

SEC. 12-3-300 “CBD” CENTRAL BUSINESS DISTRICT

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A. Purpose. The development standards in the CBD, Central Business district, are designed to maintain and encourage development and redevelopment within the historic original business district of the city. Uses should promote a pedestrian-friendly downtown environment with active streetscapes conducive to special events. Design standards for the district are intended to regulate development such that historic structures are preserved and new structures look similar to existing. They are also intended to preserve and enhance the community's heritage and the unique character of the city's original business district. In the Central Business District, no building or premises shall be used, configured, erected, or altered except in conformity with the following use, area, and height regulations. This district is used in areas designated in the General Plan as Historic Downtown (HD).

B. Permitted Uses.

Permitted Uses		
A-F	G-N	O-Z
<i>Accessory Building/Structure</i>	<i>Church/Temple/Place of Worship/Rectory/Parsonage</i>	<i>Microbrewery/Micro-distillery</i>
<i>Accessory Outside Display – against or within 15 ft. of building</i>	<i>Clinic, Medical, Counseling and/or Dental Offices</i>	<i>Municipal Facility or Public Utility</i>
<i>Amusement, Commercial – indoor</i>	<i>Convenience Store – without gasoline sales</i>	<i>Office, Professional and General Business</i>
<i>Antique Shop/Consignment Shop/Used Merchandise</i>	<i>Dance/Drama/Art & Craft/Cooking/Music Schools</i>	<i>Parking Lot or Garage</i>
<i>Apartments – above first floor</i>	<i>Drinking Establishment</i>	<i>Permanent Food Truck Court</i>
<i>Apparel Shop/ Tailor, Seamstress or Dressmaker – retail only</i>	<i>Eating Establishment/ Restaurant – with no drive-thru service</i>	<i>Personal Services</i>
<i>Art Gallery/Museum/Dealer/ Artist Studio</i>	<i>Food Truck – non-special event</i>	<i>Photography Studio</i>
<i>Bakery – retail, eating establishment, no drive-thru</i>	<i>General Retail/Merchandise Stores – no outside storage</i>	<i>Studio for Radio and/or Television – no tower(s)</i>
<i>Bank, Savings and Loan, or Credit Union – no motor bank services</i>	<i>Gym/Health Club/Martial Arts</i>	<i>Theater – motion picture, drive-in, live, performing arts, or dinner theater</i>
<i>Barber/Beauty Shop</i>	<i>Liquor Store</i>	
	<i>Farmer’s Market</i>	

C. Special Uses

Special Uses		
A-F	G-N	O-Z
<p>Accessory Dwelling Unit – subordinate in height, size and area to the primary structure</p> <p>Bed and Breakfast Inn</p> <p>Community Garden</p> <p>Convenience Store – without gasoline sales</p>	<p>Day Care</p> <p>Live-Work Residence</p>	<p>Museum</p> <p>Park and/or Playground</p> <p>Pet and Bird Shops – retail only</p> <p>Pet Grooming</p>

D. Conditional Uses.

Conditional Uses		
A-E	F-N	O-Z
<p>Auction House – no auto, livestock</p> <p>Civic Club, Halls and Lodges</p>	<p>Funeral Home, Mortuary, Crematory</p> <p>Hotel/Motel</p> <p>Library</p>	<p>Transit or Passenger Terminal</p> <p>Wedding Chapel</p>

E. Design Standards.

1. *Height Regulations.* No structure shall exceed 2 stories or 35 feet.
2. *Area Regulations.*
 - a. *Size of Lot.*
 1. Minimum lot area—None specified.
 2. Minimum lot width—None specified.
 3. Minimum lot depth—None specified.
 - b. *Size of Yards.*
 1. Minimum front yard—None specified.
 2. Minimum side yard—None specified.
 3. Minimum rear yard—None specified.
 4. *Maximum lot coverage* —100 percent including main and accessory buildings.
 5. *Maximum floor-area-ratio (FAR)* —Three to one (3:1).
3. *Special Requirements.*
 - a. For site redevelopment or new construction, building facade (i.e., elevation) plans shall be submitted for review and approval along with the Site Plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the road(s) upon which the property faces and/or sides, and will portray a reasonably accurate

depiction of the materials and colors to be used. Architectural style and scale of new/renovated buildings within the CBD district shall be compatible with the styles and scale of other adjacent buildings and shall be historically accurate to the greatest extent possible in order to preserve the unique character of the downtown area.

- b. The City Manager may, as they deem appropriate, require submission of additional information and materials (including actual samples of materials to be used) during the Site Plan review process.
- c. *Design Standards for the CBD District.*
 1. False fronts or parapets may be added to existing buildings in order to add character and detail to simple facades.
 2. Predominant exterior finish colors shall be of fired brick, similar to that which is present on adjacent existing buildings. Other masonry materials may also be considered during Site Plan review. Trim (e.g., lintels, sills, door jambs, cornices and other similar items) shall be brick, cast stone, stone, cast or wrought iron, or concrete, and colors shall be complementary to the predominant facade colors. Accent colors for friezes, doors and door frames, window frames and mullions, signage, awnings, moldings and other similar features shall be colors that are complementary to, and compatible with, the spirit and intent of the downtown streetscape (bright or fluorescent colors which were not typically used in early Texas downtowns shall not be used).
 3. Reflective glass shall not be used for windows. Detailing for windows, doors, and other openings shall be of wood, glass, or a metal material that is complementary to the period or building style.
 4. Facade openings shall comprise at least 40% of the building's facade area.
 5. Awnings/canopies:
 - a. *Ratios.* Awnings shall be at an appropriate scale to the building size and configuration. They shall not extend above the roofline of any single-story structure, or above the top of the second floor of any multi-story structure at the awnings' highest points. Awnings shall not completely obstruct any windows on the building.
 - b. *Projection.* Since awnings must extend beyond the building face, a reasonable amount of projection shall be allowed. No awning shall extend over a public street, nor shall any footings or support structure be placed closer than 2 feet from the back of the curb adjacent to any public street. An awning shall have a minimum clearance of 8 feet above the public sidewalk.
 - c. *Colors and Materials.* A mixture of colors is recommended, but no more than 3 different colors shall be used for awnings on a single building facade (excluding business logo, which may have more colors). Materials shall be of cloth, canvas, or another material that is complementary to the period or building style. Metal or plastic shall be prohibited).

- d. *Movement.* Except for slight movements that are normal for fabric canopies (i.e., along fringe, etc.), no movement shall be allowed for awnings and canopy structures.
6. New utility lines to business establishments shall be placed underground.
7. Pedestrian spaces shall be treated with amenities that are selected based upon their ability to unify the streetscape with the area's historic past. It is important that elements such as construction materials, colors, textures, and fixture design complement the area's historic qualities. These features shall be repeated throughout the streetscape so as to unify the district as a whole.
8. Planters, window boxes, street furniture, and other streetscape furnishings shall be complementary to the historical time frame of the CBD area, and shall be located not more than five feet from the building front/facade.
9. Open storage is prohibited in the CBD district.
10. Outside display of merchandise and/or seasonal items (e.g., Christmas trees, pumpkins, etc.) shall:
 - a. Not be placed/located more than 12 feet from the main building.
 - b. Not occupy any on-street or off-street parking spaces.
 - c. Not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way. (I.e., sidewalk sales cannot block the sidewalk or extend out into the street.)
 - d. Only be located in front of the property/business that is selling the item(s).
 - e. Be removed at the end of business each day (except for large seasonal items such as Christmas trees).
 - f. Be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
11. The architectural design of buildings and sites shall strive to achieve the following objectives:
 - a. Architectural compatibility,
 - b. Human scale design,
 - c. Integration of uses,
 - d. Encouragement of pedestrian activity,
 - e. Buildings that relate to, and are oriented toward, the pedestrian areas and surrounding buildings, and
 - f. Buildings that contain special architectural features to signify entrances.
12. All building materials shall be depicted on architectural elevations and supporting information.