
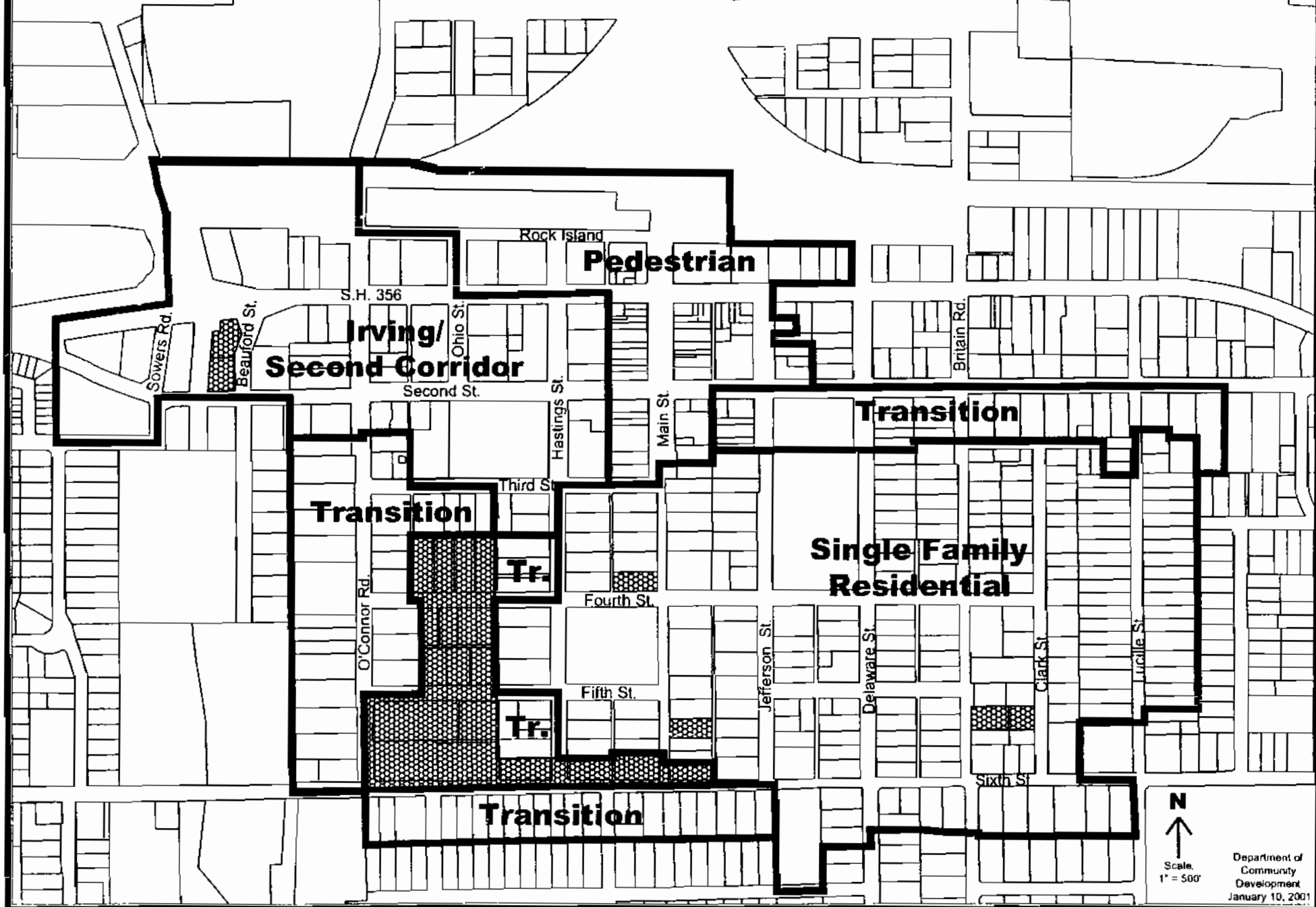


# City of Irving

## Downtown Development District

 These areas not included in the district



**N**  
↑  
Scale,  
1" = 500'

Department of  
Community  
Development  
January 10, 2001

**Sec. 52-32f. Downtown development district.**

(a) *Purpose.* This district is intended to establish a unique set of standards and guidelines to encourage development and redevelopment of the historic Irving downtown and the surrounding area.

(b) *Land use plan.* The attached land use plan establishes four (4) specific subdistricts within the downtown development district, as shown on the attached map. All development within the downtown development district shall comply with the requirements of the specific subdistrict within which the property is located. The land use plan is incorporated into this section and made a part hereof for all purposes as if fully set out herein.

**Editor's note**—Said attached map is not set out but is on file with the City Clerk.

(1) *Downtown pedestrian subdistrict.*

*Purpose.* This area is intended to focus primarily on retail, restaurant and entertainment uses, and to encourage pedestrian traffic.

- a. *Principal uses.* The following uses shall be permitted as principal uses:
  1. Any use permitted in a P-O professional office district or C-N neighborhood commercial district, excluding pawn shops, tattoo parlors, gasoline service stations, drive through only banking facilities, and drive through restaurants.
  2. Motion picture theater within an enclosed building.
  3. Residential uses above the first floor.
  4. Sidewalk cafes, restaurants with covered or uncovered open air seating.

5. Indoor or outdoor commercial amusements, excluding bingo parlors.
  6. Public or commercial parking garage, parking lot.
  7. Public or private parks.
  8. Museum.
- b. *Accessory uses.* The following uses shall be permitted as accessory uses:
1. Private garage, provided that garages containing more than two (2) parking spaces shall not face, or be located within twenty-five (25) feet of, Rock Island Road, Main Street, Irving Boulevard or Second Street.
  2. Provisions for parking of automobiles provided that such provisions within sixty (60) feet of a developable lot in an R district shall be separated from said lot by a blind fence or wall at least six (6) feet high.
  3. Mechanical equipment no nearer than one hundred twenty (120) feet to any developable lot in a single family district and either located so as not to be seen from a public street or screened by a blind fence or wall to a maximum height of six (6) feet. All roof-mounted equipment or other roof objects that rise above the roof line shall either be housed in an enclosed building of the same character as the primary structures or be screened totally from view from any adjacent street.
  4. Garbage storage screened on three sides with a masonry fence or wall and no nearer than thirty (30) feet to any developable lot in a single family district.
- c. *Parking regulations.* Parking for uses allowed in this subdistrict shall be provided as follows:
1. No off-street parking shall be required for retail, restaurant or office uses located on the ground level. Commercial amusements shall provide parking either on-site or within five hundred (500) feet of the subject property at a ratio of one (1) space for each one hundred (100) square feet of floor area. Motion picture theaters shall provide parking either on-site or within five hundred (500) feet of the subject property a ratio of one (1) space for each ten (10) seats.
  2. If off-street surface parking is provided, then it shall be screened from public streets or parks by either solid landscape material, a masonry wall or a berm to a minimum of thirty (30) inches in height, provided it does not block visibility from the driveway.
  3. Parking garages may not face on a public street, however, they may face a public alley.
- d. *Area regulations.* The following minimum shall be required:
1. Depth of required front yard: None, except that a principal building which faces on Rock Island Road, Main Street, Irving Boulevard, or Second Street may not be set back more than ten (10) feet.

2. Depth of rear yard: None.
  3. Width of side yard: None.
  4. Width of lot: Twenty-five (25) feet.
  5. Depth of lot: Fifty (50) feet.
- e. *Height and coverage regulations.* The following maximum height and coverage regulations shall be observed:
1. Height of structure: Three (3) stories, thirty-six (36) feet, or one-half ( $\frac{1}{2}$ ) the distance between the building and a developed or developable lot in a single family residential district, whichever is less. Notwithstanding, if located adjacent to a residential lot, such commercial building may be fifteen (15) feet in height if it is located no closer than five (5) feet to the property line.
  2. Lot coverage by building: One hundred (100) percent.
- f. *Signage.* Signs shall be allowed in this subdistrict only as follows:
1. *General guidelines.*
    - a. All signs overhanging the right-of-way, including projecting signs and canopy signs, shall obtain the appropriate license from the city for use of the right-of-way. No sign may extend closer than one (1) foot from the face of the curb.
    - b. Only one (1) building identification sign and one (1) directory sign shall be allowed per building frontage.
    - c. All signs shall be required to obtain permits prior to erection or placement except window signs painted on the inside of the window, signs erected by a public entity, and awning signs, and temporary signs exclusively promoting a public event.
  2. *Allowed permanent signs.*
    - a. *Wall sign.* A wall sign is any sign which is attached to, or constructed as part of a wall. It may serve as a building identification sign, a directory sign or any other type of sign. Depending on its function, the following restrictions apply:
      - i. Wall sign general:
 

Height/area:	Less than 12 feet above grade = 8 square feet maximum.
	More than 12 feet above grade = 30 square feet maximum.
Number:	1 per building.
Separation:	10 feet minimum separation between signs.
      - ii. Building identification sign: A building identification sign identifies the name of the building.

Area:	25 square feet maximum.
Height:	12 feet above grade, minimum.

Letters/logo:	24 inch letter height maximum.
Number:	1 per building frontage

iii. Directory sign: A directory sign lists tenants in the building, and carries no other advertising.

Area:	8 square feet maximum.
Height:	12 feet above grade maximum.
Number:	1 per entry.

b. *Painted wall sign:* A painted wall sign is any sign which is painted directly on the building wall surface. It may serve as a building identification sign, a directory sign or any other type of sign. Depending on its function, the following restrictions apply:

i. Painted wall sign general

Height/area:	Less than 12 feet above grade = 8 square feet maximum. More than 12 feet above grade = 30 square feet maximum.
Number:	1 per Building.
Separation:	10 feet minimum separation between signs.

ii. Building identification sign: A building identification sign identifies the name of the building.

Area:	25 square feet maximum.
Height:	12 feet above grade, minimum.
Letters/logo:	24 inch letter height maximum.
Number:	1 per building frontage

iii. Directory sign: A directory sign lists tenants in the building, and carries no other advertising.

Area:	8 square feet maximum.
Height:	12 feet above grade, maximum.
Number:	1 per entry.

c. *Projection sign:* A projection sign is any sign which is attached to the facade of a building and projects away from the building in an approximately ninety (90) degree angle, as opposed to being attached flush against the facade.

Minimum clearance (above sidewalk):	8 1/2 feet.
Height/area:	8 1/2 to 12 feet above grade = 6 square feet maximum. More than 12 feet above grade = 30 square feet maximum.
Number:	1 per occupancy.
Separation:	10 feet minimum separation between signs.

d. *Canopy/awning sign:* A canopy/awning sign is any sign painted, embroidered, sewn, dyed or otherwise incorporated into the material of a canopy or awning.

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Area:	10 square feet maximum.
Height:	8½ feet above grade minimum.
Number:	1 per occupancy.

e. *Hanging sign:* Hanging signs are signs hung beneath a canopy or awning, and are intended to be viewed from the sidewalk or roadway.

Minimum clearance (above sidewalk):	8½ feet.
Area:	4 square feet maximum.
Number:	One per occupancy.
Separation:	10 feet minimum between hanging signs.

f. *Monument sign:* A monument sign is any sign resting on the ground immediately below.

Area:	16 square feet maximum.
Height:	4 feet maximum.
Number:	1 per building.
Location:	Private property only, behind the building setback lines.

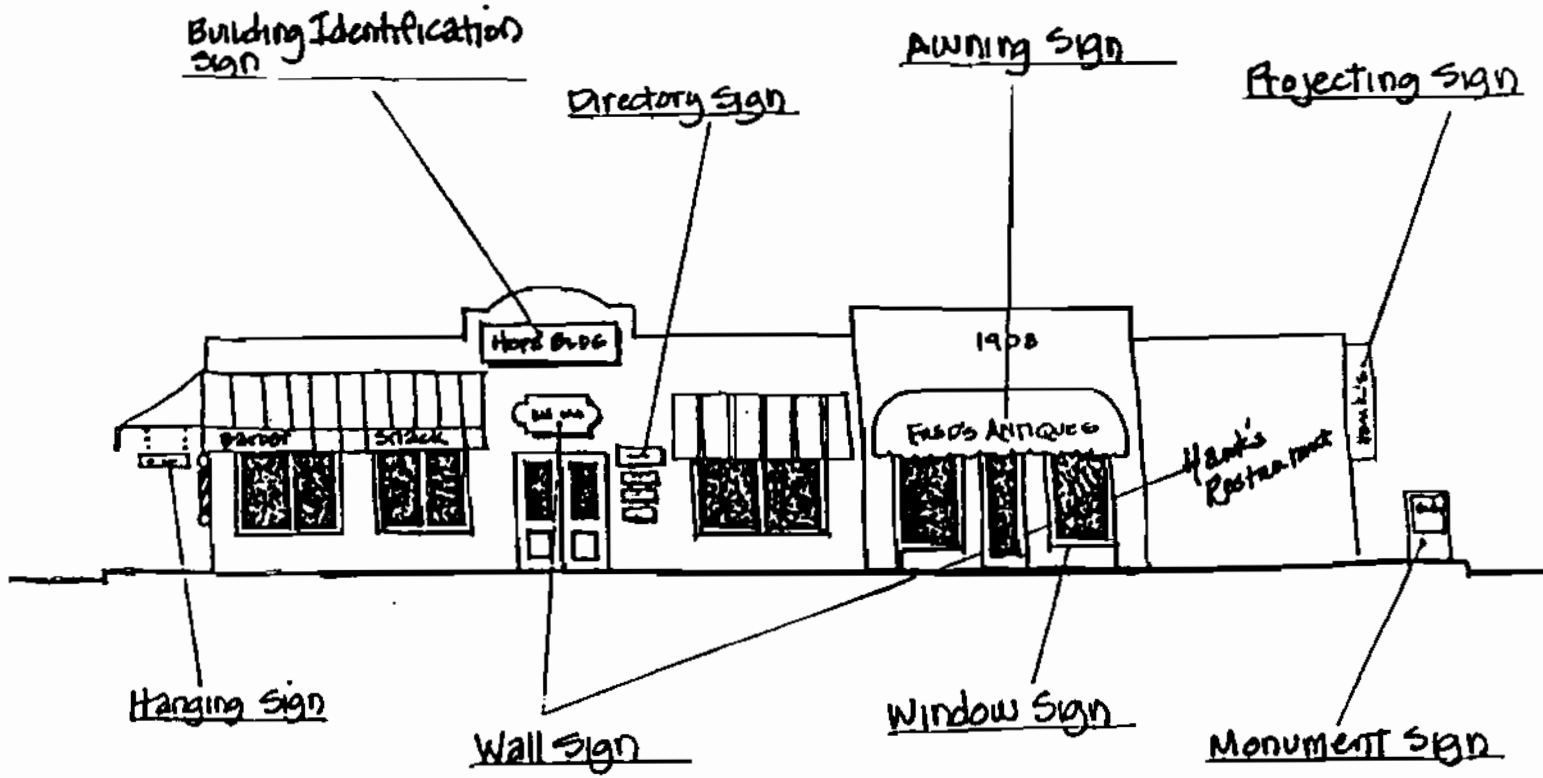
g. *Window sign:* A window sign is any sign which is painted or suspended on the inside or outside of a window, provided that this shall not authorize off-site advertising.

Area:	NA
Height:	NA
Number:	NA
Location:	Ground floor only, except not allowed in a residential window.

3. *Prohibited signs:*

- a. No flashing or moving elements or lights shall be permitted on signs, except for theater marquees, and no fluorescent illuminated or backlighted signs shall be allowed.
- b. Signs which project above the top plate line or parapet wall line, whichever is higher.
- c. Banner strips, pennants, flags or balloons are not allowed, except in conjunction with special events, and then only if they refer directly to the event and not to any particular business advertisement.
- d. Off-site advertising signs.

# SIGN DIAGRAM

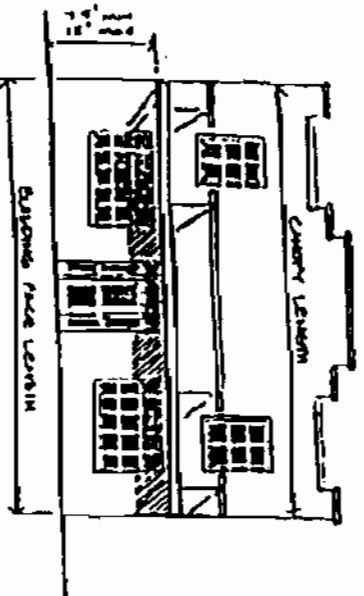


- g. *Design standards:* All new buildings, or major renovations of existing buildings with renovations exceeding fifty (50) percent of the current improvement value as shown on the most current City of Irving tax roll, shall achieve a minimum of forty (40) points. Buildings facing directly on Main Street shall achieve a minimum of fifty-five (55) points.

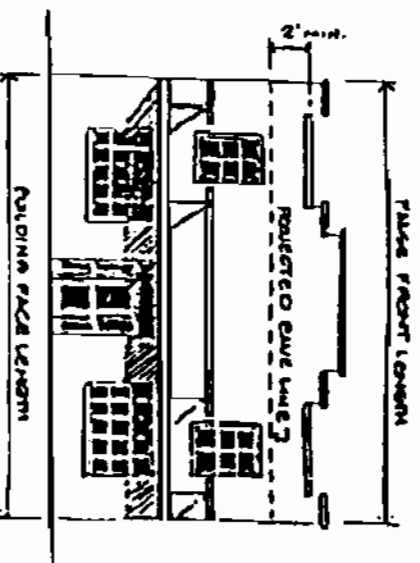
<b>DESIGN POINTS</b>					
<i>Category</i>	<i>Maximum Points</i>	<i>Criteria</i>	<i>Main Street Minimum Points</i>	<i>Irving Blvd. Minimum Points</i>	<i>Other Streets Minimum Points</i>
Ground Floor Canopy	20	1 point for each 5% of primary facade face width	10	5	0
False Fronts articulated with at least two heights	20	1 point for each 5% of primary facade face width	20	5	0
Glazed Windows/Doors on the Street	20	20 points for buildings with between 25-30% of primary facade; losing 1 point for each 1% above or below this range	15	10	10
Streetscape Amenities	18	2 points for each planter integrated into a building, each light fixture, bench or tree. (The type & location of benches, exterior lights and trees shall be approved by the city)	2	10	0
Building Materials (Unpainted Brick or Stone)	20	1 point for each 3% of area over 40% for one or a combination of brick, stone, cast stone or cast metal on a primary face	0	0	0
Building Materials (Painted Brick or Stone)	20	1 point for each 5% of area over 40%	0	0	0
Retail/Personal Service Use at Grade	4	1 point for each 5% of area over 40%	0	0	0
Residential Use	4	1 point for each unit	0	0	0
<b>Total</b>	<b>126</b>		<b>47</b>	<b>30</b>	<b>10</b>

- h. *Definitions:* The following definitions shall be applicable within this subdistrict:
  - 1. *False front:* The exterior wall, of a building located in the downtown pedestrian district which rises from the sidewalk to a minimum of two (2) feet above the intersecting roofline, concealing any visibility of the roof from the adjacent public street.
  - 2. *Primary facade:* A facade in which there is a public entrance to an occupancy in a building located in the downtown pedestrian district. A building may have more than one (1) primary facade.

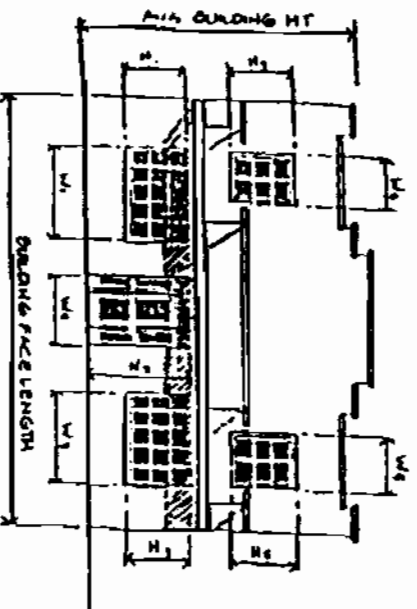
# DESIGN STANDARDS DIAGRAM



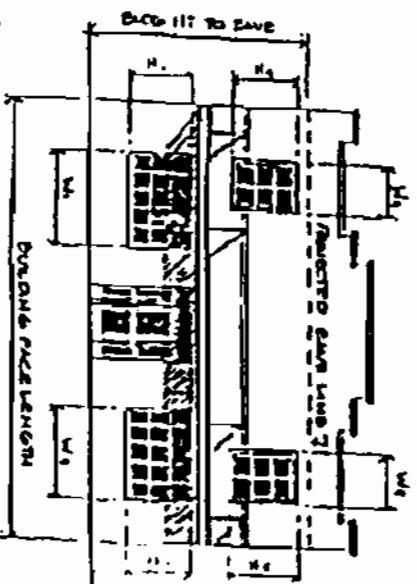
CANOPIES



FALSE FRONT



BUILDING MATERIALS



WINDOWS

3. Parking garages may not face on Rock Island Road, Irving Boulevard or Second Street; and
4. Parking must be setback a minimum of five (5) feet from the front property line, five (5) feet of which shall be landscaped area, except for drives and walkways crossing said landscaped area.
- d. *Area regulations:* The following minimum shall be required:
  1. Depth of required front yard: 10 feet minimum; none for principal buildings facing on Rock Island Road.
  2. Depth of rear yard: None.
  3. Width of side yard: None.
  4. Width of lot: 50 feet.
  5. Depth of lot: 80 feet.
- e. *Height and coverage regulations:* The following maximum height and coverage regulations shall be observed:
  1. *Height of structure:* Six (6) stories, seventy-two (72) feet, or one-half ( $\frac{1}{2}$ ) the distance between the building and a developed or developable lot in a single family residential district, whichever is less.
  2. *Lot coverage by building:* One hundred (100) percent.
- f. *Signage:* Signs shall be allowed in this subdistrict only as follows:
  1. *General guidelines.*
    - a. All signs overhanging the right-of-way, including projecting signs and canopy signs, shall obtain the appropriate license from the city for use of the right-of-way. No sign may extend closer than one (1) foot from the face of the curb.
    - b. Only one (1) building identification sign and one (1) directory sign shall be allowed per building frontage.
    - c. All signs shall be required to obtain permits prior to erection or placement except window signs painted on the inside of the window, signs erected by a public entity, awning signs, and temporary signs exclusively promoting a public event.
  2. *Allowed permanent signs.*
    - a. *Wall sign:* A wall sign is any sign which is attached to, or constructed as part of a wall. It may serve as a building identification sign, a directory sign or any other type of sign. Depending on its function, the following restrictions apply:
      - i. *Wall sign general.*

Height/area:	Less than 12 feet above grade = 8 square feet maximum.
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	More than 12 feet above grade = 30 square feet maximum.
Number:	1 per building.
Separation:	10 feet minimum separation between signs.

ii. *Building identification sign:* A building identification sign identifies the name of the building.

Area:	25 square feet maximum.
Height:	12 feet above grade, minimum.
Letters/Logo:	24 inch letter height maximum.
Number:	1 per building frontage

iii. *Directory sign:* A directory sign lists tenants in the building, and carries no other advertising.

Area:	8 square feet maximum.
Height:	12 feet above grade maximum.
Number:	1 per entry.

b. *Painted wall sign:* A painted wall sign is any sign which is painted directly on the building wall surface. It may serve as a building identification sign, a directory sign or any other type of sign. Depending on its function, the following restrictions apply:

i. *Painted wall sign general.*

Height/area:	Less than 12 feet above grade = 8 square feet. More than 12 feet above grade = 30 square feet maximum.
Number:	1 per building.
Separation:	10 feet separation between signs.

ii. *Building identification sign:* A building identification sign identifies the name of the building.

Area:	25 square feet maximum.
Height:	12 feet above grade, minimum.
Letters/Logo:	24 inch letter height maximum.
Number:	1 per building frontage

iii. *Directory sign:* A directory sign lists tenants in the building, and carries no other advertising.

Area:	8 square feet maximum.
Height:	12 feet above grade, maximum.
Number:	1 per entry.

c. *Projection sign:* A projection sign is any sign which is attached to the facade of a building and projects away from the building in an approximately ninety (90) degree angle, as opposed to being attached flush against the facade.

Minimum clearance (above sidewalk):	8 1/2 feet.
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Height/area:	8½ - 12 feet above grade = 6 square feet maximum.
	More than 12 feet above grade = 30 square feet maximum.
Number:	1 per occupancy.
Separation:	10 feet minimum separation between signs.

- d. *Canopy/awning sign:* A canopy/awning sign is any sign painted, embroidered, sewn, dyed or otherwise incorporated into the material of a canopy or awning.

Area:	10 square feet.
Height:	8½ feet above grade minimum.
Number:	1 per occupancy.

- e. *Hanging sign:* Hanging signs are signs hung beneath a canopy or awning, and are intended to be viewed from the sidewalk or roadway.

Minimum clearance (above sidewalk):	8½ feet.
Area:	6 square feet maximum.
Number:	One per occupancy.
Separation:	10 feet minimum between hanging signs.

- f. *Monument sign:* A monument sign is any sign resting on the ground immediately below.

Area:	16 square feet maximum.
Height:	4 feet maximum.
Number:	1 per building.
Location:	15 feet setback from right-of-way.

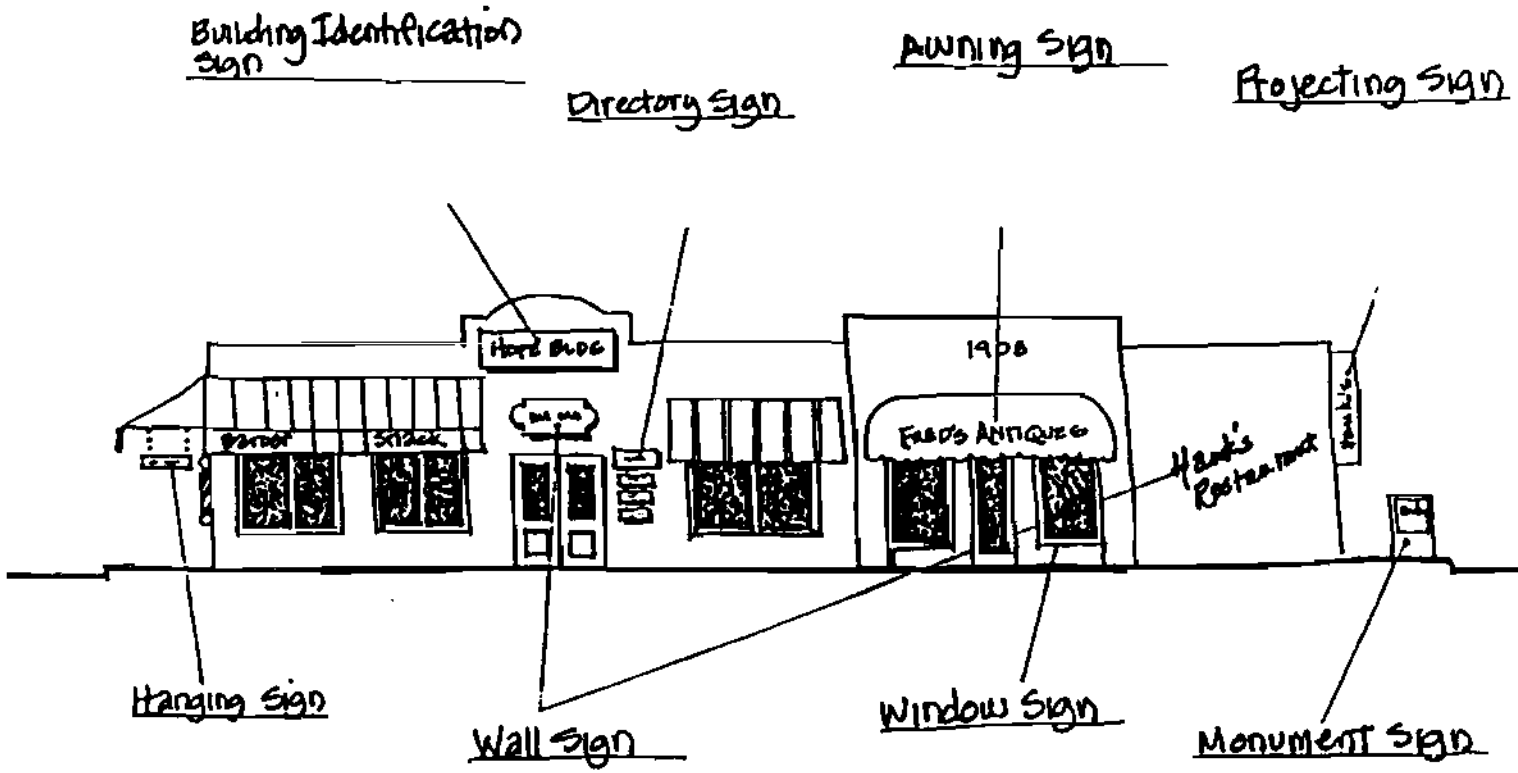
- g. *Window sign:* A window sign is any sign which is painted or suspended on the inside or outside of a window. Provided that this shall not authorize off-site advertising.

Area:	NA
Height:	NA
Number:	NA
Location:	Ground floor only, except not allowed in a residential window.

3. *Prohibited signs.*

- a. No flashing or moving elements or lights shall be permitted on signs, except for theater marquees, and no fluorescent illuminated or back-lighted signs shall be allowed.
- b. Signs which project above the top plate line or parapet wall line, whichever is higher.
- c. Banner strips, pennants, flags or balloons are not allowed, except in conjunction with special events, and then only if they refer directly to the event and not to any particular business advertisement.
- d. Off-site advertising signs.

# SIGN DIAGRAM

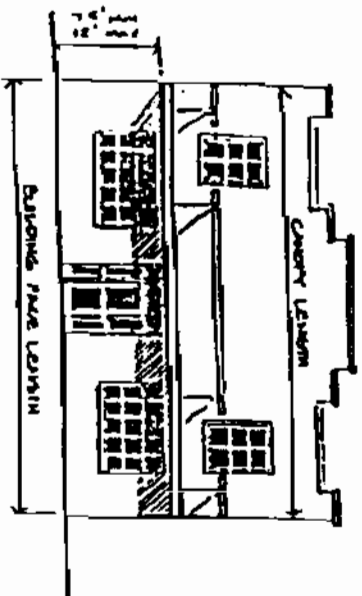


- g. *Design standards:* All new buildings, or major renovations of existing buildings with renovations exceeding fifty (50) percent of the current improvement value as shown on the most current City of Irving tax roll, shall achieve a minimum of forty (40) points.

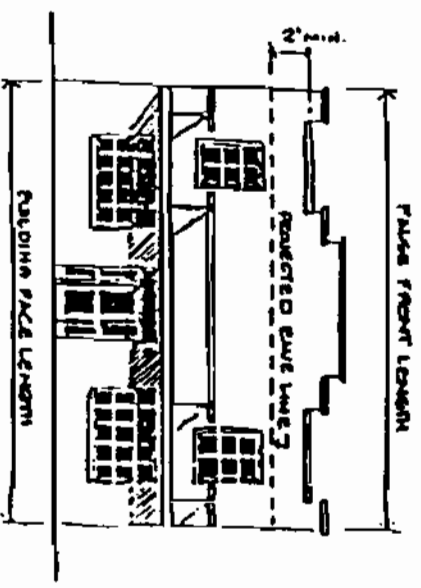
<b>DESIGN POINTS</b>				
Category	Maximum Points	Criteria	Irving Blvd. and 2 <sup>nd</sup> Street Minimum Points	Other Streets Minimum Points
Ground Floor Canopy	20	1 point for each 5% of primary facade face length	5	0
False Fronts articulated with at least two heights	20	1 point for each 5% of primary facade face length	5	0
Glazed Windows/Doors on the Street	20	20 points for buildings with between 25-30% of primary facade: losing 1 point for each 1% above or below this range	10	10
Streetscape Amenities	18	2 points for each planter integrated into a building, each light fixture, bench or tree. (The type & location of benches, exterior lights and trees shall be approved by the City)	10	0
Building Materials (Unpainted Brick or Stone)	20	1 point for each 3% of area over 40% for one or a combination of brick stone, cast stone or cast metal on a primary face	0	0
Building Materials (Painted Brick or Stone)	20	1 point for each 5% of area over 40%	0	0
Retail/Personal Service Use at Grade	4	1 point for each 5% of area over 40%	0	0
Residential Use	4	1 point for each unit	0	0
<b>Total</b>	<b>126</b>		<b>30</b>	<b>10</b>

- h. *Definitions:* The following definitions shall be applicable within this subdistrict:
  - 1. *False front:* The exterior wall, of a building located in the Irving/Second Corridor District which rises from the sidewalk to a minimum of two (2) feet above the intersecting roofline, concealing any visibility of the roof from the adjacent public street.
  - 2. *Primary facade:* A facade in which there is a public entrance to an occupancy in a building located in the Irving/Second Corridor district. A building may have more than one (1) primary facade.

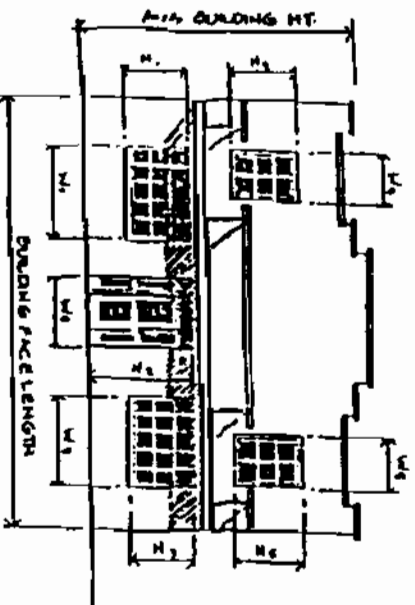
# DESIGN STANDARDS DIAGRAM



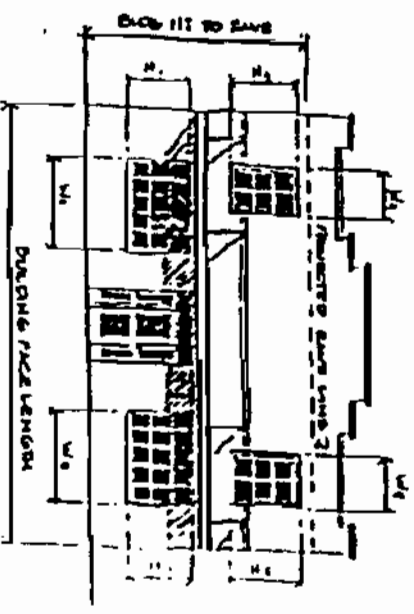
CANOPIES



FALSE FRONT



BUILDING MATERIALS



WINDOWS

(2) *Irving/second corridor subdistrict.*

*Purpose:* This area is intended to be primarily an office and retail service area for the nearby residential population, the city and region. It may also include multi-family housing that does not necessarily comply with the city's multi-family regulations, with close proximity to the rail station.

- a. *Principal uses:* The following uses shall be permitted as principal uses:
  1. Any use permitted in the downtown pedestrian subdistrict, a P-O professional office district or C-N neighborhood commercial district, except tattoo parlors.
  2. Multi-family uses provided that said use follows the requirements for approval under the city's S-P-1 zoning classification. Development standards for multi-family developments will be established through the S-P-1 review process.
  3. Public or private parks.
  4. Mortuary and funeral home.
- b. *Accessory uses:* The following uses shall be permitted as accessory uses:
  1. Private garage, provided that garages containing more than two (2) parking spaces shall not face, or be located within twenty-five (25) feet of, Rock Island Road, Irving Boulevard or Second Street.
  2. Provisions for parking of automobiles provided that such provisions within sixty (60) feet of a developable lot in an R district shall be separated from said lot by a blind fence or wall at least six (6) feet high.
  3. Swimming pool no nearer than one hundred twenty (120) feet to any developable lot in a single family residential district.
  4. Mechanical equipment no nearer than one hundred twenty (120) feet to any developable lot in a single family district and either located so as not to be seen from a public street or screened by a blind fence or wall to a maximum height of six (6) feet. All roof-mounted equipment or other roof objects that rise above the roof line shall either be housed in an enclosed building of the same character as the primary structures or be screened totally from view from any adjacent street.
  5. Garbage storage screened on three (3) sides with a masonry fence or wall and no nearer than thirty (30) feet to any developable lot in a single family district.
- c. *Parking regulations:* Off-street parking shall be provided in accordance with the provisions of this section and other applicable ordinances of the city. However,
  1. Uses within one thousand (1,000) feet of the rail transit station may have the parking requirements reduced by twenty-five (25) percent;
  2. When off-street surface parking is provided, then it shall be screened from public streets and parks by solid landscape material, a masonry wall or a berm to a minimum of thirty (30) inches in height, provided it does not block visibility from the driveway;

i. *Landscaping:* All new buildings, or major renovations of an existing building with renovations exceeding fifty (50) percent of the current improvement value as shown on the most current City of Irving tax roll shall be required to provide landscaping as follows:

1. A minimum five (5) foot wide landscaping strip shall be provided adjacent to all street rights-of-way which shall be developed with trees and shrubs which do not conflict with sight easements or section 52-44 of Ordinance 1144; one (1) tree required for every two hundred fifty (250) square feet or portion thereof, trees to be a minimum three (3) inches caliper, selected from plant list included in Section 33A of the Code of Civil and Criminal Ordinances of the City of Irving. The owner will receive credit for preservation of existing trees as outlined in the following schedule:

<i>Existing Trees</i>	<i>Tree Credit</i>
1 tree, 3" to 5.99" in caliper	1
1 tree, 6" to 8.99" in caliper	2
1 tree, 9" to 11.99" in caliper	3
1 tree, 12" or above in caliper	4; or
2. Seasonal planting areas and flower beds as approved by the director of community development.	

(3) *Transition subdistrict.*

*Purpose:* This area is intended to have buildings and sites similar in style to traditional single family residential development, but may contain office, retail or single family residential uses.

- a. *Principal uses:* The following uses shall be permitted as principal uses; either as a single use on a lot, or in combination on a lot:
  1. Any principal use permitted in a P-O professional office district or C-N neighborhood commercial district, except tattoo parlors, hotels and motels, boarding houses, rooming houses, and gasoline service stations.
  2. Bed and breakfasts in conjunction with a single family residence as a customary home occupation, in which the bed and breakfast rents rooms by the day, with patrons staying no longer than thirty (30) days, and is not a rooming house or boarding house.
  3. Single family uses.
  4. Public or private parks.
- b. *Accessory uses:* The following uses shall be permitted as accessory uses:
  1. Provisions for parking of automobiles provided that such provisions within sixty (60) feet of a lot used primarily for residential purposes in the transition subdistrict or a developable lot in an R district shall be separated from said lot by a blind fence or wall at least six (6) feet high.
  2. Swimming pool, only in association with a single family use.

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3. Mechanical equipment no nearer than one hundred twenty (120) feet to any lot used primarily for residential purposes in the transition subdistrict or any developable lot in an R district and either located so as not to be seen from a public street or screened by a blind fence or wall to a maximum height of six (6) feet. All roof-mounted equipment or other roof objects that rise above the roof line shall either be housed in an enclosed building of the same character as the primary structures or be screened totally from view from any adjacent street.
4. Garbage storage areas for allowed uses shall be screened on three (3) sides with a blind fence or wall and be no nearer than thirty (30) feet to any lot used primarily for residential purposes in the transition subdistrict or any developable lot in an R district. Said garbage storage shall be odor controlled, and trash pick up shall be scheduled to minimize any impact on neighboring residential uses.
- c. *Parking regulations:* Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of the city. Parking requirements for mixed uses may be calculated according to the actual area occupied by each use. However,
  1. Parking for nonresidential uses must be located behind the building setback line, and shall be screened from public streets or parks or right-of-ways by solid landscape material, a masonry wall or a berm to a minimum of thirty (30) inches in height, providing it does not block visibility from the driveway; and
  2. Parking for office uses may be calculated at a ratio of one (1) space for each three hundred (300) square feet of office area.
- d. *Area regulations:* The following minimum shall be required:
  1. Depth of required front yard: 25 feet.
  2. Depth of rear yard: 20 feet.
  3. Width of side yard: 5 feet.
  4. Width of lot: 60 feet.
  5. Depth of lot: 100 feet.
  6. Land area per site: 4,800 square feet.
- e. *Height and coverage regulations:* All height and coverage regulations shall meet the minimum requirements as set out for the R-7.5 (single family residential) zoning district:
  1. Height of structure: 2 stories or 25 feet.
  2. Height of accessory structure: 2 stories or 25 feet provided that in no case shall said accessory structure be higher than the principal building.
  3. Lot coverage by building, driveways and parking: 80 percent.

f. *Signage*: No sign shall be erected, placed, displayed or located in this subdistrict except:

1. *Permanent signs requiring permit.*

a. Residential signage, as provided for in the current City of Irving Sign Ordinance

b. One (1) ground or monument sign may be located in the setback area as follows or as approved by the directors of building inspections, traffic and transportation, public works, and community development:

i. *Ground sign / monument sign*: A ground or monument sign is any sign resting on the ground immediately below.

Area:	6 square feet maximum.
Height:	42 inches maximum.
Number:	1 per building.
Location:	No closer than 15 feet from any property line or driveway.

c. One (1) building identification sign or one (1) canopy/awning sign.  
 i. *Building identification sign*: A building identification sign identifies the name of the building.

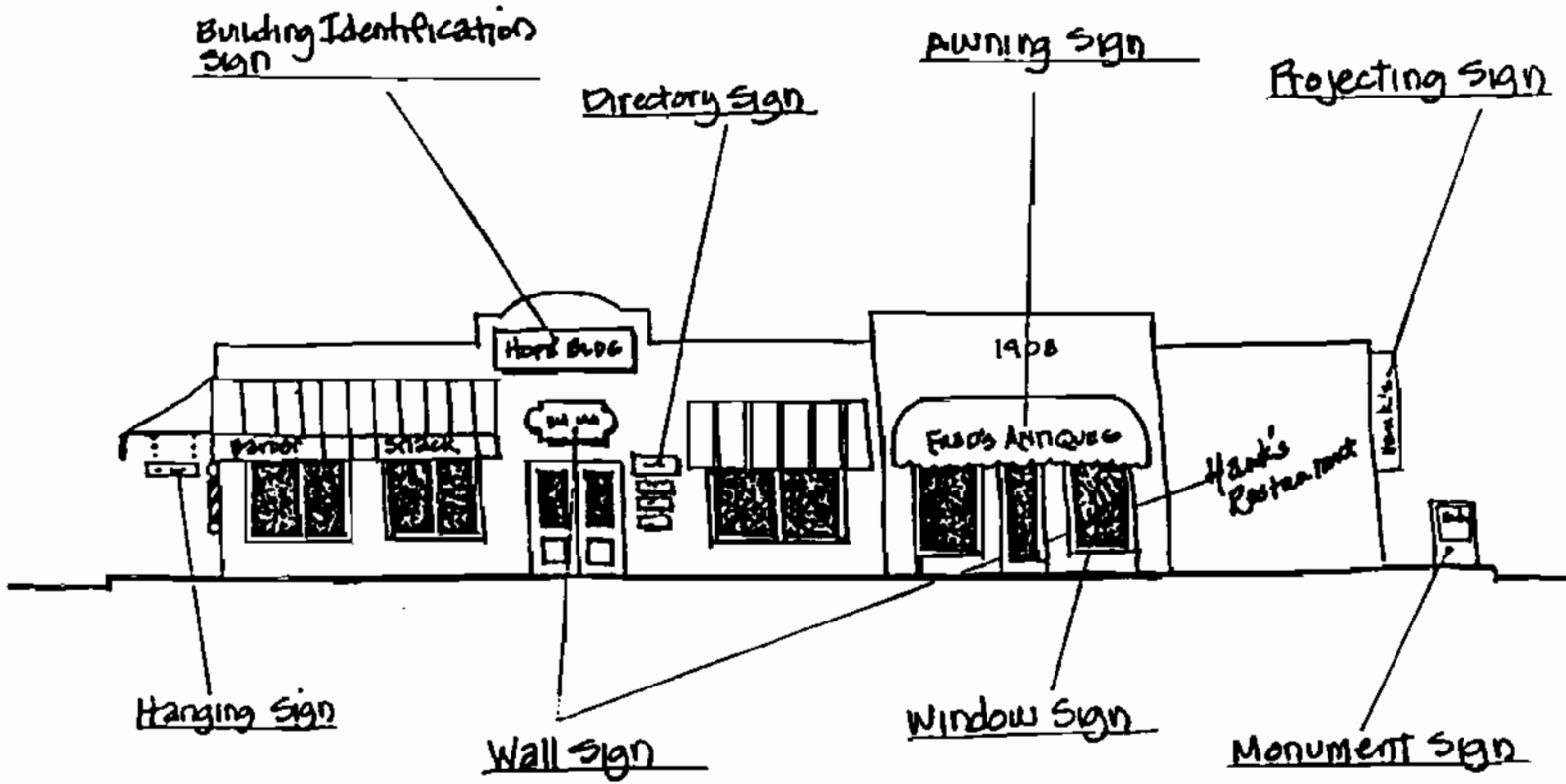
Area:	6 square feet maximum.
Height:	6 feet above grade, minimum.
Letters/Logo:	12 inch letter height maximum.
Number:	1 per building

ii. *Canopy/awning sign*: A canopy/awning sign is any sign painted, embroidered, sewn, dyed or otherwise incorporated into the material of a canopy or awning.

Area:	6 square feet maximum.
Height:	8 ½ above grade minimum.
Number:	1 per building.

d. All signs shall be required to obtain permits prior to erection or placement except window signs painted on the inside of the window, signs erected by a public entity, and awning signs.

# SIGN DIAGRAM



- g. *Design standards:* All new buildings, or major renovations of existing buildings with renovations exceeding fifty (50) percent of the current improvement value as shown on the most current City of Irving tax roll, shall have a residential appearance and include the following features:
  - 1. Residential style peaked roofs with eaves at a minimum pitch of six (6) inches of rise per 12-inch distance.
  - 2. Building materials shall be as allowed through the Historic Preservation Ordinance.
  - 3. Residential design elements which may include any or all of the following elements: porches, bay windows, shutters, chimneys, wooden or simulated wood metal doors, gables, dormers, and/or balconies.
- h. *Special conditions:* All new buildings, or major renovations of existing buildings with renovations exceeding fifty (50) percent of the current improvement value as shown on the most current City of Irving tax roll, shall meet the following special conditions:
  - 1. *Landscaping:* The following landscape provisions shall apply to all lots, tracts and parcels of land encompassed by the transition subdistrict.
    - a. A minimum 20-foot wide landscape strip adjacent to and parallel with the property line, shall be landscaped with natural vegetation in required front yard areas, excluding sidewalks and perpendicular driveway penetrations. One (1) tree shall be provided in the front yard for each two thousand five hundred (2,500) square feet of front yard area. Trees planted in this area to be selected from the plant list included in Section 33A of the Code of Civil and Criminal Ordinances of the City of Irving. The owner will receive credit for preservation of existing trees as outlined in the following schedule:
 

<i>Existing Trees</i>	<i>Tree Credit</i>
1 tree, 3" to 5.99" in caliper	1
1 tree, 6" to 8.99" in caliper	2
1 tree, 9" to 11.99" in caliper	3
1 tree, 12" or above in caliper	4
  - 2. *Administrative site plan review:* Administrative site plan review shall be required for cafes, restaurants, other food and drink service uses, and any business or service uses within the transition subdistrict.
  - 3. *Administrative site plan standards:* The administrative site plan shall clearly indicate all significant features of the proposed development, on an accurate scaled drawing, with dimensions, to include:
    - a. Existing and proposed structures, drives, and parking area.
    - b. Existing and proposed landscaping area and material.
    - c. Existing adjacent property uses.
    - d. Elevations of the principal structure indicating construction material to be used.

- e. Existing and proposed signage.
4. Applications for administrative site plan review shall be submitted to the community development department on forms provided along with the appropriate number of copies of the site plan as determined by the director of community development and payment of the application fee of fifty dollars (\$50.00), in accordance with the schedule for accepting applications.
5. All applications for approval of administrative site plans shall be reviewed through the same administrative process utilized for reviewing minor amendments to approved site plans per section 52-32e of Ordinance No. 1144.
6. Decisions resulting from an administrative site plan review may be appealed to the planning and zoning commission through the normal site plan process and payment of appropriate application fee, a credit against which shall be given for the fifty dollar (\$50.00) fee already paid. The planning and zoning commission shall have the discretion to approve any project which it determines to be consistent with the intent of transition subdistrict, but which may not meet all the detailed standards.

(4) *Single family residential subdistrict.*

*Purpose:* This area is intended to be conserved as a single family residential neighborhood.

- a. *Principal uses:* The following uses shall be permitted as principal uses:
  1. Any principal use permitted in a R-6 single family district.
  2. Bed and breakfasts in conjunction with a single family residence as a customary home occupation, in which the bed and breakfast rents rooms by the day, with patrons staying no longer than thirty (30) days, and is not a rooming house or boarding house.
- b. *Accessory uses:* The following uses shall be permitted as accessory uses to a single family detached dwelling provided that none shall be a source of income to the owner or user of the principal single family dwellings:
  1. Private garage.
  2. Servants quarters not leased or rented to anyone other than the family of a bona fide servant giving more than fifty (50) percent of his or her employed time at the premises to which the servants quarters is an accessory use and in the employ of the family occupying said premises.
  3. Guest quarters not containing cooking facilities.
  4. Private swimming pool.

When any of the foregoing permitted accessory uses are detached from the principal single family dwelling, said use shall be located not less than forty-five (45) feet from the front lot line nor less than twenty (20) feet from any street right-of-way.

c. *Parking regulations:* Off-street parking shall be provided in accordance with the provisions of this section and other applicable ordinances of the city.

d. *Area regulations:* The following minimum shall be required:

1. Depth of required front yard: 25 feet.
2. Depth of rear yard: 20 feet.
3. Width of side yard: 5 feet.
4. Width of lot: 35 feet.
5. Depth of lot: 80 feet.
6. Land area per site: 6,000 square feet.
7. Number of principal structures: Only one (1) single family detached dwelling shall be permitted on each lot or lot of record as the case may be.

8. Lots as narrow as thirty (30) feet, and an area of no less than four thousand (4,000) square feet, and with a maximum lot coverage of sixty (60) percent may be allowed if the following criteria are met:

- a. The lot is an infill lot, developed on both sides, and unable to be enlarged without creating a zoning or building code violation on the adjacent lot; or
- b. The lot is part of a redevelopment effort with a minimum of ten (10) new lots being platted; or
- c. The lot is consistent with the lot widths of immediately adjacent existing, developed lots on the same side of the street as the proposed lot; and
- d. All development on the proposed lot will comply with all other requirements of the single family residential subdistrict.

e. *Height and coverage regulations:* All height and coverage regulations shall meet the minimum requirements as set out for the R-6 (single family residential) zoning district:

1. Height of structure: 2 stories or 25 feet.
2. Height of accessory structure: 2 stories or 25 feet provided that in no case shall said accessory structure be higher than the principal building.
3. Lot coverage by principal building: 40 percent.

f. *Signage:* No sign shall be erected, placed, displayed or located in this subdistrict except:

1. *Permanent signs requiring permit.*
  - a. Residential signage, as allowed by the Sign Ordinance.
  - b. A bed and breakfast may have one freestanding sign not exceeding ten (10) square feet in area and six (6) feet in height.

- g. *Design standards:* All new buildings, or major renovations of existing buildings with renovations exceeding fifty (50) percent of the current improvement value as shown on the most current City of Irving tax roll, shall meet the following standards:
  1. Residential style peaked roofs with eaves at a minimum pitch of six (6) inches of rise per 12-inch distance.
  2. Building materials shall be as allowed through the Historic Preservation Ordinance.

- h. *Special conditions:* All new buildings, or major renovations of existing buildings with renovations exceeding fifty (50) percent of the current improvement value as shown on the most current City of Irving tax roll, shall meet the following special conditions:

1. *Landscaping:* The following landscape provisions shall apply to all lots, tracts and parcels of land encompassed by the single family residential subdistrict.
  - a. A minimum 20-foot wide landscape strip adjacent to and parallel with the property line, shall be landscaped with natural vegetation in required front yard areas, excluding sidewalks and perpendicular driveway penetrations. One (1) tree shall be provided in the front yard for each two thousand five hundred (2,500) square feet of front yard area. Trees planted in this area to be selected from the plant list included in Section 33A of the Code of Civil and Criminal Ordinances of the City of Irving. The owner will receive credit for preservation of existing trees as outlined in the following schedule:

<i>Existing Trees</i>	<i>Tree Credit</i>
1 tree, 3" to 5.99" in caliper	1
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1 tree, 9" to 11.99" in caliper	3
1 tree, 12" or above in caliper	4

2. *Administrative site plan review:* Administrative site plan review shall be required for any new development within the single family residential subdistrict.
3. *Administrative site plan standards:* The administrative site plan shall clearly indicate all significant features of the proposed development, on an accurate scaled drawing, with dimensions, to include:
  - a. Existing and proposed structures, drives, and parking area.
  - b. Existing and proposed landscaping area and material.
  - c. Existing adjacent property uses.
  - d. Elevations of the principal structure indicating construction material to be used.
  - e. Existing and proposed signage.

4. Applications for administrative site plan review shall be submitted to the community development department on forms provided along with the appropriate number of copies of the site plan as determined by the director of community development and payment of the application fee of fifty dollars (\$50.00), in accordance with the schedule for accepting applications.
5. All applications for approval of administrative site plans shall be reviewed through the same administrative process utilized for reviewing minor amendments to approved site plans per section 52-32e of Ordinance No. 1144.
6. Decisions resulting from an administrative site plan review may be appealed to the planning and zoning commission through the normal site plan process and payment of appropriate application fee, a credit against which shall be given for the fifty dollar (\$50.00) fee already paid. The planning and zoning commission shall have the discretion to approve any project which it determines to be consistent with the intent of the single family residential subdivision, but which may not meet all the detailed standards.

(5) *Changes, exceptions and amendments.*

- a. Proposed amendment to either the text of section 52-32f or the boundaries of the downtown development district shall be considered in the same manner as any other text amendment to Zoning Ordinance No. 1144 or zoning case, except that prior to the public hearings required before the planning and zoning commission and city council, additional public hearings shall also be conducted before the City of Irving Redevelopment Board and the City of Irving Preservation and Redevelopment Executive Board, or their successor boards or commissions. Such public hearings before the redevelopment board and preservation and redevelopment executive board shall not be required to be advertised through mailed public notices or newspaper advertisement, but shall be posted in accordance with the Texas Open Meetings Act. Recommendations of the redevelopment board and the preservation and redevelopment executive board shall be forwarded to the planning and zoning commission and city council for their consideration.
- b. Proposed amendments to the boundaries of any of the subdistricts within the boundaries of the downtown development district shall be advertised in the same manner as any other zoning change and map amendment, except that:
  1. Notice of the public hearing before the planning and zoning commission to consider the requested amendment to the boundaries of a subdistrict of the downtown development district shall be mailed to all property owners within five hundred (500) feet of the proposed boundary change, according to the latest approved city tax roll; and
  2. Prior to the public hearings required before the planning and zoning commission and city council, additional public hearings shall also be conducted before the City of Irving Redevelopment Board and the City of

Irving Preservation and Redevelopment Executive Board, or their successor boards or commissions. Such public hearings before the redevelopment board and preservation and redevelopment executive board shall not be required to be advertised through mailed public notices or newspaper advertisement, but shall be posted in accordance with the Texas Open Meetings Act. Recommendations of the redevelopment board and the preservation and redevelopment executive board shall be forwarded to the planning and zoning commission and city council for their consideration.

- c. The city council may grant exceptions to the allowed land uses and the development standards of the downtown development district if satisfaction of each of the following criteria is demonstrated by the person requesting the exception:
  - 1. The proposed exception is consistent and compatible with the adjacent land use and zoning.
  - 2. The proposed exception is consistent with the architecture and characteristics of the adjacent properties.
  - 3. The proposed exception will not have an adverse impact on the adjacent property.
  - 4. The proposed exception is consistent with the goals and objectives of the downtown development district.
  - 5. The proposed exception is an enhancement or improvement beyond the minimum standards of the downtown development district.
  - 6. The proposed exception will not be detrimental to the general health, safety and welfare of the community.
  - 7. The proposed exception would stabilize and improve property values within the downtown development district.
  - 8. The proposed exception would protect and enhance the city's attraction to tourists and visitors within the downtown development district.
  - 9. The proposed exception would strengthen and help diversify the economy of the city.
- d. Any request for an exception to the allowed land uses or the development standards of the downtown development district shall be processed in the same manner as a zoning change and map amendment, except that:
  - 1. Notice of the public hearing before the planning and zoning commission to consider the requested exception shall be mailed to all property owners within five hundred (500) feet of the property upon which the exception is being requested, according to the latest approved city tax roll; and
  - 2. Prior to the public hearings required before the planning and zoning commission and city council, additional public hearings shall also be conducted before the City of Irving Redevelopment Board and the City of

Irving Preservation and Redevelopment Executive Board, or their successor boards or commissions. Such public hearings before the redevelopment board and preservation and redevelopment executive board shall not be required to be advertised through mailed public notices or newspaper advertisement, but shall be posted in accordance with the Texas Open Meetings Act. Recommendations of the redevelopment board and the preservation and redevelopment executive board shall be forwarded to the planning and zoning commission and city council for their consideration.

- e. The boundaries of properties for which an exception has been approved within the downtown development district shall be denoted on the official zoning map of the City of Irving with dashed lines, and the exception request case number by which such exception was approved shall be indicated within the boundaries of the subject property.

- f. Rezoning fees for any tract located within the downtown development district shall be waived for any case filed between June 18, 1998, and December 18, 1999.

(c) Properties which are zoned S-P-1 (detailed site plan) or S-P-2 (generalized site plan) at the time of the adoption of this section shall remain as legally conforming properties relative to any previously approved setback, lot width, lot depth, lot area, height, lot coverage, parking or use exception, and may be developed and utilized in all respects as previously approved by the S-P-1 or S-P-2 zoning case. The boundaries of such properties within the downtown development district shall be denoted on the official zoning map of the City of Irving with dashed lines, and the zoning case number by which such S-P-1 or S-P-2 zoning was previously approved shall be indicated within the boundaries of the subject property.

If a building which is constructed with variances to setbacks, height or lot coverage requirements established by this ordinance is destroyed by fire, explosion or other casualty, or act of God, or public enemy, it may not be constructed or rebuilt except in conformance with the provisions of this ordinance; however, nothing in this section shall be taken to prevent restoration of a building destroyed to the extent of not more than fifty-one (51) percent of its reasonable market value at the time of destruction, nor the continued occupancy or use of such building or part thereof, which existed at the time of such partial destruction.  
(Ord. No. 7244, § 1, 5-7-98; Ord. No. 7272, § 1, 6-18-98; Ord. No. 7312, § 1, 8-27-98)