## SUMMIT OFFICE SUB-DISTRICT

by providing mid-rise office buildings. Key characteristics of this Sub-District include good visibility and ease of should be preserved where possible. access from Interstate 30 and Horizon Road. Existing slopes within this Sub-District are in the eight (8) percent to 12% range. Significant massing of existing trees are also present within this Sub-District which The primary intent of the Summit Office Sub-District is to capitalize on the superior views of Lake Ray Hubbard

### BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE) Street Type E 25 Street Type B 10
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# SETBACK (DISTANCE FROM ROW LINE)

### BUILDING FORM

Street Type E (Horizon connection) block face must have a minimum of 20% of its length defined	Street Type E (IH-30 connection) block face must have a minimum of 80% of its length defined by a building façade.
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by a building façade. Remaining façade must be no less than two (2) Street Type E (IH-30) Façade Built to BTL Street Type E (IH-30) Façade Built to BTL feet and no greater than 12' from the BTL. 45% 45%

<u>NOTE</u>: When abutting property with an existing building that has windows facing to the side, any new building shall provide Maximum Lot Coverage %09

at least ten (10) feet of separation.

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Office	Upper Floors
Office, Retail & Restaurant	Ground Floor
	USE

8 8	Street Type B	Street Type E	Horizon Road	IH-30 Frontage Road	ENCROACHMENTS	Maximum Mechanical Screen Height	Maximum Building Height	HEIGHT STC	
							00	STORIES HEIGHT	

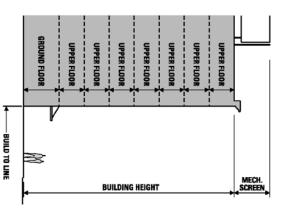
<u>NOTE</u>: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

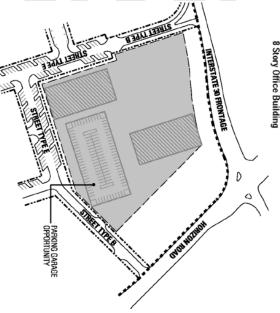
#### PARKING

Street Type B 10'	Street Type E 10'	Horizon Road 30'	IH-30 Frontage Road 20'	SURFACE PARKING SETBACK FROM ROW LINE	
		-	,		

SURFACE PARKING LOTS A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)





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