

§ 2.04.04. OTC – Original Town Commercial District.

(A) General purpose and description.

The development standards in the OTC – Original Town Commercial District are designed to maintain and encourage development with the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land.

Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of the City.

(B) Permitted uses. Uses permitted in the OTC – Original Town Commercial District are outlined in Subsection 3.01 Use of Land and Buildings.

(C) Regulations for property platted or vested. The following regulations are applicable only to property platted or vested prior to July 25, 2008, unless the plat expires, in which case the plat is no longer vested, and the area regulations described in subsection (G) are applied.

(1) Size of yards:

- a. Minimum front yard: None; Minimum of eighty (80) percent of a facade adjacent to a street must be on the property line or as referenced in subsection (G) (except west of the BNSF Railroad when "slip roads"/parallel roadways are provided).
- b. Minimum side yard: None; Subject to provision of fire-retardant wall as required by current adopted edition of International Building Code.
- c. Minimum rear yard:
 1. Abutting nonresidential zoned property and constructed with fire retardant wall and alley separation: None.
 2. Without fire retardant wall or alley: Twenty (20) feet.
 3. Abutting residentially zoned property: Ten (10) feet with screening.

(2) Size of lot:

- a. Minimum lot area: Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.
- b. Minimum lot width: Forty-five (45) feet unless platted as a lot of record prior to the adoption of this district.
- c. Minimum lot depth: One hundred (100) feet unless platted as a lot of record prior to the adoption of this district.

(3) Maximum lot coverage: None.

(4) Parking regulations: See Subsection 4.04 Off-Street Parking and Loading Requirements.

(D) OTC Sub-district boundaries.

- (1) Sub-district 1. Main Street from the Dallas North Tollway to the BNSF Railroad and the Tollway Overlay District's Historic Sub-district. (The boundary of the Historic Gateway sub-district extends from Cottonwood Creek to Stewart Creek.)
- (2) Sub-district 2. Main Street east of the BNSF Railroad.

- (3) Sub-district 3. All other streets, excluding those in Districts 1 & 2, that are within the OTC District.

(E) OTC Sub-district Map.

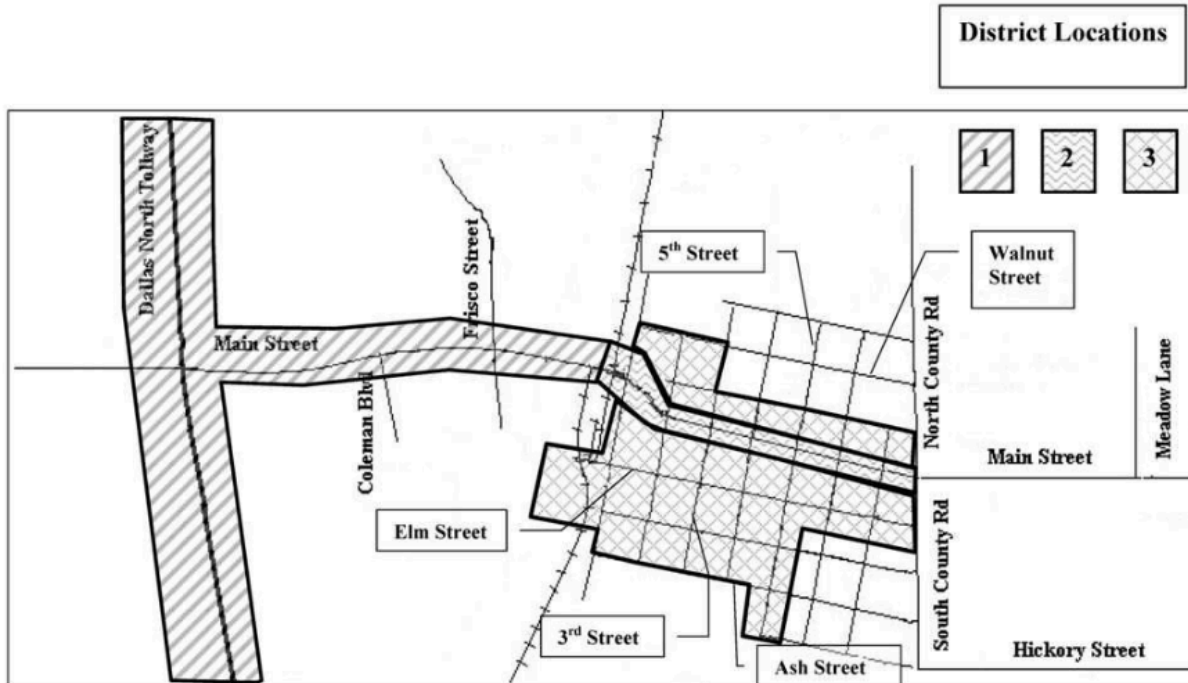


Figure 2.04.04.1: OTC Sub-District Map

- (F) Fire suppression requirement. A fire suppression system shall be installed in all new construction unless otherwise approved by the Fire Chief.
- (G) OTC regulations for property not platted or vested.

Regulations for Property not Platted or Vested			
Regulation	Sub-District 1	Sub-District 2	Sub-District 3
Front Yard	Without a Slip Road - Twenty (20) foot build-to line measured from the back of curb at ultimate build-out of the street. (Note 1)	Minimum of eighty (80) percent of a facade adjacent to a street must be on the property line.	Fifteen (15) foot build-to line measured from the curb at ultimate build-out of the street. (Note 2)
	With a Slip Road - Slip roads as described in the Preston Road Overlay District standards are permitted. A fifteen (15) foot sidewalk shall be located between the building and either the drive aisle or parking of the slip road, measured from the back of curb.		
Side Yard	None. (Note 3)		
Rear Yard	Abutting nonresidential zoned property and constructed with fire retardant wall and alley separation - None.		
	Without fire retardant wall or alley - Twenty (20) feet.		
	Abutting residentially zoned property - Ten (10) feet with screening.		

Regulations for Property not Platted or Vested			
Regulation	Sub-District 1	Sub-District 2	Sub-District 3
Minimum Lot Area	Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.		
Minimum Lot Width	Forty-five (45) feet unless platted as a lot of record prior to the adoption of this district.		
Minimum Lot Depth	One hundred (100) feet unless platted as a lot of record prior to the adoption of this district.		
Maximum Height	Four (4) stories or sixty-five (65) feet.	Four (4) stories or sixty-five (65) feet.	Four (4) stories or sixty-five (65) feet.
Maximum Lot Coverage	None		
Pedestrian Area	A twenty (20) foot wide pedestrian area shall be constructed between the curb and building. Design within this area shall comply with the regulations set forth in 2.04.04(I) OTC - Downtown Architectural Design Standards. (Note 4)	Design within the area between the back of curb and building shall comply with the regulations set forth in 2.04.04(I) OTC - Downtown Architectural Design Standards. (Note 4)	A fifteen (15) foot wide pedestrian area shall be constructed between the curb and building. Design within this area shall comply with the regulations set forth in 2.04.04(I) OTC - Downtown Architectural Design Standards. (Note 4)
Parking Regulations	See Subsection 4.04 Off-Street Parking and Loading Requirements.	See Subsection 4.04 Off-Street Parking and Loading Requirements. Parking is prohibited between the building and the street.	See Subsection 4.04 Off-Street Parking and Loading Requirements. Parking is prohibited between the building and the street except where slip roads are permitted.
Slip Roads	Slip roads as described in the Preston Road Overlay District standards are permitted.	Slip roads are prohibited.	Slip roads are prohibited except west of the BNSF Railroad.
Street Trees	Tree wells shall be installed in the pedestrian area at 30 feet on center or as otherwise approved by the Director.	Tree wells are not required; trees wells are recommended where feasible.	Tree wells shall be installed in the pedestrian area at 30 feet on center or as otherwise approved by the Director.
Other Regulations	See 2.04.04(H) OTC - Other Regulations (below).		

Notes:

1. Where the property line is greater than twenty (20) feet from the curb, the building shall be located on the property line.
2. Where the property line is greater than fifteen (15) feet from the curb, the building shall be located on the property line.
3. Subject to provision of fire-retardant wall as required by current adopted edition of International Building Code as it exists or may be amended.
4. With Planning & Zoning Commission approval, a building may set back from the front yard line to provide a wider pedestrian area than required, if it is determined a benefit to the public realm (i.e., outdoor areas accessible to the public). Parking and drive aisles are prohibited in the increased building setback area.

(H) **OTC - other regulations.**

- (1) **Outside storage and display.** Outside Storage and Display is prohibited in the OTC – Original Town Commercial District.
- (2) **Minimum residential area.** Minimum area of six hundred fifty (650) square feet for residential units over retail or office.

(3) **Projections into a required setback or beyond the street lot**

line. The following projections shall be permitted in a required setback or beyond the street lot line.

- a. Ordinary building projections, including but not limited to water tables, sills, belt courses, and pilasters, may project up to twelve (12) inches into a required setback or beyond the Street Lot Line, or beyond the face of an architectural projection.
- b. Balconies above the first floor may project up to sixty (60) inches in the right-of-way and have a minimum of nine (9) feet of clearance over the sidewalk.
 1. At no time shall a projection extend over a public street.
- c. Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight (8) inches of the back of curb.
 1. Any vertical supports anchored to the ground must be located at least four (4) feet from the back of curb and have a minimum of nine (9) feet of clearance.
- d. Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six (36) inches into a required setback or beyond the street lot line, or beyond the face of an architectural projection, provided that no portion extending below seven (7) feet - six (6) inches above the immediate adjacent grade may project more than twelve (12) inches.
- e. Architectural projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two (42) inches. All projections shall be in compliance with the American with Disabilities Act (ADA).
- f. Show windows at the first floor may project up to forty-two (42) inches.
- g. Outdoor open patios shall be permitted to project into a public right-of-way for nonresidential uses provided that a six (6) foot wide, unobstructed and leveled sidewalk is maintained for pedestrian access and meets all ADA requirements. The property owner has assumed liability related to such projections and shall maintain such projections in a safe and non-injurious manner.

(4) **4.07.09(F)** OTC Facade Plan Requirement.

- (5) The area known as OTC*, as more particularly depicted within the Downtown Architectural Design Standards, is delineated by the alley south of Elm Street to the north, 5th Street to the east (but excluding the lots on 5th Street), Ash Street to the south, and the BNSF Railroad to the west will have the following provision.

- a. Redevelopment or infill development shall be two (2) stories with residential on both floors or residential above and office/retail uses below. Existing structures would not be required to add a second story. If a structure is destroyed, it may be rebuilt as originally constructed with no usage change, otherwise structure must comply with redevelopment criteria.

- (I) **OTC – Downtown Architectural Design Standards.** The Downtown Architectural Design Standards that apply to this district are contained in Subsection **9.06** Downtown Architectural Design Standards; OTC & OTR, to this Zoning Ordinance and are incorporated as if fully set forth herein.

- (J) **Illustrations.**

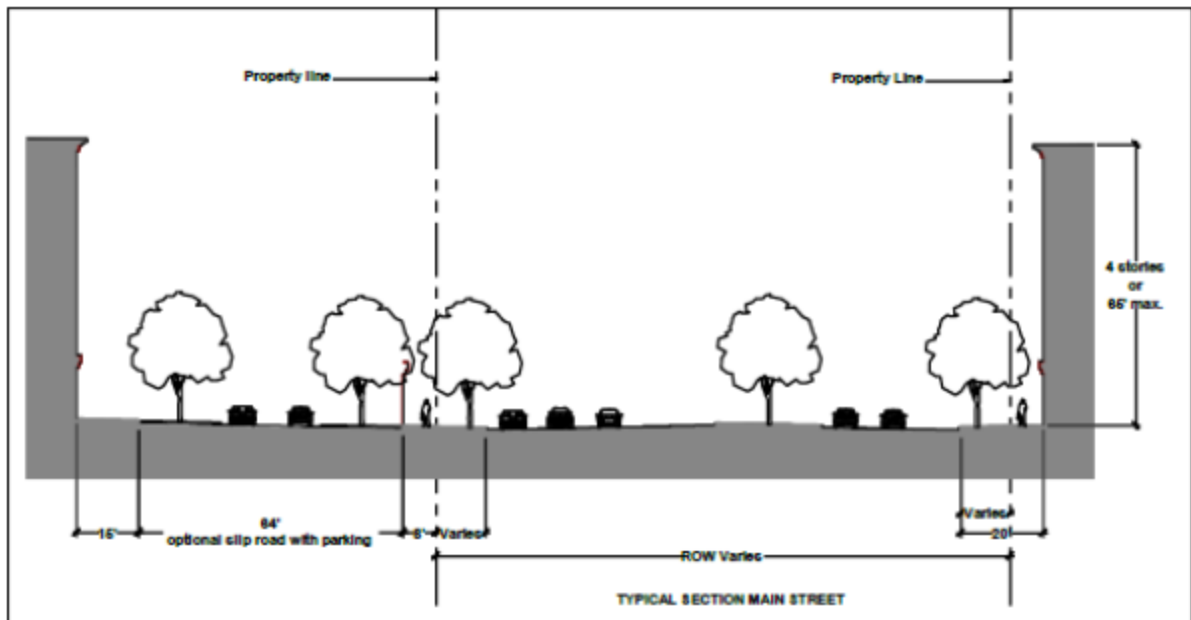


Figure 2.04.04.2: District 1 - Optional Slip Road Design

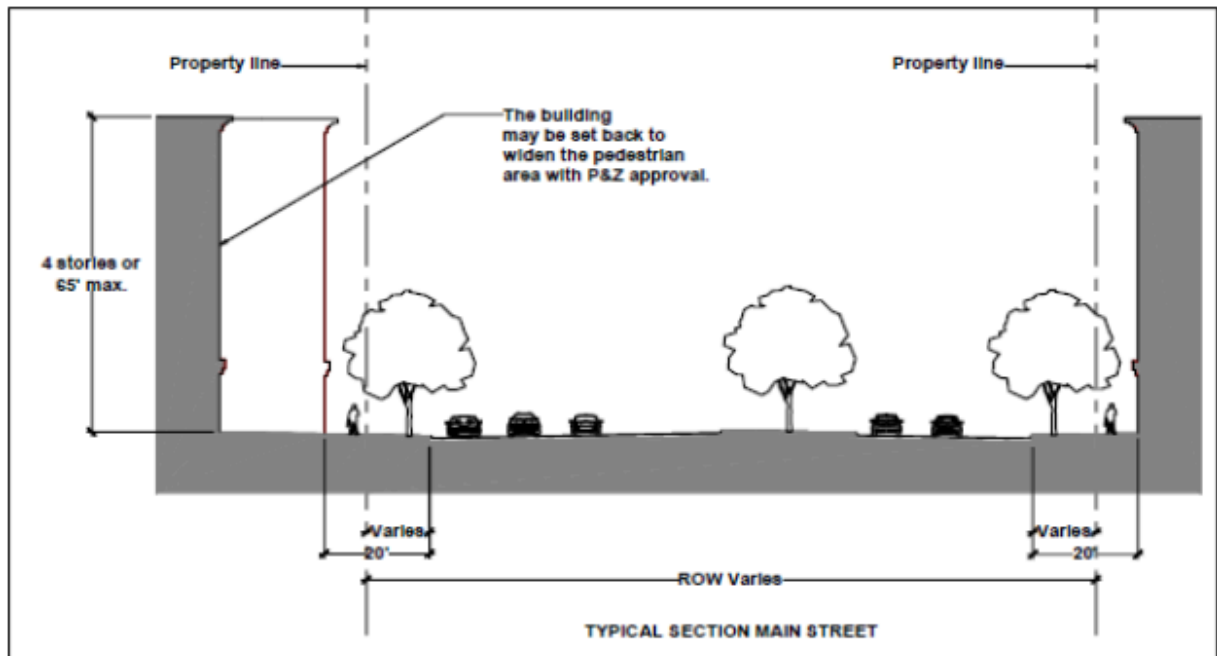


Figure 2.04.04.3: District 1 - Design

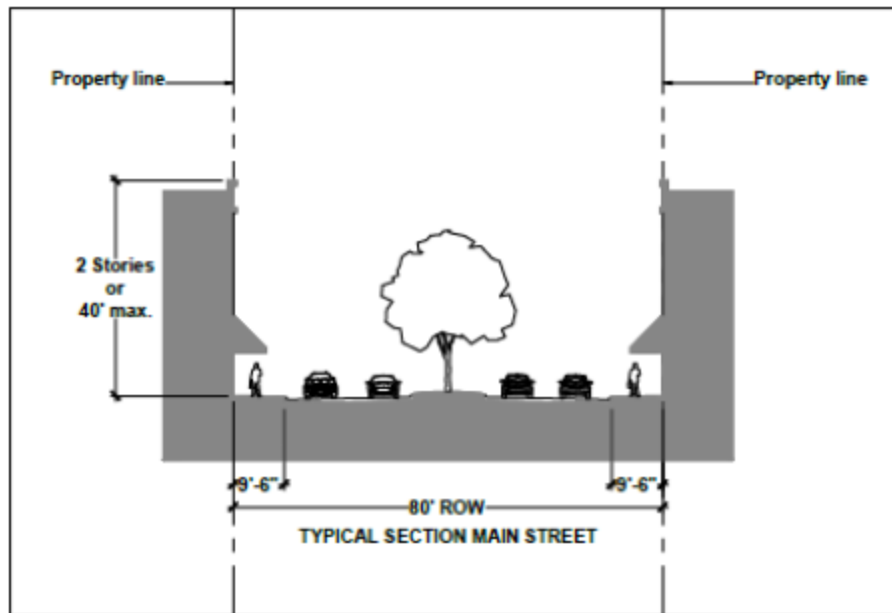


Figure 2.04.04.4: District 2 - Design

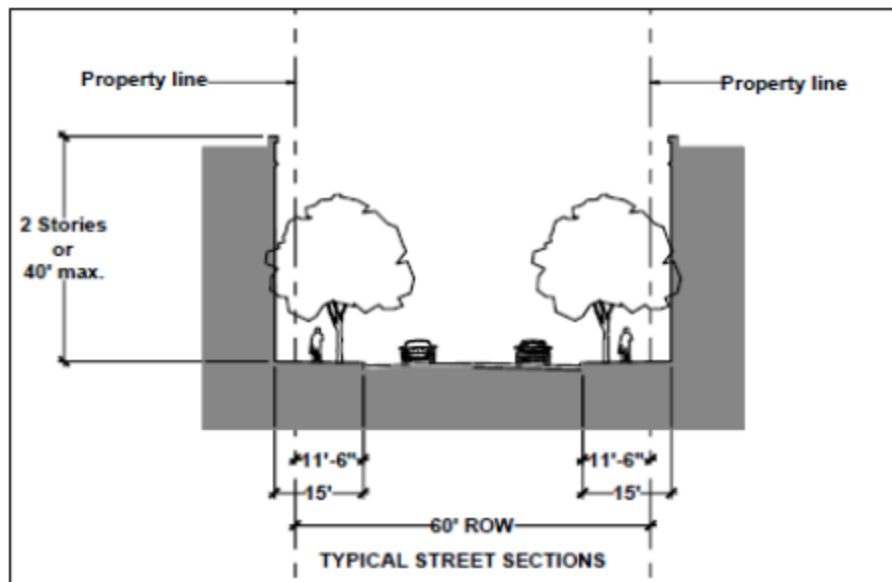


Figure 2.04.04.5: District 3 - Design

(Ordinance 13-09-49 adopted 9/3/13; Ordinance 2021-07-47 adopted 7/6/21)

§ 2.04.05. H – Highway District.

(A) General purpose and description.

This H – Highway District is intended to provide for a variety of office, retail, and service uses for the purpose of creating a high quality mixture of land uses along S.H. 121 and U.S. Highway 380.

This District is also designed to allow multiple story construction. Uses requiring outside storage will be prohibited.

(B) Permitted uses. Uses permitted in the H – Highway District are outlined in Subsection **3.01** Use of Land and Buildings.

(C) Area regulations. Property and buildings shall conform to the related standards listed within **2.06.05** Nonresidential Districts Development Standards and the following regulations. If there is a