

ARTICLE IX. MISCELLANEOUS DEVELOPMENT STANDARDS

Sec. 6-181. Exterior Finish Requirements.

- (a) *General provisions.* The exterior wall surface of buildings shall comply with the standards outlined in this Section. On a multi-building site, each building shall be required to meet the required coverage percentage unless otherwise stated. Brick Veneer and Masonry Veneer shall be interpreted as defined in this Ordinance.
- (b) *Residential.* The aggregate total of all exterior walls elevations (excluding doors and windows) of all buildings erected in all "R-Districts" (R-5, R-6, R-7.5, R-9, R-12 and R-18), Towne Estate (TE), Duplex (DU), Estate Townhouse (ETH) and Townhouse (TH) Zoning Districts shall consist of not less than eighty percent (80%) Brick Veneer. No single wall elevation shall consist of less than sixty percent (60%) Brick Veneer.
 - (1) Residential Additions. All additions must match existing exterior material ratios.
 - (2) Residential Accessory Buildings. The exterior finish of accessory buildings over 200 square feet must match the existing material ratios of the primary structure.
- (c) *Multi-Family.* The aggregate total of all exterior walls elevations (excluding doors and windows) of all buildings erected in Multi-Family One (MF-1), Multi-Family Two (MF-2) and Multi-Family Three (MF-3) Zoning Districts shall consist of not less than eighty percent (80%) Brick Veneer. This requirement shall not apply to accessory buildings less than 200 square feet, which are erected in the zoning districts listed in this paragraph.
 - (1) Multi-Family Additions. All additions must match existing exterior material ratios.
 - (2) Multi-Family Accessory Buildings. The exterior finish of accessory buildings over 200 square feet must match the existing material ratios of the primary structure.
- (d) *Non-Residential.* Non-Residential Buildings shall meet the coverage requirements as specified in this section. Masonry Gateway standards shall take precedence over Zoning District masonry standards. Allowable Non-Residential buildings constructed in a residentially zoned district, shall meet the coverage requirements specified for residential buildings.
 - (1) Brick Veneer Gateways. The aggregate total of al exterior wall elevations (excluding doors, windows and glass) of all buildings which are on a lot that is within 200 feet or served by a driveway or mutual access easement that connects to SH 121, SH 121 Business, FM 407, FM3040/Hebron Parkway, FM 544, FM 1171, IH-35E, Valley Ridge Boulevard, MacArthur Boulevard and Denton Tap Road shall consist of not less than 80 percent brick veneer or may utilize the following exceptions for tilt wall and/or pre-cast concrete construction:

Size*	Minimum Requirements
0-50,000 sq.ft.	80% Brick Veneer
50,001 – 100,000 sq. ft.	50% Brick Veneer (front only) Panel Requirement Color Requirement

	Require Parapets 15-ft Landscape Requirement with 2 Trees/500 sq ft.
100,001 sq. ft. and greater	10% Brick Veneer (based upon the front elevation and can be located anywhere on the building) All other features listed above

* The aggregate total square footage of individual buildings will count toward the tilt-wall or pre-cast construction options listed above if they are included in the same phase/lot on an engineering site plan.

As an addition to the chart above, the following requirements must be met when concrete tilt wall or pre-cast construction types are used in a Brick Veneer Gateway. These include:

- A. Utilize the percent of brick veneer specified in the chart. Calculations will be considered minus the doors and windows.
 - B. Each building elevation shall provide architectural features including reveals, articulations, chamfered edges, etc. so that areas bordered by said features do not exceed 100 square feet in size.
 - C. A minimum of two colors must be used on each elevation. 80% of each elevation must utilize natural and/or earth tone colors. In addition, each elevation may have 20% of another type of color if opted.
 - D. A 15-foot wide private landscape strip shall be provided adjacent to all public and private streets. Within the landscape strip, two (2) trees (2.5-caliper inch minimum) shall be provided for every five hundred (500) square feet, or any portion thereof, of landscape strip. The required trees shall be planted along the strip in 500 square foot increments as to form a tree-screening barrier.
 - E. Parapets shall be provided on each elevation as to provide screening for roof mounted fixtures. Parapet height shall be designed to screen roof-mounted fixtures from a viewpoint measured at 5 feet above grade from street views.
- (2) Zoning District. The aggregate total of all exterior wall elevations (excluding doors, windows and glass) of all buildings which are in the following Zoning Districts; MD, OD, LC, GB, GB2, WH, PK, LI, SU & PU, shall consist of not less than eighty percent (80%) Masonry Veneer.
 - (3) Commercial Building Additions. Additions equal to less than 35% of the area of the existing structure must match the exterior finish material ratios of the existing structure. Additions equal to or greater than 35% of the existing structure must be 80% brick veneer on gateways and 80% masonry veneer exterior materials elsewhere. All additions greater than 50% of the area of the existing structure will require the entire structure to be upgraded to 80% brick veneer on gateways and 80% masonry veneer exterior finish materials elsewhere.

(e) Miscellaneous Provisions.

- (1) Agricultural Open (AO) Standards. All buildings constructed within an Agricultural Zoning District (AO) shall comply with the applicable exterior standard for Residential, Multi-Family or Non-Residential as specified in this section.
- (2) Mobile Home Park (MHP) and Mobile Home Subdivision (MHS) Standards. The aggregate total of all exterior walls elevations (excluding doors and windows) of all buildings erected in MHP and MHS Zoning Districts shall consist of not less than eighty percent (80%) Brick Veneer. No single wall elevation shall consist of less than sixty percent (60%) Brick Veneer. State Certified Manufactured Homes, used as a residence, shall be exempt from this requirement. This requirement shall not apply to accessory buildings less than 200 square feet, which are erected in the zoning districts listed in this paragraph.

Sec. 6-182. HOTEL/MOTEL/EXTENDED STAY FACILITIES.

- (a) *General provisions.* The purpose of this section is to establish minimum standards for all hotels, motels and extended-stay facilities constructed or modified in such a manner that requires the creation of or modification to an Engineering Site Plans as outlined in Section 6-34.
- (b) *Minimum Guest Room Size.* The minimum guest room or suite size shall be 400 square feet of livable floor space. This requirement shall be exclusive of garages, porches, breezeways and entry halls. A room size summary table shall be included on the Engineering Site Plan for all hotel, motel and extended stay facilities.
- (c) *Guest Room Access.* All guest rooms or suites shall be accessible from a common interior corridor.
- (d) *On-Site Staffing.* At least one staff member shall be available on-site twenty-four (24) hours a day, seven days a week.

In addition to the above listed mandatory requirements, at least four (4) of the following five (5) provisions shall be met:

- (e) *Furnished Rooms.* All guest rooms must be fully furnished.
- (f) *Swimming Pool Required.* A swimming pool with a minimum of 1,000 square feet in size shall be provided for use of hotel guests. Hotels with more than 200 rooms shall provide a 2,500 square feet of swimming pool area or an additional swimming pool shall be provided on site.
- (g) *Restaurant Required.* A full service restaurant with full kitchen facilities, and which provides service to the general public, shall be required.
- (h) *Number of Guest Rooms.* A minimum of 175 guest rooms must be provided.
- (i) *Meeting Space.* A minimum of 10,000 square feet of meeting or conference room space must be provided on site.

(Next Page: 161)