

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO'S ZONING ORDINANCE, ORDINANCE NO. 11-04-09, AS AMENDED, ADOPTING SUBSECTION 2.05.07 (US 380 OVERLAY DESIGN DISTRICT) OF SECTION 2 (ZONING DISTRICTS), AND AMENDING SECTION 3 (LAND USES) AND SECTION 7 (DEFINITIONS) TO ESTABLISH STANDARDS APPLICABLE TO THE US 380 OVERLAY DESIGN DISTRICT; DEPICTING THE BOUNDARIES OF THE US 380 OVERLAY DESIGN DISTRICT; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas ("City Council") has found that it would be advantageous, beneficial and in the best interest of the citizens of the City of Frisco, Texas ("Frisco") to adopt Subsection 2.05.07 (US 380 Overlay Design District) of Section 2 (Zoning Districts), and to amend Section 3 (Land Uses) and Section 7 (Definitions) of the Frisco Zoning Ordinance, Ordinance No. 11-04-09, as amended ("Zoning Ordinance"), to establish standards applicable to the US 380 Overlay Design District, as set forth in this Ordinance; and

WHEREAS, Frisco has complied with all legal notices and public hearings as required by law.

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Section 2 (Zoning Districts), Section 3 (Land Uses) and Section 7 (Definitions) of the Zoning Ordinance; Adoption of US 380 Overlay Design District. Section 2 (Zoning Districts) of the Zoning Ordinance is hereby amended to adopt Subsection 2.05.07 (US 380 Overlay Design District), and Section 3 (Land Uses) and Section 7 (Definitions) of the Zoning Ordinance are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference for all purposes. A depiction of the properties within and subject to the US 380 Overlay Design District is set forth in Exhibit B, attached hereto and incorporated herein by reference for all purposes.

SECTION 3: Savings/Repealing. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring

prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

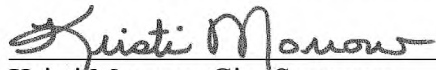
SECTION 5: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction, shall be fined in a sum not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this 4th day of January, 2022.




**ATTESTED TO AND
CORRECTLY RECORDED BY:**


Kristi Morrow, City Secretary


Jeff Cheney, Mayor

APPROVED AS TO FORM:


Abernathy Roeder Boyd & Hullett, P.C.
Ryan D. Pittman, City Attorneys

Dates of Publication: January 9, 2022 and January 16, 2022, *Frisco Enterprise*

Exhibit A
Amendment to Section 2 (Zoning Districts), Section 3 (Land Uses)
and Section 7 (Definitions) of the Zoning Ordinance

Amendment to Section 2 (Zoning Districts) of the Zoning Ordinance

“ ...

Subsection 2.05.06. US 380 Overlay Design District

A. General Purpose and Description

The US 380 Overlay Design District (“District”) establishes development standards for properties within the City’s northern corridor regarding land uses, site design, landscaping, architectural design, and building materials.

The District is intended to create vibrant, high-quality development that capitalizes on the corridor’s strategic location, natural amenities, and regional employment opportunities to create sustained investment within the City that enhances the long-term health, safety, and quality of life for residents, employees, and visitors.

B. Boundary

The District is bounded by US 380 to the north, Coit Road to the east, PGA Parkway and Parvin Branch to the south, and various land use boundaries to the south and west. The property between Legacy Drive and Championship Drive is excluded from the District. Reference Figure 2.05.06.1 US 380 Overlay Design District Boundary.

The District excludes all single-family residential subdivisions platted prior to the establishment of the District.

It is the intent of the District that gateway provisions apply to adjacent parcels or tracts that front on thoroughfare right-of-way located within the District boundaries for a symmetrical look.

Where the boundaries of the US 380 Overlay Design District overlap with the TO – Tollway Overlay Design District or the PRO – Preston Road Overlay Design District, the provisions of each district shall apply. In the case of a conflict, the US 380 Overlay Design District shall apply.

C. US 380 Overlay Sub-districts

The District is divided into three sub-districts. Reference Figure 2.05.06.2 US 380 Overlay Sub-district Boundaries. The sub-districts are:

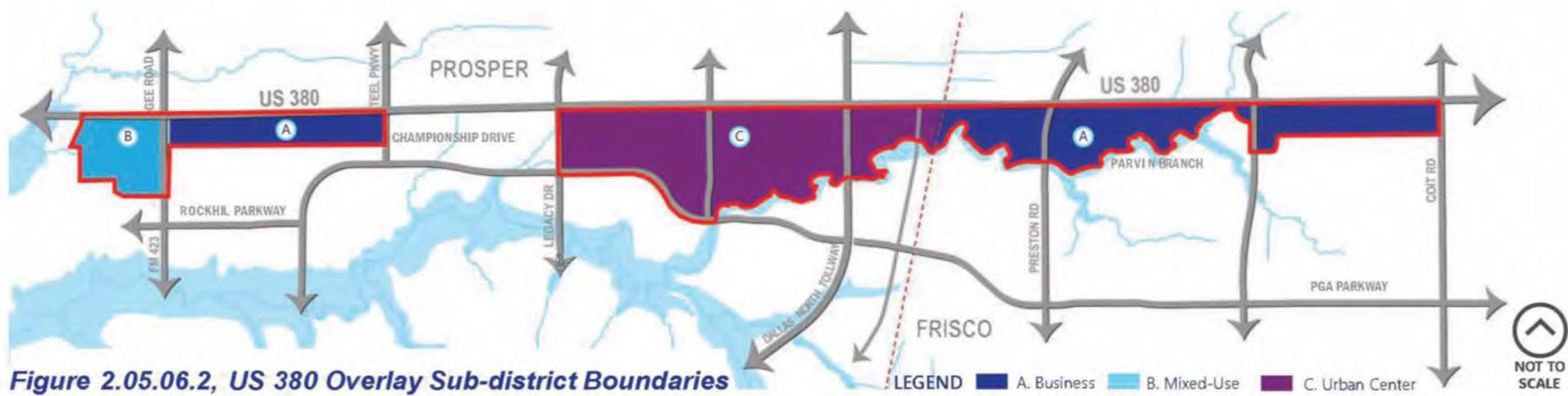
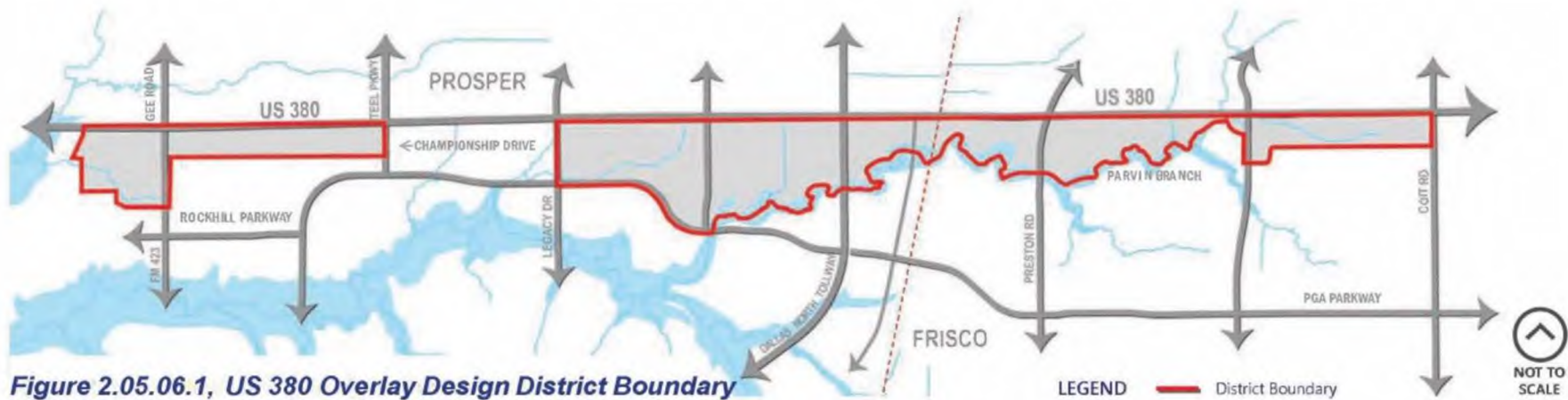
1.) Business

2.) Mixed-Use Residential

3.) Urban Center

Where the District requirements conflict with base zoning requirements, the District shall apply, unless the property is in a Planned Development, in which case the Planned Development standards shall apply. The overlay district does not change the base zoning but does amend the development standards and uses.

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D. General Requirements of the US 380 Overlay District

1) US 380 Overlay Permitted and Special Uses

a. Uses permitted in the District are outlined in Subsection 3.01 Use of Land and Buildings.

b. Conditional Development Standards

1. Drive-throughs (i.e., banks, restaurants, dry cleaners, etc.)

- i. Drive-through facilities, including drive-through lanes, order boards, and pick-up windows, shall not be located at the intersection of two major thoroughfares, as defined in Frisco's Engineering Standards Section 2.02.A.1 (e.g., US 380, Dallas Parkway, FM 423, Preston Road, Legacy Drive, PGA Parkway, etc.); and
- ii. Where buildings are not required to sit on the build-to line as noted in Table 2.05.06.1, a drive aisle may be allowed to circulate between a drive-through use and the major thoroughfare (provided it does not violate Subsection D(1)(b)(i)). However, no two adjacent drive-through uses shall both have a drive-aisle circulate next to the major thoroughfare.

2. Gas Pumps

- i. Where located at intersecting streets, gas pumps and canopy structures shall be shielded from view from at least one street by the principal building in which the facilities serve, as depicted in Figure 2.05.06.3 Gas Pumps/Canopy Placement.

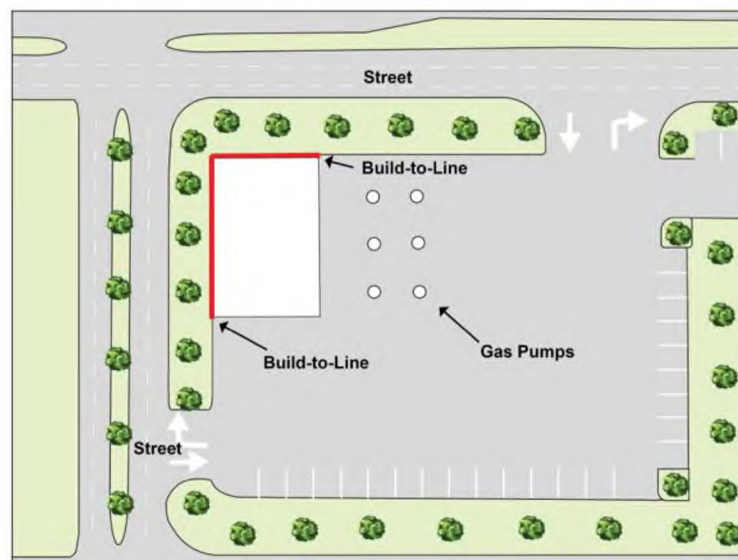


Figure 2.05.06.3, Gas Pumps/Canopy Placement

3. Big Box Retail Development

- i. Big box retail building facades shall not abut the build-to line of a major thoroughfare. Facades that face a major thoroughfare shall adhere to one of the following two provisions:
 - a. Big box retail building facades shall adhere to the Building Design requirements noted in Subsection 2.05.06(D)(4) Exterior Appearance of Buildings and Structures; or
 - b. Big box retail building facades shall be concealed behind other buildings on the tract which can adhere to the Building Design requirements noted in Subsection 2.05.06(D)(4) Exterior Appearance of Buildings and Structures.
- ii. Where big box retail buildings are part of a planned shopping center or located within a mixed-use development, associated single or multi-tenant retail buildings shall be arranged to frame the development tract and internal parking areas. Such buildings shall be designed with dual frontage that provides direct pedestrian access from the adjacent street, excluding US 380, and from internal parking areas where possible.

2) US 380 Overlay Site Development

- a. Frontage – Applicable to development between Championship Drive and LaCima Boulevard
 - 1. Buildings at the intersection of US 380 and a major thoroughfare, a minor thoroughfare, or a commercial collector shall be constructed to the build-to-line and shall adhere to the minimum building corner frontage requirement noted in Table 2.05.06.1. Buildings beyond what is required to meet the minimum building corner frontage requirement shall meet one of the conditions below.
 - i. Buildings shall back to US 380, a major thoroughfare, a minor thoroughfare, or a commercial collector and shall be constructed to the build-to line noted in Table 2.05.06.1. Surface parking shall be situated toward the interior of the development and have limited direct frontage on public streets. This condition shall be met unless a waiver is approved by the Director of Development Services. An appeal to a decision on a waiver by the Director of Development Services may be considered by the Planning &

Zoning Commission. If further appeal is made, the City Council shall act on such an appeal.

- ii. Buildings shall back to US 380, a major thoroughfare, a minor thoroughfare, or a commercial collector with an allowance for up to two rows of parking to be permitted between the building façade and the build-to line. This parking shall conform with the Form-Based Code S2-Retail Center requirements; except, that access to browsing lane parking should adhere to the Driveway Design standards provided in Frisco's Engineering Standards.
- iii. Buildings shall be shifted interior to the development with an allowance for the entirety of the building's surface parking to be permitted between the building façade and the build-to line. Buildings shifted interior to the development shall front onto open space provided in accordance with Subsection 2.05.06(D)(2)(d) Open Space.

	Subdistrict		
	Business	Mixed-Use Residential	Urban Center
Build-to-line			
US 380	40-feet		
Dallas North Tollway	50-feet		
Major Thoroughfare	40-feet		
Minor Thoroughfare	40-feet		
Commercial Collector	30-feet		
Urban Collector	Zero		
Minimum Building Corner Frontage Requirement			
US 380	200-feet		
Major & Minor Thoroughfares			
Commercial Collector			

Table 2.05.06.1, Build-to Lines & Frontage Requirements

2. The area between the street right-of-way and the build-to line shall be referred to as the Pedestrian Zone and largely reserved for landscaping, furnishings, and active transportation facilities that serve to create an inviting environment for bicyclists and pedestrians.
 - i. At a minimum, the Pedestrian Zone shall contain a meandering sidewalk with the width defined by the Hike & Bike Masterplan. However, the sidewalk along US 380 shall have a minimum width of 10-feet.
 - ii. The defined sidewalk width shall be maintained as a continuous clear path through the Pedestrian Zone regardless of the presence of any pedestrian plazas or other amenities. Landscape areas, street furniture, poles, fire hydrants, and similar obstructions shall not encroach into the minimum sidewalk width described above.
3. A minimum break of 50-feet shall be provided every 300-feet when development is backing a thoroughfare to ensure pedestrian access is provided into the development. Removal of this break is subject to Director of Development Services approval.
- b. Active Transportation – Development shall provide a system of pedestrian walkways for interconnectivity between on-site features, and adjacent streets and parcels
- c. Hike and Bike Trails
 1. Overlooks shall be provided at viewshed points such as elevated creek banks, high points, or where natural vegetation is present in accordance with the Engineering Standards and the Hike & Bike Master Plan and as approved by the Director of Parks & Recreation.
 2. Trails shall provide connections to development at a minimum of one trail access point per 1,000 linear feet of creek corridor or as approved by the Director of Development Services and the Director of Parks & Recreation.
- d. Open Space – Open space shall be developed in accordance with Subsection 4.13 Usable Open Space requirements. Open space placement and configuration shall adhere to the following additional provisions:

1. Natural features (i.e., creeks, outcroppings, view corridors, etc.) shall be preserved and incorporated into the development.
2. Open space shall be configured to provide pedestrian pathways across the development site with an emphasis on linking on-site gathering spaces to gateway zones and natural features.

3) US 380 Overlay Landscaping

Development shall adhere to the landscape design provisions of this section. Should a provision not be addressed within this section, landscaping shall adhere to Subsection 4.02 Landscape Requirements.

- a. General Landscape Treatments – The application of landscape treatments within gateway zones, trail corridors, and roadsides, except for Urban Collector roadsides, shall adhere to the following provisions:

1. Landscape treatments shall be formalized in style within gateway zones, becoming less formal with clustered groupings of trees away from gateways.
2. Landscaping shall promote simple, mass planting arrangements (limiting plantings to large groupings of a single species of plant) for greater visual effect and ease of maintenance.
3. Native and adaptive grasses and perennials shall be utilized for gateways and roadsides including, but not limited to: Miscanthus Grass, Mexican Feather Grass, Love Grass, Gregg Salvia, Lantana, Purple Wintercreeper and Creeping Rosemary, or other native or adapted plants as approved by the Director of Development Services.

b. Tree Plantings

1. Naturalized groupings of trees shall be provided within the Pedestrian Zone along all district thoroughfares, except for Urban Collectors. Trees shall be as close to equally distributed on both sides of the sidewalk as possible to provide symmetry and convey a sense of safety to users.
2. Urban collectors shall have formalized tree planting schemes along the edges and within tree grates or planters. Spacing of trees shall not exceed 30-feet on center.
3. Tree types shall consist of native and adaptive species including Red Oak, Chinquapin Oak, Cedar Elm, Lacebark Elm, Crape Myrtle, Desert Willow, Fosters Holly, and/or Redbud or alternatives with Director of Development Services approval.

4) US 380 Overlay Exterior Appearance of Buildings and Structures

- a. A Façade Plan shall be submitted demonstrating the following requirements according to Subsection 6.16 Façade Plan Review.
- b. Architectural features, details, materials, and colors shall be compatible across individual building façades and with adjacent buildings.
- c. Building Composition
 1. All buildings shall be architecturally finished on all four sides and shall be designed and built-in tripartite architecture so that they have a distinct base, middle, and top.



Figure 2.05.06.4, Tripartite Architecture

d. Building Elements

1. Facades – Building facades shall be arranged to avoid the creation of a monotonous wall and create rhythm along the corridor and cross streets.
 - i. The façade plane shall be broken by a minor break at least every 60-feet. A minor break refers to an offset (inward or outward) of at least 12-inches and extending for at least five-feet.
 - ii. Building facades shall incorporate a variety of architectural elements such as offsets, overhangs, balconies, verandas, porte-cocheres and other features to add architectural character. These elements may be used to substitute for the offset required per Subsection 2.05.06(D)(4)(d)(1)(i).

- iii. Facades shall employ design elements such as shade and shadow through reveals, surface changes, overhangs, and/or sunshades to provide visual interest on facades exposed to the sun.



The Shops at Clearfork - Fort Worth, TX



Kroger - Frisco, TX

2. Building Corners – Building corners shall be emphasized through architectural features such as pedimented gabled parapets, cornices, awnings, arcades, colonnades, and balconies.
3. Ground Floor Facades
 - i. Front facades visible from any public street right-of-way (excluding US 380), public way, primary pedestrian entrance, trail corridor, or social space shall have transparent windows covering no less than 75% of the ground floor façade area.
 - ii. All other facades shall incorporate transparent windows covering at least 20% of the façade area for all floors.
 - iii. Retail storefronts shall incorporate a transom, display window area, and minimum 18-inch watercourse at the base, unless an alternative is approved by the Director of Development Services.
 - iv. Shelter shall be provided for the pedestrian environment through the use of awnings, pergolas, arcades, and/or other elements.
4. Fenestration
 - i. Windows and doors shall be proportional and appropriate to the building form.
 - ii. Opaque, tinted, or mirrored glass prohibited on the ground floor.

5. Building Entrances

- i. Primary pedestrian entrances shall be located on all facades fronting a public street right-of-way, principal off-street parking area (including parking structures), trail corridor, and/or open space.
 - ii. Primary pedestrian entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and other features as appropriate.
- e. Iconic Buildings – Special design emphasis shall be placed on buildings located at primary and secondary gateway zone intersections. The buildings shall utilize unique architectural elements such as towers, spires or cornices; along with varied roof shapes and building heights.

5.) US 380 Overlay Building Materials

- a. Building shall be constructed of primary and secondary building materials in accordance with the percentages noted in the table below.

	Minimum % of Primary Materials	Minimum % of Secondary Materials	Materials*	
			Primary	Secondary
Facades fronting Public Streets, Public Ways, and/or Major Creeks	80%	20%	Clay fired brick, natural stone, cast stone, three-step stucco, marble, granite, curtain glass. Metal may be used subject to Director of Development Services approval	Wood, architectural metal panel, split-face concrete block, tile, pre-cast concrete panels, EIFS**, or cementitious-fiber clapboard***
All Other Facades	65%	35%		

* Excluding doors and windows

** Shall only be used nine feet above ground floor and only for trim and molding features

*** Shall only be used on ground floor facades of retail buildings, or mixed-use buildings incorporating storefronts for multiple tenants, with a minimum 50-year warranty, and be limited to no more than 10% of the total façade

b. Materials shall wrap around corners a minimum of 15-feet (measured from the corner of the façade) and define the building form. Volume and material changes should be avoided along the same plane or at outside corners.

c. Accent materials including natural stone, masonry, tile, terra cotta, metal or wood are encouraged along the ground floor base of retail storefronts and pedestrian intensive streets, entries, and other areas.

d. Roof Systems

1. Roofing materials visible from any public street right-of-way, principal pedestrian entrance, trail corridor, or social space shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar material that provides a similar character or finish.

6.) US 380 Overlay Structured Parking

a. Parking structures shall not dominate the built environment, and to the extent feasible, should be wrapped by the principal building which the structure serves to limit view of the structure from trail corridors, open space, or the adjacent public street rights-of-way of thoroughfares intersecting US 380.

b. Except for building corner frontage zones, parking structures fronting US 380 may be constructed to the build-to line and may be counted toward the minimum frontage requirements.

c. The exterior building materials of structured parking visible from any public street right-of-way, public way, principal pedestrian entrance, trail corridor, or social space shall be compatible with adjacent or abutting buildings.

d. Notwithstanding the need for compatibility with adjacent or abutting buildings, parking structures shall be screened so that architectural and landscape components articulate the façade, hide parked vehicles, and shield lighting from within the structure. At a minimum, grates shall be provided on the first two levels of the parking structure.





7.) US 380 Overlay Gateway Zones

- a. On each corner of the intersections identified within Figure 2.05.06.5 Overall Gateways Plan and Table 2.05.06.3 Gateway Locations, a gateway easement shall be provided meeting the following dimensional requirements noted below. The area dedicated towards the Gateway Zone may count towards the Usable Open Space requirement.

Development Standard	Gateway	
	Primary	Major
Size	11,250 square feet	6,000 square feet
Depth*	Min. 100-feet	Min. 75-feet

*Measured perpendicularly from the corner clip ROW line.

Table 2.05.06.2, Gateway Development Standards




Number	Intersection
Primary Gateways 	
1.	US 380 and Dallas North Tollway
2.	US 380 and Preston Road
Major Gateways 	
3.	US 380 and FM 423
4.	US 380 and Championship Drive
5.	US 380 and Legacy Drive
6.	US 380 and Future Minor or Major Thoroughfare
7.	US 380 and Hillcrest Drive (Proposed)
8.	US 380 and Coit Road
Trailhead Gateways 	
9.	US 380 and Panther Creek
10.	PGA Parkway and Parvin Branch
11.	Dallas North Tollway and Parvin Branch
12.	Preston Road and Parvin Branch

Table 2.05.06.3, Gateway Locations

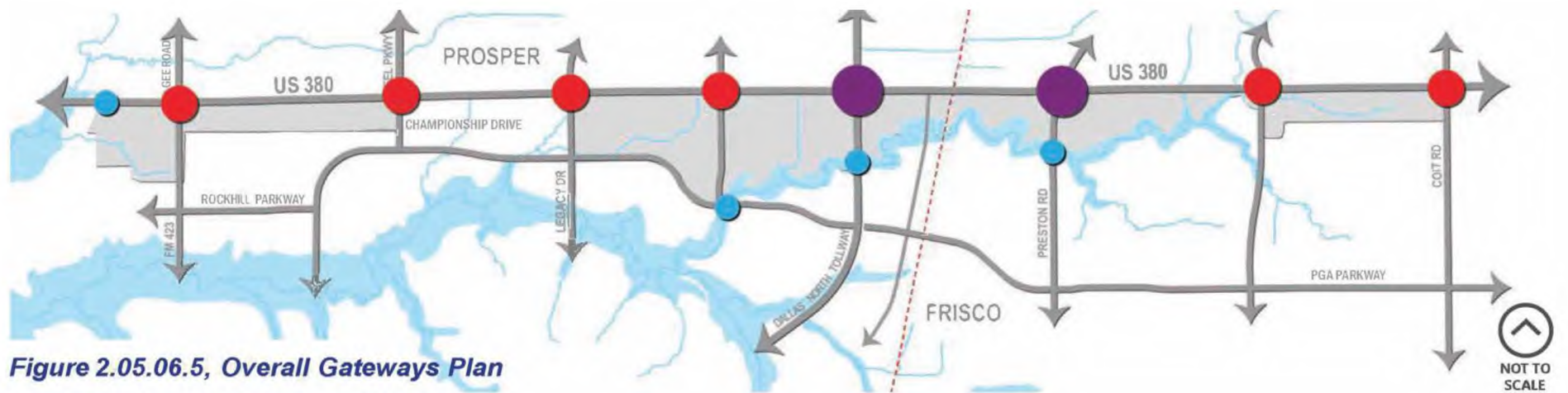


Figure 2.05.06.5, Overall Gateways Plan

8.) US 380 Overlay Bridges (excludes TXDOT & NTTA Bridges)

- a. Bridges shall have decorative, stone-wrapped pilasters with lighting and enhanced pedestrian railing;
- b. Bridge support columns shall be designed with reveals and/or texture rather than standard smooth, cylindrical column finishes;
- c. Vertical clearance underneath any bridge structure shall be a minimum of 10-feet above finished grade where Hike & Bike Trails are required subject to the Director of Engineering Services and the Director of Parks & Recreation;
- d. Overlooks may be associated with bridges where appropriate conditions exist; and
- e. Shall conform to the Engineering Standards.

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		USE CHART																													
Base Zoning District Legend		Residential								Nonresidential							Special					Parking Requirement Based on Use									
P	Indicates Permitted Use	AG – Agricultural District	RE – Residential Estate District	SF-16 – Single Family Residential-16 District	SF-12.5 – Single Family Residential-12.5 District	SF-10 – Single Family Residential-10 District	SF-8.5 – Single Family Residential-8.5 District	SF-7 – Single Family Residential-7 District	OTH – Original Town Residential District	PH – Patio Home District	2F – Two Family Residential (Duplex) District	TH – Townhome District	MH-15 – Multifamily-15 District	MH-19 – Multifamily-19 District	MHI – Manufactured Home District	O-1 – Office-1 District	O-2 – Office-2 District	R – Retail District	OTC – Original Town Commercial District	H – Highway District	C-1 – Commercial-1 District		C-2 – Commercial-2 District	IT – Information and Technology District	I – Industrial District	PD – Planned Development District	SUP or S+ – Specific Use Permits	HL – Historic Landmark District	PRO – Preston Road Overlay District	US 380 Overlay Design District	
S	Indicates Prohibited Use																														
Y	Indicates Specific Use Permit Required																														
#	Indicates Conditional Use (See Section 3.02.01.)																														
Special Zoning District Legend																															
X	Indicates Use subject to Base Zoning District																														
	Indicates Prohibited Use in Overlay District																														
	Indicates Regulation by District (See Individual Section)																														
USE TYPE																															
Residential Uses (Use Chart Section 1 of 2)																															
Caretaker's/Guard's Residence																P	P	P	P	P	P	P	P						(51)(49)		
Garage Apartment	P	P	P	P	P	P	P	P																						(47)	
Guest House	P	P	P	P	P	P	P	P																						(47)	
Manufactured Home															P												X		(30)		
Model Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															(49)	
Multifamily Residence													P	P	P				P											(18)	
Private Street Development	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)	(26)															(31)	
Retirement Housing								P				P	P	P	P				P											(41)	
Single Family Residence, Detached	P	P	P	P	P	P	P	P	P			P	P	P	P															(17)	
Studio Residence								P											P											(19)	
Townhome								(33)				P	P	P	P															(17)	
Two Family Residence (Duplex)										P																				(17)	
Nonresidential Uses (Use Chart Section 2 of 2)																															
Accessory Structure	P	P	P	P	P	P	P	(1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							None	
Airport/Heliport																								S		X	X	X	X	X	(49)
Alcoholic Beverage Establishment	(2)	(2)	(2)	(2)	(2)	(2)	(2)		(2)	(2)	(2)	(2)	(2)			(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)							(38)(49)	

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	Indicates Regulation by District (See Individual Section)																																					
USE TYPE																																						
Recreational Vehicle Sales and Service, New/Used																				S		S		P				X	X	X	X	X	X	X	X	X	(49)	
Recreational Vehicle/Truck Parking Lot or Garage																						S		P				X	X	X	X	X	X	X	X	X	(34)	
Recycling Center																						S		P											X	X	X	(39)
Recycling Collection Point																P	P	P		P	P	P	P	P										X	X	X	(39)	
Recycling Plant																								P										X	X	X	(39)	
Rehabilitation Care Facility (Ord. 13-06-36; 06/18/13)		(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)																		X					(43)
Rehabilitation Care Institution																S	S	S		S	S	S	S	S				X	X	X	X	X	X				(43)	
Research and Development Center																(28)			(28)	(28)	(28)	(28)	(28)	(28)													(28)	
Residence Hotel (Extended Stay Hotel)																			(28)	(28)	(28)	(28)	(28)														(32)	
Restaurant		(30)	(30)	(30)	(30)	(30)	(30)	(30)		(30)	(30)	(30)	(30)	(30)		(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)														(41)
Restaurant, Drive-In																		P		P	P	P		P													(38)(41)	
Retail Stores and Shops																		P	P	P	P	P	P														(42)	
Retail/Service, Incidental																		P	P	P	P	P	P	P													(42)	
Salvage Yard																								S				X	X	X	X	X	X	X	X	X	X	(49)
School District Bus Yard		(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)	(44)				X	X	X	X	X						(49)
School, Private		S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P													(44)(45)	
School, Public		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														(44)(45)	
Sewage Treatment Plant/Pumping Station		S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S		S	S	S	S	S									X	X	X	(49)		
Sexually Oriented Uses																								S													(49)	
Small Engine Repair Shop																		P	S	P	P	P											X	X	X	(42)		

Amendment to Section 7 (Definitions) of the Zoning Ordinance

“Subsection 7.01. Terms and Word Defined

...

Primary Pedestrian Entrance

A building entrance intended to provide occupants and visitors ready access to and from the building and designated to promote regular use. A primary pedestrian entrance differs from an entrance typically reserved for service and emergency use, and lacking design elements that encourage pedestrian activity.

Pedestrian Zone

The area between the street right-of-way and the build-to line.

...”

[The remainder of this page intentionally left blank.]

Exhibit B
Depiction of Properties within and subject to the US 380 Overlay Design District

