated by adding the total number of spaces required by each separate Function and dividing the total by the appropriate factor from the Shared Parking Factor matrix.

GTC		SHARED PARKING FACTOR	
Residential	1.0 / dwelling		Function
Lodging	1.0 / bedroom		Function
Office	2.0 / 1000 sq. ft.		Function
Retail	3.0 / 1000 sq. ft.		Function
Civic	To be determined by Warrant		Function
Other	To be determined by Warrant		

3.9 PARKING & ACCESS STANDARDS

- a. Parking shall be accessed by Rear Alleys. The Rear Alley shall serve as the primary access to the fire lane, if one is required.
- b. A Driveway may be approved by Warrant. Driveways shall be no wider than 10 feet in the first Layer.
- c. Open parking areas shall be masked from the Frontage by a Building or Street Screen. For Street Screen standards refer to Section 3.6(j).
- d. For buildings on the B-grid, open parking areas shall be masked from the Frontage by a vegetative screen not less than 3.5 feet in height.
- e. Along the A-Grid, all parking areas, garages, and Parking Structures shall be located at the third Layer.
- f. Along the B-Grid, all parking areas, garages, and Parking Structures shall be located at the second Layer.
- g. Carports shall be prohibited.

ARTICLE 3. BUILDING SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

- h. For grocery stores having Setbacks approved by Warrant pursuant to Section 3.5(l):
 - i. Surface parking areas may be located beyond 25 feet within the first Layer.
 - ii. Surface parking areas shall be masked from the Frontage by a Building or vegetative screen not less than 3.5 feet in height.
 - iii. Parking shall be accessed by private streets connecting to the Thoroughfare network as shown on the Infill Regulating Plan. The alignment of at least one private street shall utilize the grocery store as a Terminated Vista. The design of private streets shall be CS-50-30 (Table 2-3).
- i. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage.
- j. Pedestrian exits from all parking lots, garages and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.
- k. Parking Structures shall have Liner Buildings lining the first and second Stories.
- l. Along the A-Grid, a minimum of one city approved bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
- m. Along the B-Grid and for grocery stores with surface parking in the first Layer in accordance with this Section, a minimum of one tree shall be provided within surface parking lots for every ten parking spaces. Each tree shall be placed in a landscape island no smaller than 9-feet by 18-feet, which is protected from vehicles through the use of concrete curbs, wheel stops, or other permanent barriers no less than 6 inches in height. The landscape islands shall be dispersed evenly throughout the surface parking lot. For Greenfield projects, trees existing on the lot at the time of application shall be incorporated into the surface parking lot, and credit toward the requirements of this section may be approved by warrant.

3.10 NATURAL DRAINAGE STANDARDS

- a. Buildings may be equipped with roofs of shallow 4-inch soils and drought-tolerant plants. Buildings approved for Intensive Green Roofs may hold soils deeper than 4 inches and larger plants and trees.
- b. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
- c. Green walls, if provided, shall be restricted to non-invasive species.
- d. Cisterns may be used to capture and recirculate stormwater for buildings.
- e. The landscape installed shall consist primarily of durable species tolerant of soil compaction (See Table 3-9).
- f. Planter boxes shall be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains of hidden pipes.

3.11 ARCHITECTURAL STANDARDS

- a. In addition to the specific standards shown in Tables 3-3B-H, general standards shall be as follows:
- b. No more than two Façade Materials shall be used on any exterior wall. These materials shall be considered Primary Colors for Principle 9.0 of the Community Appearance Manual v. 1.0.
- c. Vertical joints between materials shall only occur at inside corners.

ARTICLE 3. BUILDING SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

- d. Doors and windows that operate as sliders are prohibited along Frontages.
- e. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porch and attached shed roofs may be no less than 2:12.
- f. The Façades on Shopfront Frontages shall be detailed as storefronts and glazed with no less than 70% of the sidewalk-level story.
- g. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment, whichever is greater.
- h. Porches and Balconies shall be constructed using only the same exterior materials as the Principal Building. Wood and cementious fiberboard shall be painted the same color as the trim of the Principal Building. The roof shall match the roof materials of the Principal Building.
- i. Fences, if provided within the First Lot Layer, shall be wrought iron or painted wood board with a maximum height of three and one-half (3 ½) feet. Fences at other Layers shall be wrought iron with a minimum height of six (6) feet and maximum height of eight (8) feet. Chain link is prohibited.
- j. A wrought iron fence and dense landscape screen shall be installed on the lot lines abutting a residential function either within or outside the District. Fences shall include gates for pedestrian accessibility, where appropriate.
- k. Garage doors shall be a maximum of 9 feet in width if visible from streets, sidewalks, or public spaces. Alley-accessed garages may have 16 feet wide doors.
- l. Sloped roofs shall be shingle, tile or architectural standing seam metal roofing. Shingle roofing shall be slate, synthetic wood or better. Tile roofing shall be clay, concrete or metal. Standard pre-engineered metal roofing shall be prohibited.
- m. Awnings shall be non-translucent canvas on a light metal frame or architectural standing seam metal. Awnings shall be sloped rectangles without end panels or curved or sloped shapes with end panels. Standard pre-engineered metal awnings shall be prohibited.
- n. Gasoline pumps shall be located at the third Lot Layer. Along the B-Grid, gasoline pumps may be located at the first or second Lot Layer by Warrant.
- o. All new construction shall be equipped with an automatic approved sprinkler system.

3.12 LANDSCAPE STANDARDS OUTSIDE THE PUBLIC FRONTAGE

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 3-6 and Table 3-11.
- b. Landscaping installed to meet the requirements of this section shall be of a species indicated in Table 3-9.
- c. Trees shall not be required in the first Layer.
- d. Trees planted within the first Layer shall be a single species to match the species of street trees on the Public Frontage.
- e. The first Layer may be paved to match the pavement of the Public Frontage.

ARTICLE 3. BUILDING SCALE PLANS GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-8: Public Planting:

The suitable street trees for the District are specified herein. Street trees vary in their form and also in their suitability for urban use. The shape of the canopy must integrate with the degree of setback within the District. For this District there are two common types of street tree forms that are appropriate. The Planning Division shall select the species that are appropriate for the bioregion.

Street Tree Form	Axonometric Diagram
Oval	
Ball	

ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-9: Xeriscape-North Texas:

Provided is a list of heat and drought tolerant plants which are native and adapted to the North Texas Region.

Shade Trees – Large Canopy

American Elm (Vase)	Pecan-Hickory (Vase)
Black Hickory (Oval)	Post Oak (Vase)
Bur Oak (Vase)	Red Maple (Vase)
Cedar Elm (Vase)	Red Oak (Oval)
Chinese Tallow (Ball)	Southern Magnolia (Oval)
Chinkapin Oak (Vase)	Sweetgum (Vase)
Green Ash (Ball)	Thornless Honey Locust
Lacebark Elm (Vase)	(Umbrella)
Live Oak (Umbrella)	White Oak (Vase)
Mesquite (Umbrella/Vase)	Winged Elm (Vase)

Shade Trees – Small Canopy

Bald Cypress (Oval)	Ginkgo (Vase)
Chinese Pistachio (Ball)	Goldenrain Tree (Ball)
Desert Willow (Vase)	River Birch (Vase)

Evergreen Trees

Arizona Cypress (Pyramid)	Eastern Red Cedar
Austrian Pine (Ball)	(Pyramid)
Deodar Cedar (Pyramid)	Japanese Black Pine (Ball)
	Savannah Holly (Oval)

Ornamental Trees

Aristocrat Pear (Oval)	Purple Leaf Plum (Ball)
Crab Apple (Ball)	Red Bud (Umbrella)
Crape Myrtle (Vase)	Wax Myrtle (Ball)
Deciduous Holly (Vase)	Yaupon Holly (Ball)
Flowering Peach (Ball)	Vitex (Ball)

Other Protected Trees

Pond Cypress (Pyramid)	Western Soapberry (Vase)
Texas Ash (Ball)	

Shrubs & Woody Annuals

Abelia	Fragrant Sumac
Agarito	Red Yucca
Althea	Salvia Species
American Beauty Berry	Texas Sage
Arkansas Yucca	Texas Star Hibiscus
Blue Carpet Juniper	Texas Lantana
Copper Canyon Dasiy	Turk's Cap
Flame Acanthus	

Perennial & Annual Native Plants

Barbra's Buttons	Mealy Blue Sage
Bergamot	Mexican Hat
Big Red Saliva	Milkweed
Bitterweed	Missouri Primrose
Blackfoot Daisy	Moss Rose
Bluebonnets	Partridge Pea
Blue-eyed Grass	Pink Evening Primrose
Blue Flax	Prairie Verbena
Calyophus	Purple Cone Flower
Cedar Sage	(Echinaceae Apec.)
Coreopsis	Rudbeckia
Cow Pen Daisy	Ruellia
Drummond Phlox	Salvia Coccinia
Engelmann Daisy Fall	Skullcap
Obedient Plant	Snow-on-the-Prairie
Eryngo	Spiderwort
Fall Obedient Plant	Spring Rain Lily
Four-nerve Daisy	Standing Cypress
(Hymenoxys)	Texas Bluebell
Gaillardia	Two-leafed Senna
Green-thread	Wild Ageratum
Horsemint	Wild Foxglove (P. cobeia)
Lantana species	Wild Hyacinth
Liatris Species	Wine-cups
Maximillian Sunflower	Zexmenia

Ground Covers & Vines, Natives

Cardinal Vine	Frogfruit
Carolina Jessamine	Horseherb
Climbing Prairie Rose	Hyacinth Bean Vine
Coralberry	MO Violets
Coral Honeysuckle	Trumpet Vine
Crossvine	Passion Vine
Cypress Vine	

Non-Native

Ajuga	Mondo Grass
Artemesia	Sedum
Asian Jasmine	Thrift
English Ivy	Vinca Minor
Lirope	

Grasses

Big Blue Stem	Inland Seaots
Buffalo Grass	Lindheimer Muhly
Eastern Gamma Grass	Little Bluestem
Gulf Muhly	Seep Muhly
Indian Grass	Sideots Grama

ARTICLE 3. BUILDING SCALE PLANS **GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite***

3.13 SIGNAGE STANDARDS

Unless stated otherwise, the provisions of Chapter 13 of the Mesquite City Code (MCC) shall not apply within the District. Signage in the District shall be restricted to the following sign types and specifications:

- a. Along the A-Grid:
 - i. One blade sign for each non-residential function may be permanently installed perpendicular to the Façade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the sidewalk.
 - ii. One wall sign may be applied to the Façade of each building, and shall not exceed 3 feet in height, one-third the width of the façade, and a total of 40 square feet. Signage shall be externally illuminated, except that window signage within the Shopfront glazing may be neon lit.
- b. Along the B-Grid:
 - i. Signs permitted in the A-Grid.
 - ii. One monument sign may be erected for each building. The number, height, area and placement of monument signs shall be governed by MCC Section 10-73(10)(a) and (b).
- c. Along all grids: The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

3.14 LIGHTING STANDARDS

- a. Average lighting levels measured at the building Frontage shall not exceed 2.0 fc (foot-candles).
- b. Streetlights shall be of a general type illustrated in Table 3-10 and as approved by ONCOR: Decorative Street Lighting.

TABLE 3-10: Public Lighting:

The suitable Public Lighting Types for the District are established herein.

Public Lighting Type	Axonometric Diagram
Column	
Double Column	

ARTICLE 3. BUILDING SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

3.15 UTILITY STANDARDS

Utilities in the District shall be placed according to the specifications in Section 2.7.

ARTICLE 3. BUILDING SCALE PLANS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-II: Gus Thomasson Corridor Revitalization Code Summary:



Urban Center Zone	
A. BASE RESIDENTIAL DENSITY	
By Right	Variable
Other Functions	Variable
B. BLOCK SIZE	
Block Perimeter	2000 ft. max
Block Face	600 ft. max
C. PUBLIC FRONTAGES	
CS	Permitted
ST	Permitted
Rear Alley	Required
Passage	Permitted
Pedestrian & Bicycle Trail	Permitted (along the drainage channel)
Bicycle Route	Permitted
D. CIVIC SPACES	
Green	Permitted
Square	Permitted
Plaza	Permitted
Playground	Permitted
E. LOT OCCUPATION	
Lot Width	18 ft. min 180 ft. max
Lot Coverage	80% max
F. SETBACKS – PRINCIPAL BUILDING	
Front Setback Principal	0 ft. min 12 ft. max
Side Setback	0 ft. min 24 ft max
Rear Setback	3 ft. min (or 15 ft. from center line of alley)
Frontage Buildout	80% min
G. SETBACKS – OUTBUILDING	
Front Setback	40 ft. max from rear prop
Side Setback	0 ft. min.
Rear Setback	3 ft. max
H. BUILDING DISPOSTION	
Rearyard	Permitted
I. PRIVATE FRONTAGES	
Dooryard	Permitted
Lightcourt	Permitted
Stoop	Permitted
Forecourt	Permitted
Shopfront & Awning	Permitted
Gallery	Permitted
Arcade	Permitted
J. BUILDING HEIGHT	
Principal Building	2 stories min 3 stories max
Outbuilding	2 stories max
K. BUILDING FUNCTION	
Residential	Open Use
Lodging	Open Use
Office	Open Use
Retail	Open Use

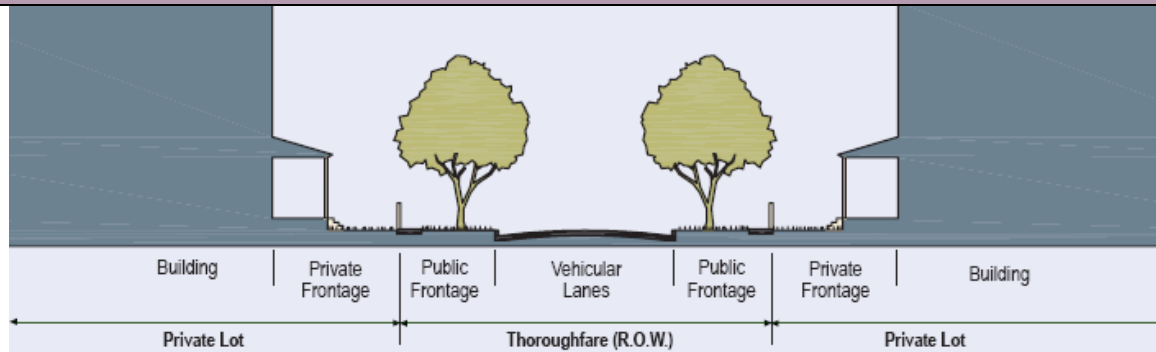
ARTICLE 4. DEFINITIONS OF TERMS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

ARTICLE 4. DEFINITIONS OF TERMS

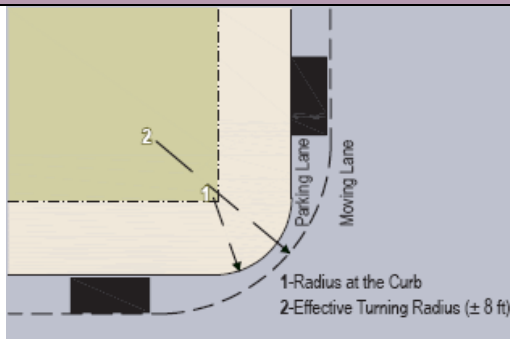
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 4-1: Illustrated Definitions

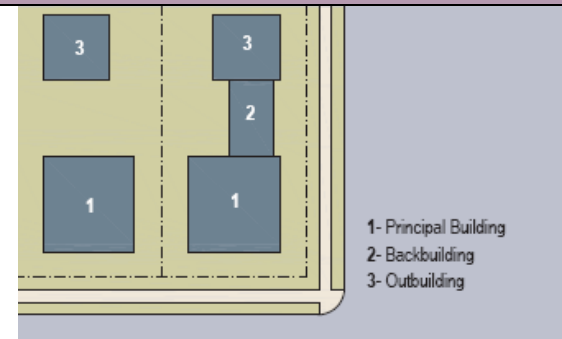
a. THOROUGHFARE & FRONTAGES



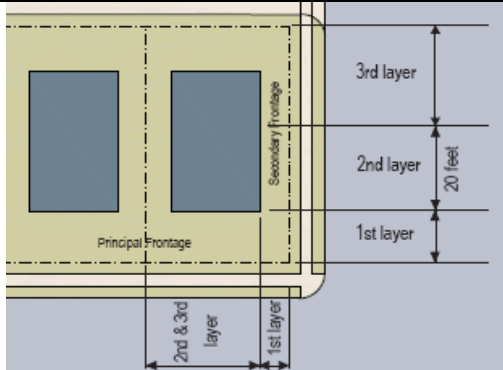
b. TURNING RADIUS



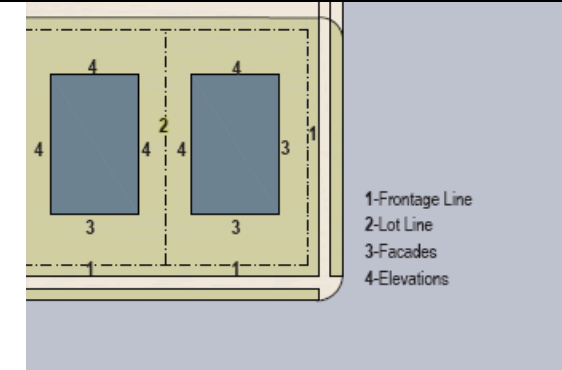
c. BUILDING DISPOSITION



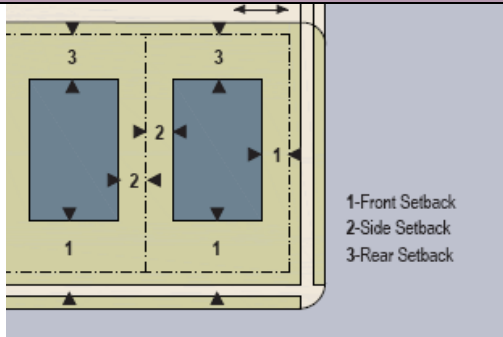
d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



ARTICLE 4. DEFINITIONS OF TERMS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

DEFINITIONS

(Amended by Ord. 4187 / 11-7-2011)

The remainder of Article 4 provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the Planning Division shall determine the correct definition of the term based on industry planning standards.

A-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code (see B-Grid).

Accessory Building: an Outbuilding with an Accessory Function or Accessory Unit.

Accessory Function: a use conducted in conjunction with, incidental to, and commonly associated with, the principal function of the lot.

Accessory Unit: an Apartment sharing ownership and utility connections with a Principal Building (Table 4-1).

Actively Operate: to openly conduct on a Premises the actions, processes or affairs attendant to a Function as evidenced by (1) a valid certificate-of-occupancy for the Function and the physical presence on the Premises of persons or automated machinery conducting the Function during established hours of business, or (2) the possession of an unexpired building permit to construct, Retrofit, remodel, rehabilitate or renovate a building necessary to conduct a future Function.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses.

Applicant: the person, firm or corporation that proposes to develop land that is subject to the application of the K20 District.

Arcade: a Private Frontage conventional for Retail use wherein the Façade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at the Frontage Line.

Attic: the interior part of a building contained within its roof structure.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid (see A-Grid).

BRT: see Bus Rapid Transit.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding.

Base Density: the number of dwelling units per acre before adjustment for other Functions (see Density).

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5 bedrooms, providing, for a fee, sleeping accommodations and customary lodging services, permitted to serve breakfast in the mornings to guests.

ARTICLE 4. DEFINITIONS OF TERMS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

Bicycle Lane (BL): a dedicated bicycle lane running within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare.

Bioswale: an extended Rain Garden that sometimes runs the length of the block.

Block: the aggregate of private Lots, Passages, and Rear Alleys, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Façades on one side of a Block.

Building of Value: a structure designated for protection by Historic Mesquite, Inc.

Bus Rapid Transit: a rubber tire system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

By Right: characterizing a proposal or component of a proposal for a Community Plan or Building Scale Plan that complies with the Code and is permitted and processed administratively, without public hearing (see Warrant and Variance).

Civic: the term defining not-for-profit organizations dedicated to arts, culture, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship among their intended use, their size, their landscaping and their Enfronting buildings.

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Code: the North Gus Thomasson Revitalization Code adopted in Section 4-1020 of the Mesquite Zoning Ordinance.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Destination: an area of focused Community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Community: a regulatory category defining the physical form, Density, and extent of a settlement. The Community type addressed in this Code is a NCD. Communities are designed to include a range of housing types, a network of well-connected streets and blocks, civic spaces, civic buildings, and have amenities such as stores, schools, and places of worship within walking distance of residences.

ARTICLE 4. DEFINITIONS OF TERMS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

Community Appearance Manual: regulations set forth by the City of Mesquite to control external architectural design, materials and quality. Reference to any version of the Community Appearance Manual shall include all subsequent versions.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. The Curb usually incorporates the drainage system.

Curb Radius: the measurement of the inside Turning Radius (Table 4-1).

Density: the number of dwelling units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.

Director: the Director of Community Development for the City of Mesquite.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line.

Driveway: a vehicular lane within a Lot, often leading to a garage.

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account (Table 4-1).

Elevation: an exterior wall of a building not along a Frontage Line.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Expansion: to enlarge the footprint of a building or intensify a Function taking place on the Premises.

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Façade, expressed by a variation in material or by a limited projection such as a molding or balcony.

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a Façade, regulating the maximum height for an Encroachment by an Arcade Frontage.

Façade: the exterior wall of a building that is set along a Frontage Line.

ARTICLE 4. DEFINITIONS OF TERMS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

Flex Building: see Live-Work.

Forecourt: a Private Frontage wherein a portion of the Façade is close to the Frontage Line and the central portion is set back.

Frontage: the area between a building Façade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.

Frontage Line: a Lot line bordering a Public Frontage. Façades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines (Table 4-1).

Function: the use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

Gallery: a Private Frontage conventional for Retail use wherein the Façade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages.

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Green Roof: a building roof partially or completely covered with vegetation and soil, or a growing medium, over a waterproofing membrane. Green roofs may be categorized as Extensive, Semi-Intensive, or Intensive, depending on the depth of the planting medium and the amount of maintenance required.

Hotel: a Lodging type, owner-occupied, offering at least 12 rooms with no room limit; providing, for a fee, sleeping accommodations and customary lodging services. Related ancillary uses may include conference and meeting rooms, restaurants, bars, and recreational facilities.

Infill: noun - new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. verb - to develop such areas.

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, providing, for a fee, sleeping accommodations and customary lodging services, permitted to serve breakfast in the mornings to guests.

Intensive Green Roof: a building roof with a planting medium between 8 inches and 4 feet. It can sustain elaborate plantings that include shrubs and trees. Intensive Green Roofs are heavy and are usually installed over concrete roof decks. They require considerable maintenance. In addition to their role in carbon mitigation, they are used for recreation or aesthetics, being park or garden-like.

Layer: a range of depth of a Lot within which certain elements are permitted (Table 4-1).

Lightwell: a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry.

Lodging: premises available for daily and weekly renting of bedrooms.

ARTICLE 4. DEFINITIONS OF TERMS

GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: the ratio of all impermeable surfaces, including surface parking and drives, to the total area of the Lot.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Metrics: the variables that define the form-based elements of the Code.

Minor Reconstruction: to undertake repairs to a building as a direct result of damage caused by accidental fire or natural disaster, the cost of which is less than 50% of the unadjusted taxable value of the entire building according to records of the Dallas County Appraisal District.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency. Mixed Use is one of the principles of NCD development from which many of its benefits are derived, including compactness, pedestrian activity, and parking reduction.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Office: premises available for the transaction of general business but excluding Retail, artisanal and manufacturing uses.

Open Space: land intended to remain undeveloped; it may be reserved for Civic Space.

Open Market Building: the sale or display of retail merchandise or services outside of permanent structure, including but not limited to the sale of fruits, vegetables, shrubbery, plants, seeds and other home garden supplies.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building. It is sometimes connected to the Principal Building by a Backbuilding (Table 4-1).

Park: a Civic Space type that is a natural preserve available for unstructured recreation.

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

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Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Porch: a covered area projecting from and structurally connected to a building.

Premises: a parcel or tract of land that is subject to the provisions of this Code.

Principal Building: the main building on a Lot, usually located toward the Frontage (Table 4-1).

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Façade (Table 4-1).

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Rain Garden: sunken garden using native plants and sometimes trees.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. This is a more urban type, as the continuous Façade spatially defines the public Thoroughfare. For its Residential Function, this type yields a Rowhouse. For its Commercial Function, the rear yard can accommodate substantial parking.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Thoroughfares, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the Code.

Residential: characterizing premises available for long-term human dwelling.

Restaurant: a Retail establishment where food and beverages are prepared, served, and consumed primarily within the Principal Building.

Retail: characterizing premises available for the sale of merchandise and food service.

Retrofit: to remove, modify or improve the nonconforming elements of a building or Premises so as to achieve substantial compliance with the provisions of this Code. A building is Retrofitted by complete or partial demolition, modification, incorporation within or joining to new construction so that the resultant new or composite building complies with the Code. A Premises is Retrofitted when the entirety of the property, including any building, is brought into compliance with the Code.

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line.

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Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated.

Sexually Oriented Business: commercial activities regulated by Chapter 12 of the City Code of the City of Mesquite.

Setback: the area of a Lot measured from the Lot line to a building Façade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments.

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function and which is calculated by adding the total number of spaces required by each separate Function and dividing the total by the appropriate factor from the Sharing Factor matrix.

Shopfront: a Private Frontage conventional for Commercial use, with substantial glazing and an awning, wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Shopfront Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Commercial use.

Shopping Mall: a common design mode for regional and superregional commercial centers with an enclosed, climate-controlled walkway, promenade, or concourse between two facing banks of stores and surrounded by a large parking field.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house.

Special District (SD): an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Community types or Transect Zones specified by the Code. Special Districts may be mapped and regulated at the community scale.

Special Requirements: provisions of Section 3.11 and Section 4.3 of this Code and/or the associated designations on a Regulating Plan or other map for those provisions.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed.

Stoop: a Private Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity. Its Public Frontage consists of raised curbs drained by inlets and sidewalks separated from vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees.

Street Screen: a freestanding wall built along the Frontage Line, or coplanar with the Façade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

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Strip Shopping Center: a pattern of auto-dominated, commercial development located along one or both sides of a street which is generally one lot in depth and is characterized by multiple and relatively closely spaced driveways. It includes power centers that consist of several freestanding anchors or big boxes occupied by “category killers” and only a minimum number of small tenants.

Substantial Modification: any improvement to, Expansion or alteration of a building the cost of which is greater than 25% of the unadjusted taxable value of the entire building according to records of the Dallas County Appraisal District, except Minor Reconstruction.

Swale: a low or slightly depressed natural area for drainage.

T-Zone: Transect Zone.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Third Place: see Public Hall

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the Code is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-Zone): one of several areas on a Zoning Map regulated by the Code. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

Transition Plan: a written memorandum appended to a Warrant or incorporated into a binding agreement that sets forth the scope and sequencing of a process to Retrofit a Premises.

Transit Route: an existing or planned route for public service in the local or regional transportation plan.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn (Table 4-1).

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Urbanized: generally, developed. Specific to the Code, developed at T-3 (Sub-Urban) Density or higher.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code. Variances are usually granted by the Board of Adjustment in a public hearing.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent. Warrants are usually granted administratively by the Director.

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Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements (see Live Work).

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts (see Regulating Plan).

APPENDIX

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APPENDIX A.1: ILLUSTRATIVE PLAN
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