

ORDINANCE NO. 2016-3792

AN ORDINANCE AMENDING CHAPTER 12, “UNIFIED DEVELOPMENT ORDINANCE” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, ARTICLES 1 “GENERAL PROVISIONS”, 4 “ZONING DISTRICTS”, 5 “DISTRICT PURPOSE STATEMENTS AND SUPPLEMENTAL STANDARDS”, 6 “USE REGULATIONS”, 7 “GENERAL DEVELOPMENT STANDARDS”, AND 8 “SUBDIVISION DESIGN AND IMPROVEMENTS”, RELATED TO THE CREATION OF THE WE WELLBORN ESTATE, WRS WELLBORN RESTRICTED SUBURBAN, AND WC WELLBORN COMMERCIAL ZONING DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, “Unified Development Ordinance,” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibits “A” through “F” attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 28th day of July, 2016.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT “A”

That Chapter 12, “Unified Development Ordinance,” Article 1 “General Provisions,” Sec. 12-1.10.B.5. – “New Districts” of the Code of Ordinances of the City of College Station, Texas, is amended to read as follows:

“Section 12-1.10.B.5 – New Districts.

The following districts are hereby created and added to those in effect at the time of adoption of this UDO.

New District	Name	Effective Date
RDD	Redevelopment District	June 13, 2003
P-MUD	Planned Mixed Use Development	June 13, 2003

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

New District	Name	Effective Date
NAP	Natural Areas Protected	October 7, 2012
SC	Suburban Commercial	October 7, 2012
BP	Business Park	October 7, 2012
BPI	Business Park Industrial	October 7, 2012

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

New District	Name	Effective Date
RS	Restricted Suburban	September 22, 2013

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

New District		
MF	Multi-Family	December 28, 2014
MU	Mixed-Use	December 28, 2014

The following districts are hereby created and added to those in effect at the time of this amendment of the UDO.

New District	Name	Effective Date
WE	Wellborn Estate	August 7, 2016
WRS	Wellborn Restricted Suburban	August 7, 2016
WC	Wellborn Commercial	August 7, 2016

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EXHIBIT “B”

That Chapter 12, “Unified Development Ordinance,” Article 4 “Zoning Districts,” Sec. 12-4.1 – “Establishment of Districts” of the Code of Ordinances of the City of College Station, Texas, is amended to read as follows:

“Sec. 12-4.1. - Establishment of Districts.

Residential Zoning Districts	
R	Rural
WE	Wellborn Estate
E	Estate
WRS	Wellborn Restricted Suburban
RS	Restricted Suburban
GS	General Suburban
D	Duplex
T	Townhouse
MF	Multi-Family
MU	Mixed-Use
MHP	Manufactured Home Park
Non-Residential Zoning Districts	
NAP	Natural Areas Protected
O	Office
SC	Suburban Commercial

WC	Wellborn Commercial	
GC	General Commercial	
CI	Commercial Industrial	
BP	Business Park	
BPI	Business Park Industrial	
CU	College and University	
Planned Districts		
P-MUD	Planned Mixed-Use District	
PDD	Planned Development District	
Design Districts		
WPC	Wolf Pen Creek Development Corridor	
Northgate	NG-1	Core Northgate
	NG-2	Transitional Northgate
	NG-3	Residential Northgate
Overlay Districts		
OV	Corridor Overlay	
RDD	Redevelopment District	
KO	Krenek Tap Overlay	
NPO	Neighborhood Prevailing Overlay	
NCO	Neighborhood Conservation Overlay	

HP	Historic Preservation Overlay
Retired Districts	
R-1B	Single-Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
R&D	Research & Development
M-1	Light Industrial
M-2	Heavy Industrial

For the purpose of this UDO, portions of the City, as specified on the Official Zoning Map of the City, are hereby divided into the zoning, design, and overlay districts enumerated below. The intensity regulations applicable for such zoning districts are designated in [Chapter 12, Article 5](#) and the use regulations are designated in [Chapter 12, Article 6](#) of this UDO.”

EXHIBIT “C”

That Chapter 12, “Unified Development Ordinance,” Article 5 “District Purpose Statements and Supplemental Standards”, Sec. 12-5.1 – “Residential Zoning Districts”, Sec. 12-5.2. – “Residential Dimensional Standards”, Sec. 12-5.3. – “Non-Residential Zoning Districts”, and Sec. 12-5.4. – “Non-Residential Dimensional Standards” of the Code of Ordinances of the City of College Station, Texas, are amended to read as follows:

“Sec. 12-5.1. - Residential Zoning Districts.

Occupancy of any dwelling in the following districts shall be limited to "family" as defined by this UDO.

A. Rural (R).

This district includes lands that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, are planned for very limited development activities. This district is designed to provide land for a mix of large acreages and large-lot residential developments. Open space is a dominant feature of these areas. This district may also serve as a reserved area in which the future growth of the City can occur.

B. Wellborn Estate (WE).

This district includes land that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space. This zoning district is only permitted in areas designated as Wellborn Estate or Wellborn Estate-Open on the Comprehensive Plan Future Land Use and Character Map. The cluster option may be used only in the area designated Wellborn Estate-Open on the Comprehensive Plan Land Use and Character Map.

C. Estate (E).

This district is designed to provide land for low-density single-family lots. These areas shall consist of residential lots averaging twenty thousand (20,000) square feet when clustered around open space or large lots with a minimum of one (1) acre. Subdivisions within this district may contain rural infrastructure.

D. Wellborn Restricted Suburban (WRS).

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots minimum eight thousand (8,000) square feet when clustered around open space or larger lots with a minimum of twenty thousand (20,000) square feet. This zoning district is only permitted in areas designated as Wellborn Restricted Suburban on the Comprehensive Plan Land Use and Character Map.

E. Restricted Suburban (RS).

This district is designed to provide land for detached medium-density, single-family residential development. These areas shall consist of residential lots averaging eight thousand (8,000) square feet when clustered around open space or larger lots with a minimum of ten thousand (10,000) square feet.

F. General Suburban (GS).

This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

G. Duplex (D).

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to GS General Suburban Standards.

Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

H. Townhouse (T).

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually-platted lots.

The following supplemental standard shall apply to this district:

Single-family dwellings shall conform to GS General Suburban standards.

I. Multi-Family (MF).

The MF district is designed for areas having intense development. MF is flexible and allows for attached and detached single-unit dwellings, two-unit dwellings, multi-family buildings and optional mixed-use development.

1. **Supplemental Standards for MF:** Non-residential uses are permitted up to a maximum of 50 percent of the total floor area if incorporated into the residential structure.

J. Mixed-Use (MU).

The MU is designed for areas having the most intense level of development. MU areas consist of residential, commercial and office uses in mixed-use structures.

1. **Supplemental Standards for MU:**

- a. Non-residential uses with a minimum depth of 30-feet are required on the ground floor if adjacent to Texas Avenue, Harvey Road, University Drive or Earl Rudder Freeway.
- b. A minimum of 30 percent of the total floor area of each development shall be devoted to residential uses. Hotels may be considered a residential use to meet this requirement.
- c. The Floor Area Ratio (FAR) in this district shall be a minimum of 1:1. Structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Surface parking, even if covered, will not count toward the required FAR.
- d. The ground floor of structures shall be a minimum of 25 percent of the lot area.

K. **Manufactured Home Park (MHP).**

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
Minimum manufactured home park area is two (2) contiguous acres.
3. Maximum gross density shall be ten (10) dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be fifteen (15) feet.
5. Minimum setback for a manufactured home from a lot line shall be fifteen (15) feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be fifteen (15) feet.
7. Minimum setback between two (2) manufactured homes shall be fifteen (15) feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.
8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within two hundred (200) feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.”

“Sec. 12-5.2. - Residential Dimensional Standards.

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

[Click here to access a PDF version of the Residential Zoning Districts table.](#)

Residential Zoning Districts												
	R	WE	E(N)(P)	WRS	RS(J)	GS(J)(P)	T	D	MHP	MF	MU	Accessory Structures
Non-Clustered Residential Zoning Districts												
Average Lot Area per Dwelling Unit (DU)	3 acres Average	2 acres	1 Acre	20,000 SF	10,000 SF Average	5,000 SF	2,000 SF	3,500 SF	(L)	None	None	Refer to Section 12-6.5, Accessory Uses(L)
Absolute Min. Lot Area per Dwelling Unit (DU)	2 Acres	2 acres	1 Acre	20,000SF	6,500 SF	5,000 SF	2,000 SF	3,500 SF		None	None	
Min. Lot Width	None	100 (M)	100'(M)	70'	70'	50'	None	35'/DU(E)		None	None	
Min. Lot Depth	None	None	None	None	None	100'	None	100'		None	None	
Min. Front Setback(H)	50'	30'	30'	25'	25'	25'(D)	25'(D)	25'(D)		15'	None	
Max. Front Setback	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15'(O)	
Min. Side Setback	20'	10'	10'	7.5'	7.5'	7.5'	(A)	7.5'(C)		(A)(B)	None	

Min. Side Street Setback	15'	15'	15'	15'	15'	15'	15'	15'		15'	None	
Max. Side Street Setback	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	15'(O)	
Min. Side Setback between Structures(B)	N/A	15'	15'	15'	15'	15'	7.5'	15'		7.5'	None	
Min. Rear Setback(L)	50'	20'	20'	20'	20'	20'	20'	20'(F)		20'	20'	
Max. Height	35' (G)(K)(L)	35' (G)(K)	35' (G)(K)(L)	35' (G)(K)	35' (G)(K)(L)	2.5 Stories/ 35'(G)(K)(L)	35' (G)(K)(L)	2.5 Stories/ 35'(G)(K)(L)		(G)(L)	(G)(L)	
Minimum Number of Stories	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	2 Stories	
Max. Dwelling Units/Acre (Subdivision Gross)	0.33	0.5	1.0	2.0	4.00	8.0	14.0	12.0	10.0	30.0	N/A	N/A
Min. Dwelling Units/Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	N/A	
Clustered Residential Zoning Districts												
Average Lot Area per	N/A	1 Acre	20,000 SF Average	8,000 SF	8,000 SF Average	3,750 SF (P)	N/A	N/A	N/A	N/A	N/A	N/A

Dwelling Unit (DU)													
Absolute Min. Lot Area per Dwelling Unit (DU)	1 Acre	10,000 SF	8,000 SF	6,500 SF	3,750 SF								
Min. Lot Width	100' (M)	100'(M)	None	None	None								
Min. Lot Depth	None	None	None	None	None								
Min. Front Setback(H)	<p>Refer to Section 12.8.3.H.4, Cluster Development, Specific District Standards</p>												
Min. Side Setback													
Min. Street Side Setback													
Min. Side Setback between Structures(B)													
Min. Rear Setback(L)													
Max. Height	35'(G)(K)	35'(G)(K)	35'(G)(K)	35'(G)(K)	2.5 Stories/ 35'(G)(K)(L)								
Max. Dwelling	0.5	1.0	2.0	4.00	8.0								

Units/Acre (Subdivision Gross)												
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Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within fifteen (15) feet of another primary structure. See Chapter 12, Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to thirty (30) feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to fifteen (15) feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 12-7.2.H, Height.
- (H) Reference Section 12-7.1.D.1.e for lots created by plat prior to July 15, 1970 and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map.
- (I) Reference Section 12-7.2.D.1.b for lots with approved rear access.
- (J) For areas within a Single-Family Overlay District, reference the Neighborhood Prevailing Standards Overlay Districts Section in Article 5 or the Ordinance authorizing the rezoning for Neighborhood Conservation Overlay Districts.
- (K) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts.
- (L) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (M) In subdivisions built to rural street standards, lots shall be a minimum of one hundred (100) feet in width. There is no minimum lot width in cluster subdivisions built to urban street standards.

- (N) Estate lots that are part of a subdivision existing on or before September 12, 2013 are not permitted to use Cluster Development Standards without rezoning approval, which incorporates the entire subdivision.
- (O) For MU zoned properties, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to eighty-five (85) feet to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.
- (P) Reference Section 12-8.3.H.4.e when using the cluster option in the Wellborn Community Plan area.”

“Sec. 12-5.3. - Non-Residential Zoning Districts.

A. Natural Areas Protected (NAP).

This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future by the Comprehensive Plan.

B. Office (O).

This district will accommodate selected commercial businesses that provide a service rather than sell products, either retail or wholesale. The uses allowed have relatively low traffic generation and require limited location identification.

C. Suburban Commercial (SC).

This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. The SC Suburban Commercial District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of non-residential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.

D. Wellborn Commercial (WC).

This district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments to limit the visual impact on the community and enhance the defined character. This zoning district is only permitted in areas designated as Wellborn Commercial on the Comprehensive Plan Land Use and Character Map.

E. General Commercial (GC).

This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

F. Commercial Industrial (CI).

This district is designed to provide a location for outlets offering goods and services to a limited segment of the general public. The uses included primarily serve other commercial and industrial enterprises.

G. Business Park (BP).

This district is designed for uses that primarily serve other commercial and industrial enterprises, and include administrative and professional offices, commercial industrial, research and development oriented light industrial, light manufacturing, and non-polluting industries. Uses in this district need good access to arterial level thoroughfares, but have relatively low traffic generation and require limited location identification.

The development of business parks should be in a campus like setting with structures grouped and clustered, and should be heavily landscaped to minimize the impacts of business park uses and associated parking areas on adjacent properties and public roadways. Impacts of the uses will be limited through buffering and architecture of the buildings.

The following supplemental standards shall apply to this district:

1. All processes and business activities shall be conducted inside buildings with the exception of Commercial Gardens; and

All BP zoning districts will be a minimum of five (5) acres in area.

H. Business Park Industrial (BPI).

This district is designed to provide land for manufacturing and industrial activities that have nuisance characteristics greater than activities permitted in the BP Business Park district. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses. Generally, these uses need good access to arterial roadways, but should be offset from public roadways and adjacent properties by using the BP Business Park district and its associated development to screen and buffer the uses. The uses allowed have relatively low traffic generation and require limited location identification.

I. College and University (CU).

This district is applied to land which is located within the boundaries of the Texas A&M University campus or is owned by the University.”

“Sec. 12-5.4. - Non-Residential Dimensional Standards.

The following table establishes dimensional standards that shall be applied within the Non-Residential Zoning Districts, unless otherwise identified in this UDO:

	Non-Residential Zoning Districts							
	O	SC	WC	GC	CI	BP	BPI	NAP
Min. Lot Area	None	None	None	None	None	None	None	N/A
Min. Lot Width	24'	50'	50'	24'	24'	100'	100'	N/A
Min. Lot Depth	100'	100'	100'	100'	100'	200'	200'	N/A
Min. Front Setback	25'	25'	25'	25'	25'	25'(E)	25'(E)	N/A
Min. Side Setback	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	N/A
Min. St. Side Setback	15'	15'	15'	15'	15'	15'(E)	15'(E)	N/A
Min. Rear Setback	15'	20'	20'	15'	15'	15'(E)	15'(E)	N/A
Max. Height	(C)(F)	2 Stories/ 35' (D)(F)	2 Stories/ 35' (D)(F)	(C)(F)	(C)(F)	(C)(F)	(C)(F)	(F)

Notes:

- (A) A minimum side setback of seven and one-half (7.5) feet shall be required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least fifteen (15) feet in width.
- (C) See Section 12-7.2.H, Height.
- (D) Maximum building height is two (2) stories and thirty-five (35) feet, measured at the highest point of the roof or roof peak. Section 12-7.2.H, Height applies to buildings over one-story.
- (E) Buildings shall be setback a minimum of fifty (50) feet from all public streets adjacent the perimeter of the business park development, as shown on the approved Preliminary Plan document.
- (F) Reference Easterwood Field Airport Zoning Ordinance regarding height limitations.”

EXHIBIT “D”

That Chapter 12, “Unified Development Ordinance,” Article 6 “Use Regulations”, Sec. 12-6.3.C – “Use Table”, Sec. 12-6.4.G – “Fuel Sales”, Sec. 12-6.4.Q – “Restaurants”, Sec. 12-6.4.R – “Sales and Service (Retail and Wholesale), Sec. 12-6.4.U – “Storage (Self-Service), and Sec. 12-6.4.AB – “Retail Sales and Service” of the Code of Ordinances of the City of College Station, Texas, are amended to read as follows:

“Sec. 12-6.3.C. - Use Table.

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses.

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards.

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in Section 12-6.4, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses.

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 12-6.4, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

[Click here to access a PDF version of the Use Table.](#)

USE TABLE	Residential Districts											Non-Residential Districts							Retired Districts				Design Districts														
Specific Uses	R	WE	E	WRS	RS	GS	T**	D**	MF**	MU**	MHP**	P-MUD**	O	SC	WC	GC	CI	BP	BPI	CU	NAP	R-1B	R-4**	R-6**	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**					
<p>KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards C = Conditional Use; ** = District with Supplemental Standards (refer to Article 5)</p>																																					
<p>RESIDENTIAL</p>																																					

5. No outside storage or display of vehicles for any purpose.
6. A Drive-Thru car wash designed to accommodate one (1) vehicle shall be permitted as an accessory use.
7. In C-3, Light Commercial fuels sales shall be limited to facilities designed to accommodate a maximum of four (4) vehicles obtaining fuel simultaneously.
8. Minimum setback requirements shall be as follows:

	Front	Side	Rear	Side Street
Fuel pumps	50 feet	25 feet	25 feet	25 feet
Canopies	40 feet	15 feet	15 feet	15 feet

9. Storage tanks must be located below grade.
10. In SC Suburban Commercial, Fuel Sales will be considered a permitted land use on properties with existing Fuel Sales as of September 27, 2012.
11. In WC Wellborn Commercial, Fuel Sales will be considered a permitted land use on properties with existing Fuel Sales as of April 14, 2011.”

“Sec. 12-6.4.Q. – Restaurant.

1. In C-3 Light Commercial, SC Suburban Commercial, and Wellborn Commercial, drive-ins and drive-thrus are prohibited.
In C-3 Light Commercial, the maximum size shall be two thousand five hundred (2,500) square feet.
3. In SC Suburban Commercial and WC Wellborn Commercial, restaurants (including waiting and outdoor dining areas) may not exceed eight thousand (8,000) square feet and are permitted at the following maximum sizes based on adjacent thoroughfare and access:
 - a. Freeway/Expressway and Four- or Six-Lane Major Arterial: Eight thousand (8,000) square feet;
 - b. Four-Lane Minor Arterial and Four-Lane Major Collector: Seven thousand (7,000) square feet; or
 - c. Two-Lane Major Collector and smaller: Five thousand (5,000) square feet.
4. In SC Suburban Commercial and WC Wellborn Commercial, restaurants shall not locate outdoor seating or playgrounds between the structure and a single-family land use and zoning.”

“Sec. 12-6.4.R. – Sales and Service (Retail and Wholesale).

The following Sales Matrix shall be used to determine the most appropriate zoning district for sales and service uses.

Retail.....SALES.....Wholesale	GC General Commercial	CI Commercial -Industrial
	GC General Commercial	CI Commercial-Industrial
	Minor.....	STORAGE.....Major

1. Storage is allowed in GC General Commercial, if the square feet of storage is less than fifty (50) percent of the total gross building area, exclusive of office areas.
2. Storage is allowed in WC Wellborn Commercial, if the square feet of storage is less than fifty (50) percent of total physical space.
3. Sales are allowed in CI Commercial Industrial if the square feet of sales is less than fifty (50) percent of the total gross building area, exclusive of office area.
4. Each sales use in a shopping center must meet the storage square-foot criteria above to be permitted in that zoning district.
5. In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet.
6. In WC Wellborn Commercial, Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet.”

“Sec. 12-6.4.U. – Storage (Self-Service).

1. **Accessory uses are prohibited.**
In SC Suburban Commercial, Self-Service Storage will be considered a permitted land use on properties with existing Self-Service Storage as of September 27, 2012.
3. In WC Wellborn Commercial, Self-Service Storage will be considered a permitted land use on properties with existing Self-Service Storage as of April 14, 2011.”

“Sec. 12-6.4.AB. – Retail Sales and Service.

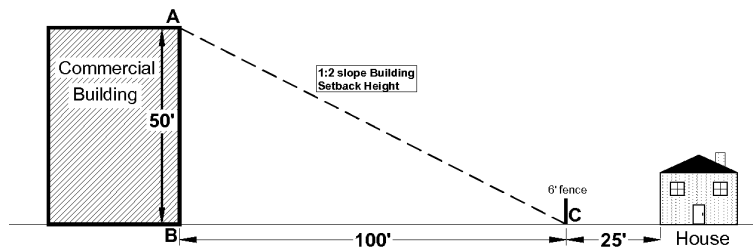
1. In SC Suburban Commercial, Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet.
2. In WC Wellborn Commercial, Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet.”

EXHIBIT “E”

That Chapter 12, “Unified Development Ordinance,” Article 7 “General Development Standards”, Sec. 12-7.2.H.2 – “Single-Family Height Protection”, Sec. 12-7.2.K – “Pedestrian Facilities”, Sec. 12-7.3.C. – “Dimensions, Access, and Location”, Sec. 12-7.3.H. – “Number of Off Street Parking Spaces Required”, Sec. 12-7.5.C. – “Summary of Permitted Signs”, Sec. 12-7.5.F. – “Sign Standards”, Sec. 12-7.5.S. – “Low Profile Signs”, Sec. 12-7.7.F. – “Minimum Buffer Standards”, Sec. 12-7.7.F.1. – “Buffer Yard”, Sec. 12-7.8.C. – “Guidelines”, Sec. 12-10.C. – “Standards for Non-Residential Structures”, Sec. 12-7.11.C. – “Specific Lighting Requirements”, Sec. 12-7.13.B.1. – “Trip Generation Rates”, and Sec. 12-7.13.C.1. – “Zoning TIA” of the Code of Ordinances of the City of College Station, Texas, are amended to read as follows:

“Sec. 12-7.2.H.2 – Single-Family Protection

- a. With the exception of NG, RDD, and P-MUD districts, no multi-family or non-residential structure shall be located nearer to any property line adjacent to a single-family use or townhouse development than a horizontal distance (B to C) of twice the vertical distance (height, A to B) of the structure as illustrated in the graphic below. Structures developed in MU shall meet this standard at the periphery of the district when adjacent to single-family use or townhome development.



- b. No additional multi-family or non-residential structures shall penetrate an imaginary line, illustrated by the inclined plane in the graphic above, connecting points A and C.
- c. Calculation of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes and heating and air conditioning units may be installed on top of buildings provided that they are screened from horizontal view and included in the height limitations.
- d. Unless otherwise stated in this UDO, the height limitations herein shall not apply to any of the following:
1. Utility structures such as elevated water storage tanks and electrical transmission lines;
- Architectural elements such as flagpoles, belfries, cupolas, spires, domes, monuments, chimneys, bulkheads, elevators, or chimney flues; or any other similar structure extending above the roof of any building where such

structure does not occupy more than thirty-three (33) percent of the area of the roof; or

3. Residential radio/television receiving antennas.
- e. In addition to the height limitations recited in this subsection, the following height limitations apply in SC Suburban Commercial and WC Wellborn Commercial zoning:
1. No building may exceed two (2) stories;
Maximum eave height is twenty-four (24) feet;
 3. Maximum overall height to peak of roof is thirty-five (35) feet;
 4. Any structure with an eave height over fifteen (15) feet will be constructed to resemble a two-story façade;
 5. Buildings located closest to single-family land use or zoning and within fifty (50) feet of the property line are limited to one-story in height with an eave maximum of twelve (12) feet;
 6. An eave maximum of fourteen (14) feet in height is permitted when mechanical equipment is housed within a mezzanine; and
 7. Section 12-7.2.H.2, Single-family Protection, applies to all two-story structures within fifty (50) feet of single-family property line.”

“Sec. 12-7.2.K. – Pedestrian Facilities

1. In SC Suburban Commercial and WC Wellborn Commercial districts, pedestrian connections adjacent to residential areas shall be provided as determined by the Administrator so as to enhance pedestrian, bicycle mobility, and connectivity.

In MU Mixed-Use districts, minimum eight (8) foot wide sidewalks shall be provided along all public rights-of-way, streets, and public ways adjacent to and within the development.
3. For sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed-Use districts:
 - a. Public entry façades of retail buildings that exceed 200 feet in horizontal length shall place a minimum ten (10) foot sidewalk along the full frontage of its public entry façade. Tree wells and planter boxes may be placed along this walkway and in a manner that does not obstruct pedestrian movement. Bike parking facilities are allowed in this area. Vehicular parking or cart storage is prohibited. Outside display is allowed but only if it does not occupy more than thirty (30) percent of this area and meets the requirements of Outside Storage and Display Section.
 - b. A site or sites part of a building plot in excess of ten (10) acres shall provide designated connections among primary buildings and pad sites for pedestrian and bicycle traffic. Locations for sidewalks and bicycle parking facilities shall be provided and shown on the site plan. Pedestrian walkways may be incorporated into

the landscape strips separating parking areas only if the strip is ten (10) feet in width. Pedestrian walkways shall be a minimum of five (5) feet wide and shall connect public street sidewalks, transit stops, parking areas and other buildings in a design that ensures safe pedestrian use.

- c. A site or sites part of a building plot in excess of ten (10) acres shall provide one plaza developed as an integral part of the development and not less than five hundred (500) square feet in area. This area shall not count toward required parking islands or area requirements of a parking concept as described in the Large Parking Lots Section. This area shall incorporate a minimum of three (3) of the following:
 1. Seating components
 - Structural or vegetative shading*
 3. Water features*
 4. Decorative landscape planters*
 5. Public Art*
 6. Outdoor eating accommodations
 7. Hardscape elements at entrances and within the parking area such as decorative pavers, low masonry walls, clock towers, etc.

* These public areas may be located within the parking landscape areas.”

“Sec. 12-7.3.C – Dimensions, Access, and Location.

This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

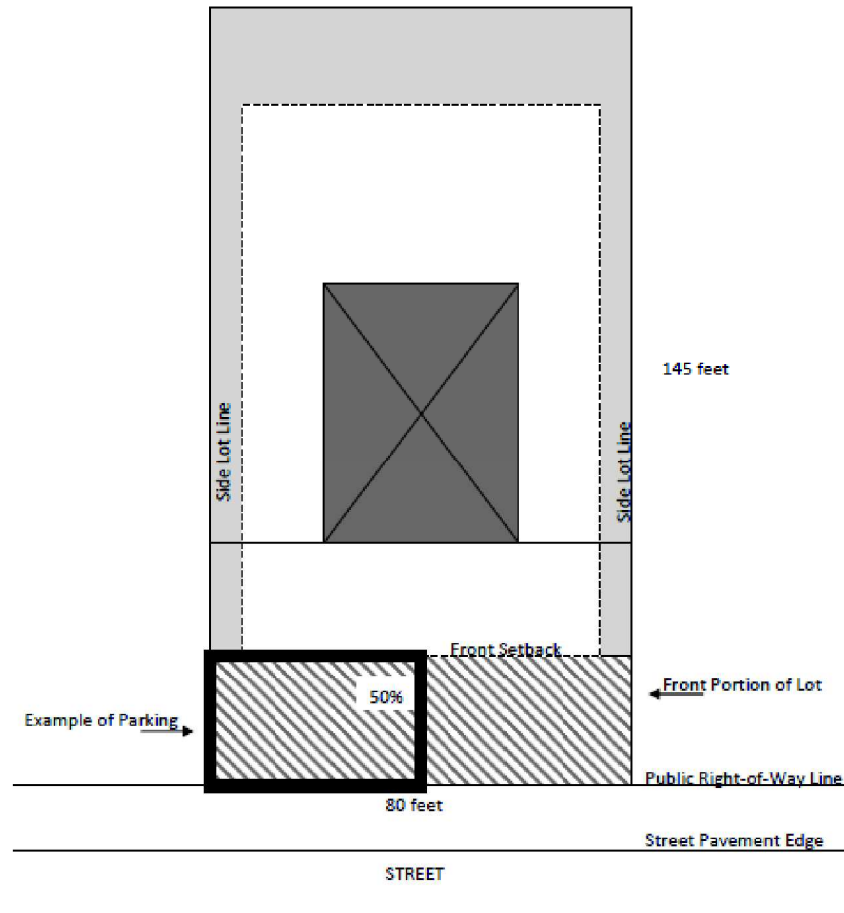
1. Each off-street parking space for automobiles shall have an area of not less than nine (9) feet by twenty (20) feet and each stall shall be striped. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses. Single-family residential and townhouses are not required to stripe parking spaces.

For properties located within the area described as "Area V" in the Southside Area Neighborhood Plan, an amendment of the City's Comprehensive Plan (Ordinance No. 2012-3442), a new single-family structure may locate its parking, including both required and additional parking in the areas described below:

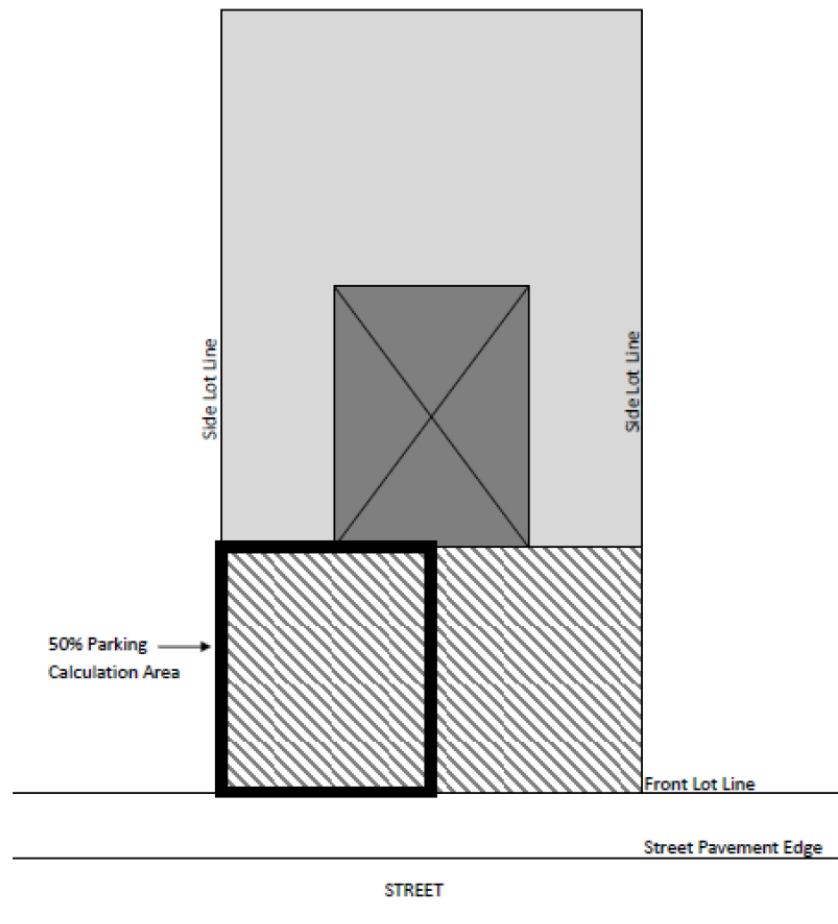
- a. Anywhere on the lot behind the structure with no limit on the size of the area;
- b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
- c. An area located in front of the structure not to exceed a size equivalent to fifty (50) percent of the front portion of the property. The front portion of the property is the area of the lot within the side lot lines, the front setback, and the public right-of-way line (see graphic below). The square footage of parking allowed by this calculation may be located within or outside the boundary of the area used for calculations (see

graphic below). The portion of the driveway located between the front property line and the structure shall be included in the maximum parking area square footage.

AREA V - ALLOWABLE LOCATION FOR PARKING



3. For all detached single-family uses, at the time of construction, reconstruction, or addition to the number of existing bedrooms, parking shall be located in the areas described below:
 - a. Anywhere on the lot behind the structure with no limit on the size of the area. Parking located behind the structure shall be screened by a solid hedge wall, fence, or wall, at least six (6) feet in height. All solid hedge walls shall be one-hundred (100) percent opaque. All shrubs planted for a hedge wall shall be a minimum of 15 gallons each and evergreen;
 - b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
 - c. Any area located in front of the primary structure not to exceed a size equivalent to fifty (50) percent of the front area. The front area is defined as the area of the lot within the side lot lines, the front plane of the primary structure and the public right-of-way (see graphic below). The driveway area shall be included in this calculation.

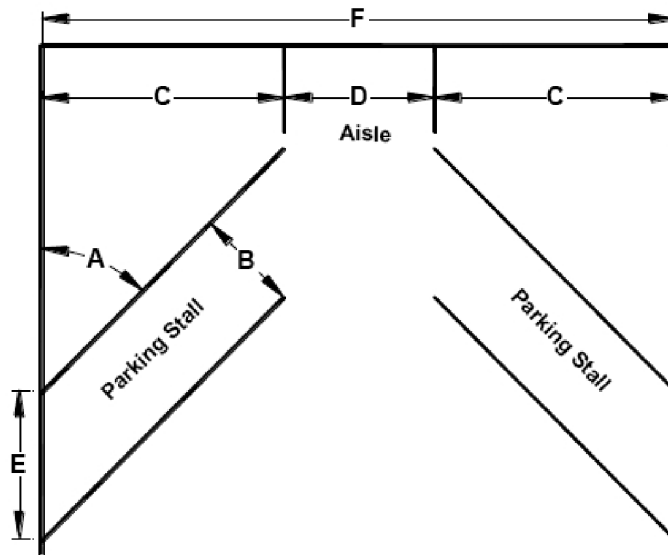
DETACHED SINGLE-FAMILY USES - ALLOWABLE LOCATION FOR PARKING

4. When existing detached single-family parking is expanded in front of the structure, it shall not exceed a size equivalent to fifty (50) percent of the front area as described above.
5. An eighteen-foot paved space (ninety-degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four (4) feet. An eighteen-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six (6) feet. This standard shall also apply to off-street parking for single-family residential, duplexes, and townhouses.
6. The width of an alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses.
7. Each parking space intended for use by the handicapped shall be designed in accordance with the standards of the Texas Architectural Barriers Act (TABAA) administered by the Texas Department of License and Regulation.
8. Each parking space and the maneuvering area thereto shall be located entirely within the boundaries of the building plot except where shared parking is approved by the City.

9. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall.

PARKING SPACE AND AISLE DIMENSIONS

A	B	C	D		E	F	
Angle (degrees)	Width of stall	Depth of stall 90° to aisle	Width of aisle		Width of stall parallel to aisle	Module width	
			One way	Two way		One way	Two way
0	22 feet	10 feet	12.0 feet	20.0 feet	22.0 feet	22.0 feet	40.0 feet
45	9 feet	21.1 feet	12.0 feet	20.0 feet	12.7 feet	54.2 feet	62.2 feet
60	9 feet	22.3 feet	15.0 feet	22.0 feet	10.4 feet	59.6 feet	66.3 feet
90	9 feet	20.0 feet	23.0 feet	23.0 feet	9.0 feet	63.0 feet	63.0 feet



10. Parking lots located within fifteen (15) feet of a public right-of-way shall have a maximum of seven (7) contiguous spaces separated by an eighteen- by twenty-foot landscaped island.
11. All parking lots and drive aisles shall be setback a minimum of six (6) feet from any public right-of-way or public way. In sites subject to the Non-Residential Architectural

Standards of this UDO, where parking or drive aisles are located between the building and the public right-of-way or public way, there shall be a minimum setback of ten (10) feet from the public right-of-way or public way to the parking area or drive aisle.

12. In SC Suburban Commercial and WC Wellborn Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.
13. Parking is discouraged along entrance drives and should be limited on major circulation aisles of large developments and major retail centers.
14. The Design Review Board may waive parking lot dimension requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.”

“Sec. 12-7.3.H. – Number of Off-Street Parking Spaces Required.

In computing the number of parking spaces required, the following rules shall govern:

1. Parking requirements based on square footage shall be based upon the gross floor area, unless otherwise stated. Service areas such as mechanical rooms, restrooms, and closets shall be included in the calculation of "gross floor area" for determining required parking spaces;

Where fractional spaces result in computing required parking spaces, the required number of spaces must be increased to the nearest whole number;
3. The parking space requirements for a use not specifically listed shall be the same as those for the most similar to the proposed use, as determined by the Administrator;
4. Whenever a building or use constructed or established after the effective date of this UDO is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, parking requirements shall be met on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this UDO is enlarged, the enlarged building or increased use shall then and thereafter comply with the parking requirements set forth herein;
5. Where requirements are established on the basis of the number of seats, such requirements shall be based on the seating capacity as determined by the Building Official;
6. Where a manufacturing/industrial use has more than one (1) working shift of employees, parking shall be provided to accommodate overlap requirements during transition periods;
7. When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified through the development of a parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. The balance of the land necessary to meet

these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or underestimated parking demand;

8. The Design Review Board may waive parking space requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

MINIMUM OFF-STREET PARKING REQUIREMENTS

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	1.0	
Bowling Alley	As determined by the Administrator		
Bus Depot	As determined by the Administrator		
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home/Hospital	Bed	0.5	
Duplex Dwelling:			
1 & 2 Bedroom	DU	2.0	
3+ Bedroom	BR	1.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	1.0	
Fraternal Lodge	75 s.f.	1.0	

Fraternity/Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	1.0	
Golf Driving Range	Tee Station	1.0	
Health Club/Sports Facility	As determined by the Administrator		
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As determined by the Administrator
Health Studio	150 s.f.	1.0	
Hospital	As determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	1.0	
Motor Vehicle Sales/Service:			
Office/Sales Area	250 s.f.	1.0	
Service Area	200 s.f.	1.0	
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	1.0	

Mixed-Use Structure****	250 s.f. of non-residential portion of structure	1.0	1/BR, including residential DU and hotel/motel DU
Multi-Family Dwelling:			
1 Bedroom	BR	1.5	
2 Bedroom	BR	1.5	
2 Bedroom (ea. BR < 130 s.f.)	BR	1.25	
3 + Bedroom	BR	1.0	
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	1.0	
Personal Service Shop	250 s.f.	1.0	
Priv. School or Comm. Studio	100 s.f.	1.0	
Retail Sales & Service:			
GC, SC, WC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Restaurant (w/o drive-through)	65 s.f.	1.0	
Restaurant (w/drive-through)	100 s.f.	1.0	
Rooming/Boarding House	Person	1.0	

Sales Display	250 s.f.	1.0	
Single-Family Dwelling	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Single-Unit Dwelling	BR	1.0	
Shopping Center**:			
GC, SC, WC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Townhouse	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Theater	Seat	0.25	
Truck Terminal	As determined by the Administrator		
Two-Dwelling Unit	BR	1.0	
Veterinary Clinic	300 s.f.	1.0	
Warehouse	1,000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

** No more than twenty-five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater

The following table summarizes the sign standards for the City of College Station:

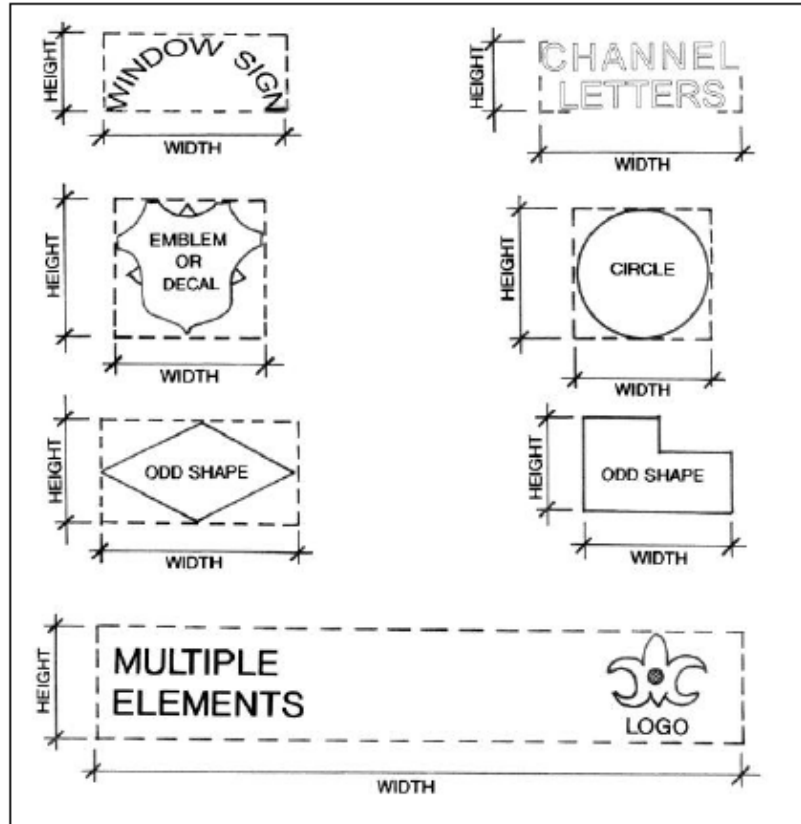
Sign Type	Maximum Area (s.f.)**	Maximum Height (ft.)	Setback From ROW (ft.)	Number Allowed
Apartment/Condominium/Manufactured Home Park Identification Signs	100	10	10	1/frontage
Area Identification Signs	16	4	10	1/10-50 acre subdivision or phase
Attached Signs	Varies, see Section 12-7.5.I below	Not to exceed one (1) foot from top of wall, marquee, or parapet to which it is attached	—	Any number allowed if within the total allowed square footage of attached signs
Campus Wayfinding signs	30	6	—	See Section 12-7.5 BB below
Commercial Banners	36	No to exceed the top of structure to which it is attached	10	1/premises
Development Signs				
Residential/Collector Street	35	15	10	1/premises
Arterial Street	65			
Freeway (As designated on Thoroughfare Plan)	200			
Directional Traffic Control Signs	3	4	4	1/curb cut
Freestanding Signs	Varies, see 12-7.5.N below			1/building plot where lot exceeds 75 feet of frontage
Hanging Signs	4	—	—	1/building entrance

Home Occupation Signs	2	Not to exceed top of wall to which it is attached	—	1/dwelling unit
Low Profile Signs	60	4	10	See 12-7.5 R "Low Profile Signs" below/***
Low Profile Signs (In lieu of permitted Freestanding Sign)	60	4	10	1/150 feet of frontage *
Projection Signs	Varies, see 12-7.5.U below	Not to exceed one (1) foot from top of wall, marquee, or parapet to which it is attached	—	1/frontage
Real Estate, Finance, and Construction Signs				1/frontage(Real Estate)
Up to 150-foot frontage	16	8	10	1/property (Finance)
Greater than 150-foot frontage	32	8	10	3/property (Construction)
Roof Signs	Determined by frontage. Same as freestanding Max. 100 s.f.	10 feet above structural roof	—	1/building plot in place of a freestanding sign
Subdivision Signs	150	15	10	1/primary subdivision entrance. Not to exceed 2 signs.

* Except as provided for in Section 12-7.5.N.10, Freestanding Commercial Signs.

** The area of a sign is the area enclosed by the minimum imaginary rectangle or vertical and horizontal lines that fully contains all extremities (as shown in the illustration below), exclusive of supports.

*** In SC Suburban Commercial, WC Wellborn Commercial, BP Business Park, and BPI Business Park Industrial, one (1) low-profile sign per structure is permitted.



“Sec. 12-7.5.S. - Low Profile Signs.

In addition to meeting the other requirements of this Section, Low Profile Signs are subject to the following:

1. A premises with less than seventy-five (75) feet of street frontage shall be allowed to use one (1) Low Profile Sign in lieu of a Freestanding Commercial Sign;
Each single building plot containing one (1) or more pad sites, shall be permitted one (1) Low Profile Sign per pad site according to the restrictions of 12-7.5.F, Sign Standards; and
3. In SC Suburban Commercial, WC Wellborn Commercial, BP Business Park, and BPI Business Park Industrial, one (1) Low Profile Sign per structure is permitted.”

“Sec. 12-7.7.F. - Minimum Buffer Standards.

The buffer requirements are designed to permit and encourage flexibility in the widths of buffer yards, the number of plants required in the buffer yard, and opaque screens. Standard buffer requirements are depicted in the table below. The numbers shown are the required buffer widths.

DEVELOPING USE (Classification)	ABUTTING PARCEL* (Use more restrictive of the zoning or the developed use.)		
	Single-Family Residential (ii)	Multi-Family Residential (i)	Non-Residential (iii)
Single-family (ii)	N/A	N/A	N/A
Multi-Family (i) (iii)	10' (1)	N/A	N/A
Office	10' (1)	N/A	N/A
Commercial	15' (2)	10' (1)	N/A
Industrial	25' (2)	15' (2)	5'
Suburban Commercial/ Wellborn Commercial	20' (1)	N/A	N/A
Business Park	50' (2)	15' (2)	5'
Business Park Industrial	50' (2)	30' (2)	10'**
SOB	50' (2)	50' (2)	50' (2)

(i) Includes duplexes.

(ii) Includes manufactured homes, mobile homes, manufactured home parks, and townhouses.

(iii) Includes commercial and other non-residential uses developed in the MF Multi-Family district.

* When an abutting parcel is vacant and zoned R Rural, the Administrator shall use the future land use of the property as designated on the Comprehensive Land Use Plan in lieu of the zoning category in determining the buffer requirement.

** When an abutting parcel is zoned BP Business Park or BPI Business Park Industrial, the buffer width shall be reduced to five feet (5').

(1) Fence

(2) Wall"

“Sec. 12-7.7.F.1 - Buffer Yards.

- a. Buffer yards shall be measured from the common property line and may be located within established building setbacks.
- b. Where utility or drainage easements or other similar situations exists in the required buffer yard, the buffer yard may be reduced by the width of the easement; however, an additional five (5) feet may be required beyond the width of the easement in these situations to allow for the required plantings and fence or wall. All new plantings and irrigation shall be located outside of the easement. The Administrator has the discretion to allow a required fence or wall within the easement.
- c. In SC Suburban Commercial and WC Wellborn Commercial:
 1. Buffer required plantings shall be doubled along property lines adjacent to single-family residential zoning or land use. In lieu of a fence, plantings may be tripled.
 When adjacent to single-family use, zoning, or future Land Use and Character designation, a buffer wall is required for the length of any adjacent parking, loading areas, or dumpster uses (including required maneuvering space).
- d. In BP Business Park, required buffer plantings shall be doubled along property lines adjacent to single-family residential zoning or development.
- e. In BPI Business Park Industrial, required buffer plantings shall be doubled along property lines adjacent to any zoning district or use other than BP Business Park or BPI Business Park Industrial.
- f. In MF Multi-Family and MU Mixed-Use, buffer yards shall only be required along the perimeter of the development, unless otherwise exempted in this Section. No buffer yards are required between uses contained within the development.”

“Sec. 12-7.8.C. - Guidelines.

The following minimum standards shall be met:

1. All dumpsters shall be screened. Screening shall be at least as tall as the dumpster(s) and may be achieved through the use of buildings, fences, or walls. Plant materials may be used to supplement required screening.
 Dumpster screens should be located outside of utility easements. Property owners with dumpster screens located within utility easements are hereby warned that they will be responsible for the replacement of the screens if it becomes necessary to remove them for utility construction and/or maintenance.
 Multi-family developments shall provide the required pad and screening for one (1) eight-yard dumpster per forty (40) bedrooms;
3. Townhomes not served by approved, accessible alleys, shall provide the required pad and screening for one (1) eight-yard dumpster per sixteen (16) dwelling units;

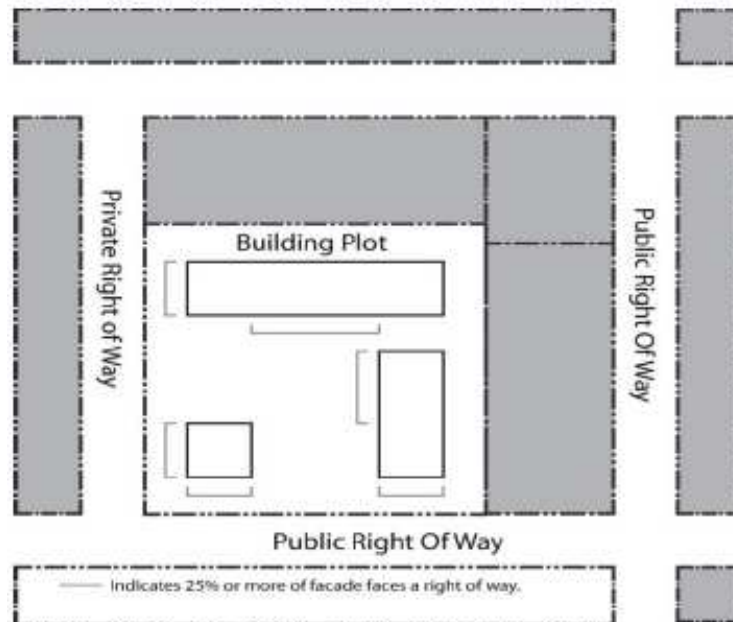
4. The interior clearance (inside the screen) dimensions for a single three hundred-gallon container enclosure shall be ten (10) feet deep by ten (10) feet wide;
5. The interior clearance (inside the screen) dimensions for a single (one (1) eight-yard) dumpster enclosure shall be twelve (12) feet deep by twelve (12) feet wide;
6. The interior clearance (inside the screen) dimensions for a double (two (2) eight-yard) dumpster enclosure shall be twelve (12) feet deep by twenty-four (24) feet wide;
7. Bollards and other such devices shall not be set within the minimum width dimensions noted above;
8. All required containers and dumpsters pads shall be constructed of six (6) inches of steel-reinforced concrete;
9. All required containers and dumpsters shall be screened by means of an approved six-foot high opaque device on a minimum of three (3) sides. Depending on visibility to pedestrian and vehicular traffic, a gate may be required for all enclosures except three hundred-gallon side-loading automated containers. Gates shall have a minimum width of twelve (12) feet when open, shall swing one hundred eighty (180) degrees from the closed position, and shall utilize a positive-locking mechanism while in the open position. Three hundred-gallon side-loading automated container enclosures shall be open on the side, facing the collection point. The open side cannot be facing the public right-of-way. Materials may be dictated by the terms of a Conditional Use Permit (CUP) or the Design Review Board (DRB); and
10. The ingress, egress, and approach to all dumpster pads shall conform to the fire lane requirements.
11. In SC Suburban Commercial and WC Wellborn Commercial, consolidated sanitation service is required and shall be located furthest from single-family use or zoning. Notwithstanding the foregoing, it may be located adjacent to single-family if a buffer wall is used.
12. In BP Business Park, consolidated sanitation service is required and shall be located furthest from single-family use or zoning.”

“Sec. 12-7.10.C. - Standards for Non-Residential Structures.

1. Façade Terms.

- a. **Primary Façade.** A façade is considered to be a "primary façade" when it is the primary entrance façade of a primary building (not accessory buildings) or when any façade of a primary building is facing a public right-of-way, private right-of-way, or public way.
- b. **Facing.** A façade is considered facing a public right-of-way, private right-of-way, or public way when an imaginary plane could be extended unobstructed by a wall or structure in the building plot from at least 25% of the façade into the public right-of-way, private right-of-way, or public way adjacent to the building plot, as illustrated below.

- c. **Visible.** The term visible is used in application of this section. A side or rear façade of a building shall not be considered visible from a public right-of-way or public way if it is located more than four-hundred (400) feet away.



2. Required Screening.

- a. All mechanical equipment shall be screened from view or located so as not to be visible from any public right-of-way, public way, or residential district when viewed within one hundred fifty (150) feet of the perimeter boundary of the subject lot or tract, measured from a height five (5) feet above grade. Such screening shall be coordinated with the building architecture, materials, colors and scale to maintain a unified appearance. Acceptable methods of screening are: encasement, parapet walls, partition screens, brick/stone/masonry walls or fences. Electrical panel boxes attached to the side of a building that are painted to match the building color do not require additional screening.
- b. In SC Suburban Commercial and WC Wellborn Commercial, roof-mounted mechanical equipment shall be screened from any right-of-way, public way, or adjacent property by either the roof itself (including within a cut-out) or by a false roof element (i.e. chimney, cupola). Components of a mechanical equipment system, such as vents or exhaust pipes, protruding from the roof that are no larger than twelve (12) inches in diameter nor exceeding the height of the roof line are not required to be screened, but must be painted to match the roof color.

3. Building Mass and Design.

a. Horizontal Façade Articulation.

1. Façade articulation (wall plane projections or recessions) is required on the first two (2) stories of any primary façade that exceeds two-hundred (200) feet in horizontal length. No more than thirty-three (33) percent of any primary façade

shall be on the same continuous geometric plane. Wall plane projections or recessions shall have a minimum depth of four (4) feet.

For all properties zoned SC Suburban Commercial: For buildings over eight thousand (8,000) square feet, primary façades shall have articulation of minimum four-foot (4) depth within each fifty-foot (50) section of façade.

3. For all properties zoned MU Mixed-Use: The vertical wall plane of any façade visible from a public right-of-way, street, or public way shall project and/or recess by a minimum of two (2) feet so that no more than sixty-six (66) percent of the façade is on the same plane.

b. Building Entry Design.

1. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.

Buildings that have multiple ground floor tenants or multiple primary building entrances shall have all entrances treated architecturally.

3. For all properties zoned WC Wellborn Commercial, the following additional standards shall apply:
 - a. All buildings shall be required to provide a covered front porch along the full length of the public entry façade, projecting a minimum four (4) feet from the face of the building.
 - b. All buildings that have frontage on Wellborn Road and/or Live Oak Street, shall have a public entry facing both rights-of-way.
 - c. In cases where more than two facades require a public entrance, the administrator may determine which two facades require entrances.

c. Architectural Relief.

1. In order to provide visual interest, the first two (2) stories of any primary façade or façade visible from a public right-of-way or public way shall use at least one (1) architectural relief element for every twenty-five (25) horizontal feet, or part thereof, of façade length.

Façades requiring architectural relief shall provide a minimum of two (2) different types of relief elements per façade.

3. To avoid monotony, no more than one-half ($\frac{1}{2}$) of the required minimum number of elements on a façade may consist of the same type of relief element.
4. The design elements may be grouped or spaced as needed along the façade, though in no case shall more than seventy-five (75) feet of continuous horizontal length be void of a relief element.
5. Design elements used to meet architectural relief must have a functional architectural purpose such as awnings may not be located over faux windows or a wall area that does not have an opening.

6. A relief element counted to meet the requirement of one (1) façade may not also be counted toward another façade.
7. Architectural relief is not required for façades, or parts of a façade, that are within fifteen (15) feet of another building that screens the façade.
8. Accessory buildings to a primary use, where each façade is equal to or less than twenty-five (25) horizontal feet in length or the perimeter of all façades is less than one hundred (100) horizontal feet in length, and where each façade incorporates the same building materials and colors as the primary structure, are not required to provide architectural relief elements.
9. Architectural relief elements may be added to a non-conforming façade of an existing building subject to the following limitation: if more than fifty (50) percent of the required number of elements on a façade are added, removed, or altered, including on a cumulative basis, the façade must be brought into compliance for architectural relief.
10. **Qualifying Architectural Relief Elements.**
 - a. For all applicable properties other than those located in SC Suburban Commercial, WC Wellborn Commercial, and MU Mixed-Use districts, the following types of architectural relief may be utilized to meet the requirements of this section:
 - 1) Canopies, permanent decorative awnings, or windows accompanied by overhangs that exceed eighteen (18) inches;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;
 - 4) Roofline articulation as described below may count as one (1) element for a façade if it is used on a façade where the articulation is not already required;
 - 5) A well-defined cornice or other architectural termination to visually cap the building along a parapet may count as one (1) element for a façade if it is used on a façade where this feature is not already required;
 - 6) Recessed entries, stoops, porches, or arcades;
 - 7) Balconies that extend from the building;
 - 8) Boxed or bay windows; or
 - 9) Decorative stormwater management initiatives physically integrated with the building, as approved by the Administrator.
 - b. For all properties zoned SC Suburban Commercial and WC Wellborn Commercial, the following types of architectural relief may be utilized to meet the requirements of this section:

- 1) Decorative or functional window shutters;
 - 2) Covered front porch extending along at least fifty (50) percent of building façade and projecting a minimum of four (4) feet from the face of the building, if used on a façade where this feature is not already required;
 - 3) Eaves in excess of eighteen (18) inches, if used on a façade that does not have a covered front porch;
 - 4) Window planter boxes;
 - 5) Window canopy;
 - 6) Dormers;
 - 7) Transom windows;
 - 8) Decorative façade lighting;
 - 9) Chimneys or cupolas;
 - 10) Cross gables;
 - 11) Entry Portico; or
 - 12) Horizontal articulation with a minimum depth of four (4) feet for WC Wellborn Commercial only.
- c. For all properties zoned MU Mixed-Use, the following types of architectural relief may be utilized to meet the requirements of this section:
- 1) Canopies or permanent decorative awnings;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;
 - 4) Recessed entries, stoops, porches, or arcades;
 - 5) Balconies that extend from the building;
 - 6) Boxed or bay/oriel windows;
 - 7) Hood/drip molding over windows;
 - 8) Cornices, corbelling, quoining, or stringcourses;
 - 9) Decorative or functional window shutters;
 - 10) Window planter boxes;
 - 11) Transom windows;
 - 12) Decorative façade lighting; or
 - 13) Chimneys or cupolas.
- d. **Other Mass and Design Requirements.**

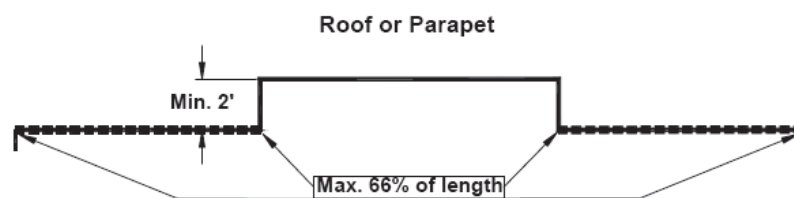
1. For all properties zoned SC Suburban Commercial: Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet in area.

For all properties zoned WC Wellborn Commercial: Gross Floor Area of a single structure shall not exceed ten thousand (10,000) square feet in area.

3. For all properties zoned MU Mixed-Use:
 - a. The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.
 - b. The commercial portions of any façade facing a public right-of-way, street, or public way shall be at least thirty (30) percent transparent between zero (0) feet and eight (8) feet above ground level.
 - c. Public entry is required on all façades facing a public right-of-way, street, or public way. In the event that more than two (2) façades require a public entrance, the Administrator may determine which two (2) façades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
 - d. Loading docks, overhead doors and service entries shall not be located on a façade facing a public right-of-way, street, or public way. In the case that more than two (2) façades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.

e. **Roof and Roofline Design.**

1. On buildings three (3) stories or less, the horizontal line of a flat roof or parapet along a primary entrance façade, along any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan, and on all façades visible from a public right-of-way for properties that are zoned MU Mixed Use, shall vary by a minimum of two (2) feet up or down so that no more than sixty-six (66) percent of the roofline is on the same elevation, as represented below.



For all rooflines that are required to articulate as described above, the parapet roof line shall feature a well-defined cornice or other architectural termination to visually cap the building along the roofline.

3. For all properties zoned SC Suburban Commercial and WC Wellborn Commercial: Roofs shall be similar to residential roof types. Flat roofs are not permitted. Shed roofs are only permitted as part of a peaked roof network. A

peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

4. **Building Materials.**

- a. The following minimum amount of fired brick, natural stone, marble, granite, or any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite shall be provided:
 1. A minimum of ten (10) percent on any façade visible from a public right-of-way or public way;
A minimum of twenty (20) percent on primary entrance façades (single or multiple tenant building) that exceed two-hundred (200) feet in horizontal length;
 3. A minimum of twenty (20) percent on any façade facing a public right-of-way of a street classified as a major collector on the Thoroughfare Plan; and
 4. A minimum of thirty (30) percent on any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan.
- b. Building materials used to meet the minimum material requirements as provided above may not be painted.
- c. The following building materials are allowed on all façades subject to the following limitations:
 1. Stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, reflective glass, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than seventy-five (75) percent of any façade.
Wood or cedar siding, stainless steel, chrome, standing seam metal, premium grade architectural metal, or architecturally finished metal panels (not corrugated metal) shall not cover more than thirty (30) percent of any façade.
 3. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than ten (10) percent of any façade.
 4. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
 5. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
 6. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.
 7. In WC Wellborn Commercial wood or cedar siding shall be allowed but not cover more than seventy-five (75) percent of any façade and reflective glass shall not cover more than thirty (30) percent of any façade.
- d. When determining the area of a façade, doors, windows, and other openings are included and roof area is not included.

- e. Existing buildings may continue to utilize materials other than those listed provided that any material replacement is for maintenance purposes only and the existing material is continued. Any material change or replacement of more than ten (10) percent of the total area of a façade, including on a cumulative basis, shall require that all building materials and color be brought into compliance on that façade.
- f. All architectural submittals shall provide elevation drawings for each façade and a material legend (see sample below) for each façade.

SAMPLE LEGEND		
USE OF MATERIALS ON FAÇADE 'A'		
Total Square Footage of Façade 'A': 10,000 s.f.		
Material	Area in Square Feet	Percent of Overall Façade
Stucco	2,000 s.f.	20%
Brick	5,000 s.f.	50%
Doors and Windows	3,000 s.f.	30%

5. Building Colors.

- a. All building façades and roofs shall consist of only colors from the color palette approved by the City Council as amended by the Design Review Board and maintained in the Office of the Administrator. All other colors shall be considered accent colors and may be used on no more than ten (10) percent of the façade on which the accent color is applied.
- b. When applying brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
- c. Building and roof color requirements apply to all new buildings, redeveloped buildings, and façade work. Color samples shall be submitted for approval to the Office of the Administrator.
- d. Existing buildings may continue to utilize colors that are not from the approved color palette provided that repainting is done for maintenance purposes only and the existing color is continued. Any color change on existing buildings shall be brought into compliance with this section and color samples shall be submitted as provided herein.”

“Sec. 12-7.11.C. - Specific Lighting Requirements.

The following specific lighting requirements apply:

1. Façade and flagpole lighting must be directed only toward the façade or flag and shall not interfere with the night-visibility on nearby thoroughfares or shine directly at any adjacent residential use;

All lighting fixtures incorporated into non-enclosed structures (i.e., gas pump canopies, car washes, etc.) shall be fully recessed into the underside of such structures;

3. For properties zoned SC Suburban Commercial and WC Wellborn Commercial, site and parking lot lighting fixtures may not exceed the eave height of the building to which they principally relate, with a maximum height limit of twenty (20) feet; and
4. For properties zoned BP Business Park, site and parking lot lighting fixtures may not exceed the height of the building to which they principally relate, with a maximum height limit of twenty (20) feet.”

“Sec. 12-7.13.B.1 - Trip Generation Rates.

Trip Generation Rates are used to estimate the amount of vehicular traffic generated by proposed rezoning or a proposed site plan. For Zoning TIAs, these rates are shown by zoning district in the table below. Site plan TIAs shall use rates set forth in the latest edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE), unless said Report does not adequately address the type or intensity of the proposed land use. In this event the applicant or his agent shall submit projected vehicle trips to the Administrator. For land uses adequately represented in said Report, alternate trip generation rates shall not be accepted.

Table 1				
Trip Generation: Residential Land Uses				
Zoning Classification	Maximum Units/Acre	ITE Land Use Code	Trip Rate / Unit	Trip Rate / Acre
R-4	20.0	220	0.62	12.4
R-6	30.0	220	0.62	18.6
MHP	Determined by Administrator			
P-MUD	Determined by Administrator			

Table 2				
Trip Generation: Non-Residential Land Uses				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
O	16,000 sf	710	1.55	25
SC	11,000 sf	820	3.75	40
WC	11,000 sf	820	3.75	40
GC	13,500 sf	820	3.75	50
CI	16,000 sf	710	1.55	25
BP	N/A	130	0.85	8.85
BPI	N/A	770	1.43	19
CU	Determined by Administrator			
PDD	Determined by Administrator			

* Density maximum calculated based on existing (2007) developments in the City of College Station.

Table 3				
Trip Generation: Retired Land Uses				
Zoning Classification	Maximum Units/Acre*	ITE Land Use Code	Trip Rate / KSF	Trip Rate / Acre
C-3	11,000 sf	820	3.75	40
R&D	N/A	760	N/A	16.8
M-1	N/A	110	N/A	7.5

M-2	N/A	120	N/A	2.2
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“Sec. 12-7.13.C.1 - Zoning TIA.

Any zoning request, except for certain "redevelopment" areas, requests for R, WE, E, WRS, GS, R-1B, D, or T zoning classifications which is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period requires a TIA. Where the Comprehensive Plan designates a property as "Redevelopment" a TIA is required if the zoning request is expected to generate at least one hundred fifty (150) vehicle trips during any peak hour period more than those generated by the currently approved use(s) on the property. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated for all the proposed districts. A TIA may be required for a zoning request that generates less than one hundred fifty (150) trips in the peak hour, where the peaking characteristics could have a detrimental impact on the transportation system as determined by the Administrator.

A TIA shall be required unless the applicant demonstrates to the satisfaction of the Administrator that a TIA is not necessary for the proposed rezoning request. In cases where a TIA is required, the rezoning application will be considered incomplete until the TIA is submitted.”

EXHIBIT “F”

That Chapter 12, “Unified Development Ordinance,” Article 8 “Subdivision Design and Improvements”, Section 12-8.3.H.4.e – “Specific District Standards” of the Code of Ordinances of the City of College Station, Texas, is amended to read as follows:

“Sec. 12-8.3.H.4.e – Specific District Standards.**1. Wellborn Estate –**

- a. **Lot Size.** The minimum lot size is one (1) acre as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over one acre and lot widths of one hundred (100) feet may use rural character roads.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.

2. Estate -

- a. **Lot Size.** The minimum average lot size is twenty thousand (20,000) square feet with an absolute minimum lot size of ten thousand (10,000) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development, except as noted below. Subdivisions with all lots over twenty thousand (20,000) square feet and lot widths of one hundred (100) feet may use rural character roads. Subdivisions containing any lots below twenty thousand (20,000) square feet must use urban street standards.
- b. **Setbacks and Building Separations.** The minimum setback standards of the base zoning district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of ten (10) feet.
- c. In the Wellborn Community Plan area, the cluster option may be used only in the area designated Wellborn Preserve-Open on the Comprehensive Plan Land Use and Character Map.

3. Wellborn Restricted Suburban

- a. **Lot Size.** The minimum average lot size is eight thousand (8,000) square feet as long as individual lot sizes are adequate to meet all other required density, district, and development standards. There is no set minimum lot width or depth requirement within a cluster development.

