

OLD BUSINESS

ITEM #1



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

2-10-23

STAFF REPORT: Los Altos PDD Amendment

DESCRIPTION:

Request from the developer to allow for a 1200' minimum home size instead of 1440' which was approved in the original PDD

ANALYSIS:

A Planned Development District was approved in June of 2020 along with the concept plan that outlined the development. Plans were approved for the infrastructure on Phase 1 and the plat has been recorded. This is a relatively minor request that only change the size of the homes and doesn't require new plans or plat.

FISCAL IMPACT:

The City does need new housing at the home size would probably lower the cost of building the homes.

RECOMMENDATION:

P&Z is recommending approval of the PDD amendment to allow a minimum home size of 1200 square feet to City Council.

DATE	10/15/10
BY	J. RIZZANO
CHECKED BY	J. RIZZANO
SCALE	AS SHOWN
TITLE	CONCEPT PLAN

LEGEND

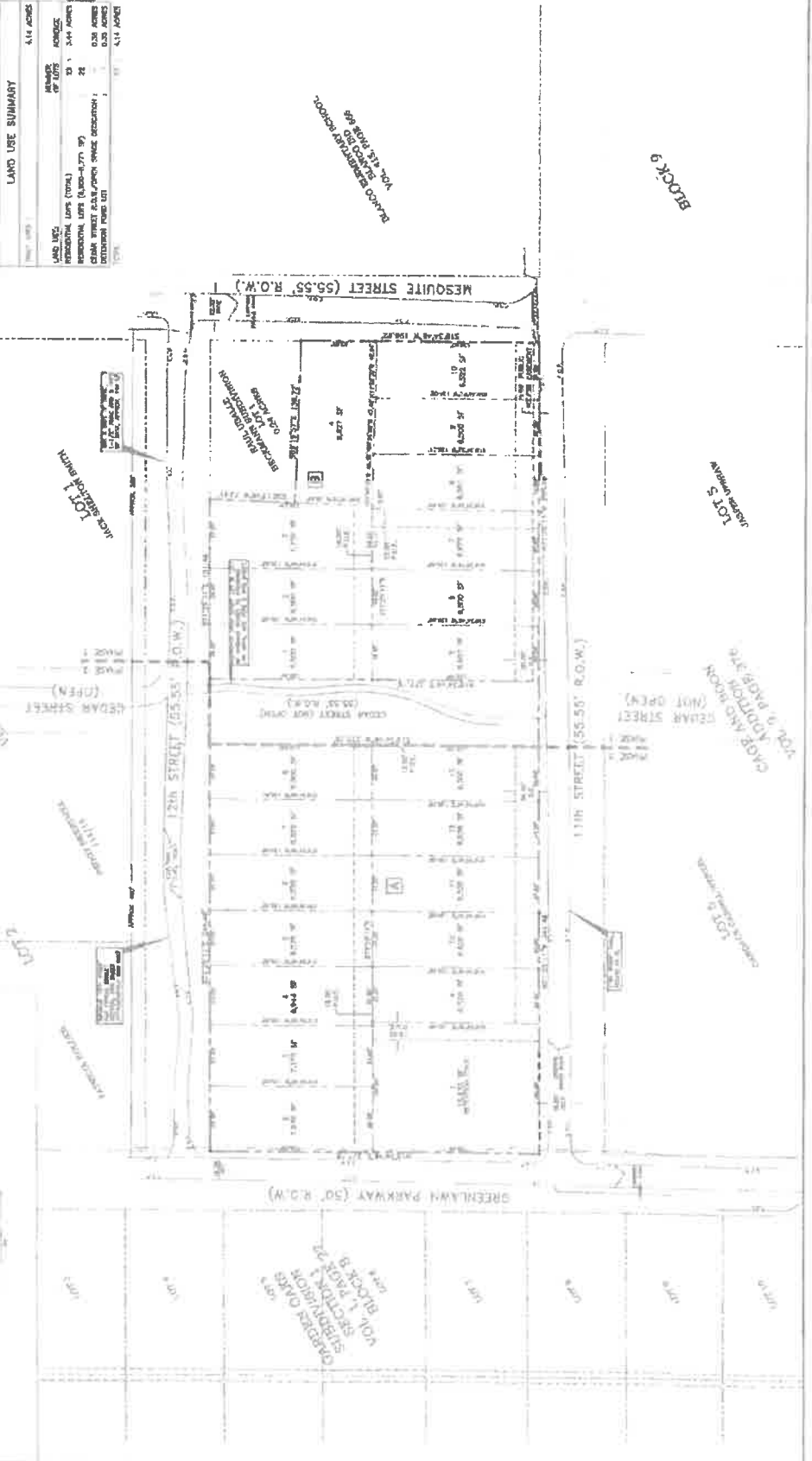
- PROPERTY BOUNDARY
- EXISTING SIDE ALLEYS
- PROPOSED SIDE ALLEYS
- PROPOSED LOT LINES
- PROPOSED HEIGHT OF 10' 0"
- PROPOSED HEIGHT OF 15' 0"
- CITY LOT LINES
- 15' SIDE SETBACK
- 10' SIDE SETBACK
- 5' SIDE SETBACK
- 3' SIDE SETBACK
- 2' SIDE SETBACK
- 1' SIDE SETBACK
- 0' SIDE SETBACK

LAND USE SUMMARY

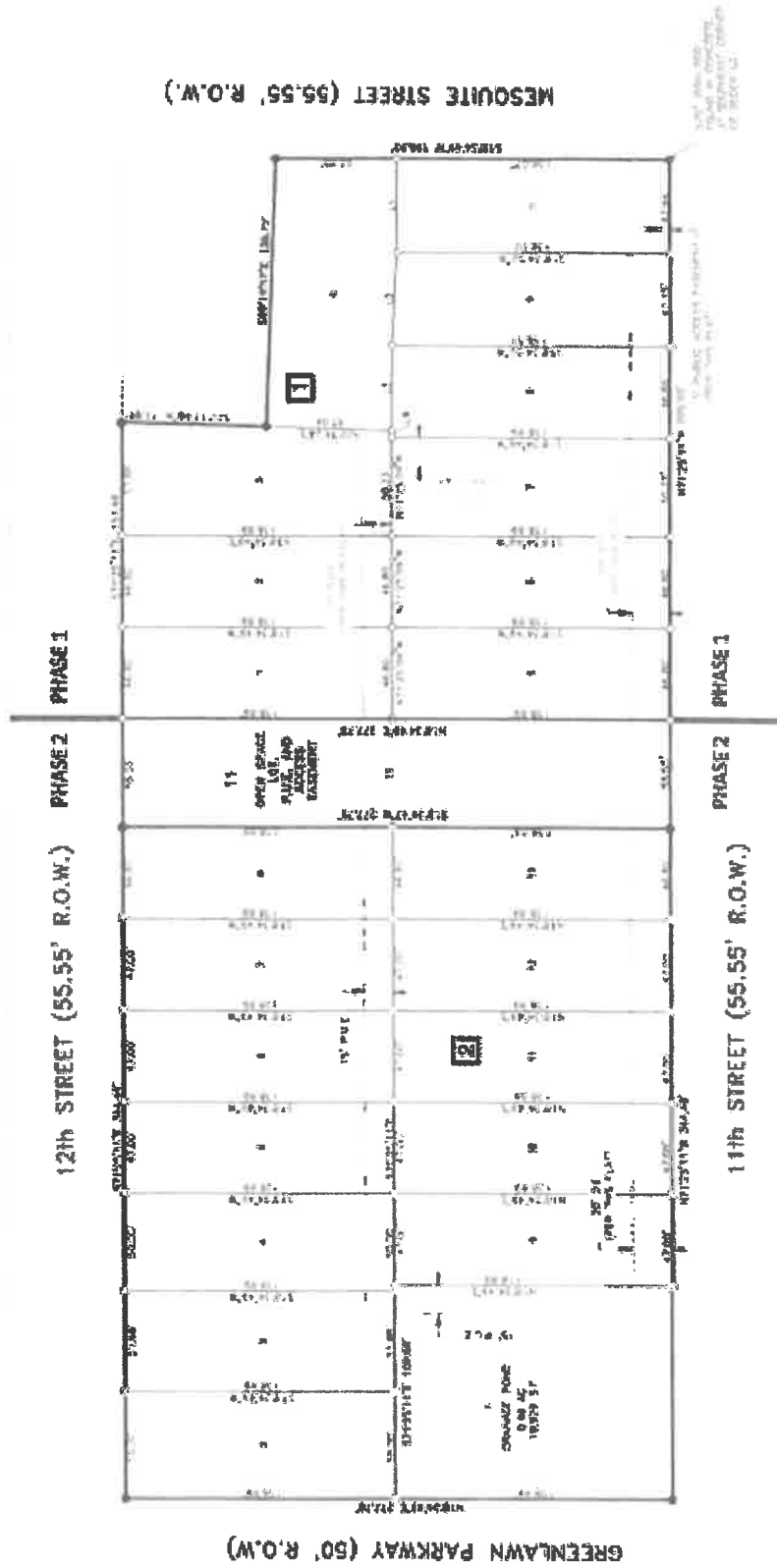
LAND USE	NUMBER OF LOTS	ACRES
RESIDENTIAL (SINGLE-FAMILY)	24	5.11
RESIDENTIAL (MULTI-FAMILY)	0	0.00
COMMERCIAL (OFFICE)	0	0.00
INDUSTRIAL	0	0.00
RECREATION	0	0.00
UTILITY	0	0.00
AGRICULTURE	0	0.00
TOTAL	24	5.11

WEATHERLINE REQUIREMENTS

1. ALL PROPOSED LOTS SHALL BE WEATHERLINE ADJACENT TO A PUBLIC STREET OR ALLEY.
2. WEATHERLINE SHALL BE THE CENTERLINE OF THE STREET OR ALLEY.
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Los Altos Layout

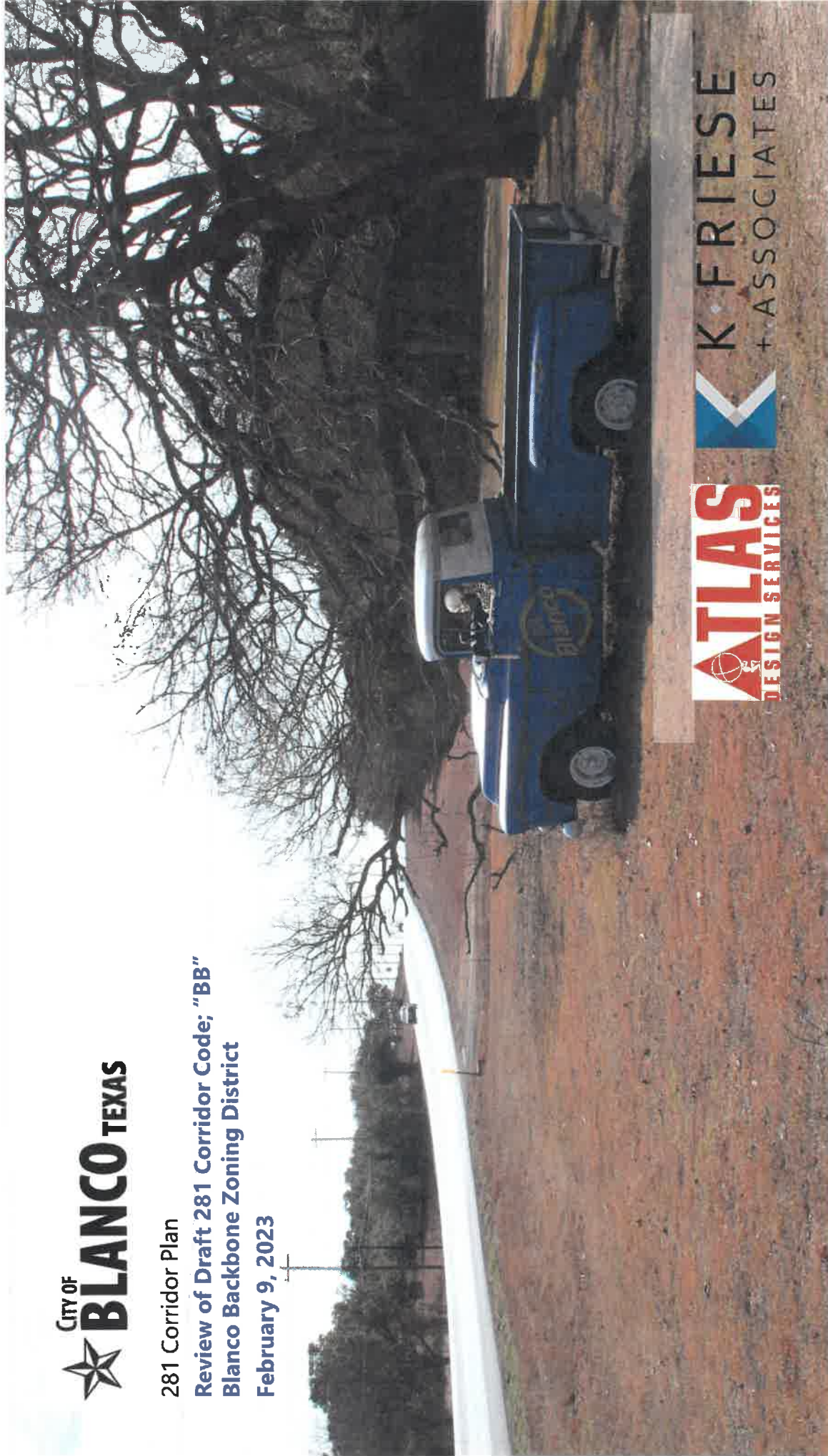


NEW BUSINESS

ITEM #1



281 Corridor Plan
Review of Draft 281 Corridor Code; "BB"
Blanco Backbone Zoning District
February 9, 2023





Agenda

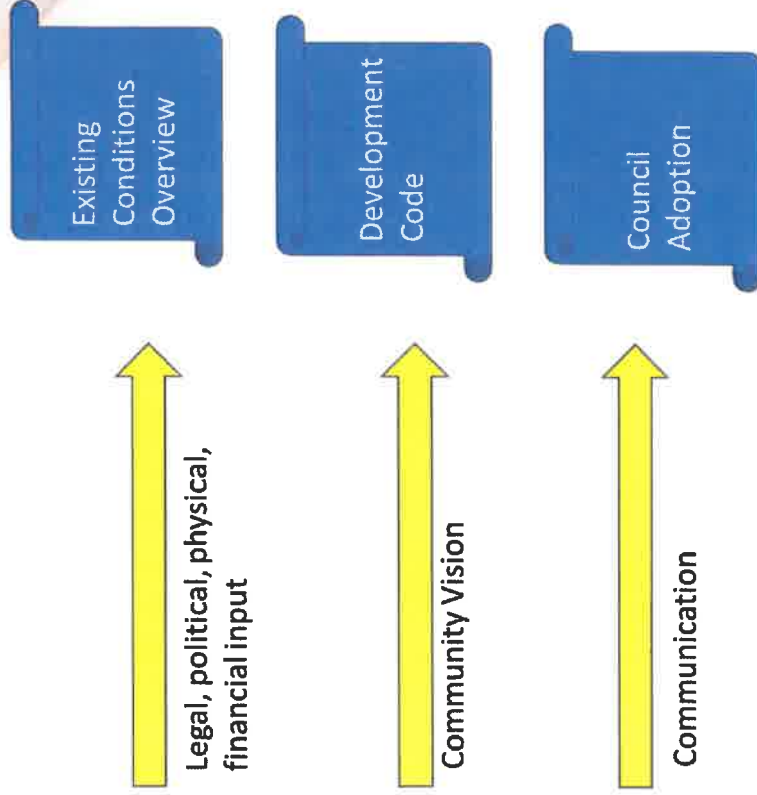
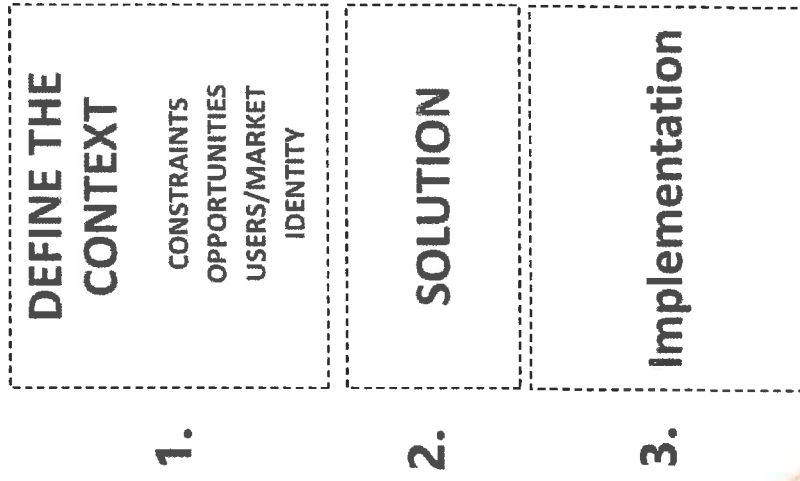
1. Refresh of P&Z Workshop Held October 17, 2022
2. Review of Draft Code and P&Z Commission Comments
3. Q&A



P&Z Workshop Held October 17, 2022



APPROACH





Purpose (strategy)

To ensure that all land uses, new development and redevelopment along the 281 Corridor be constructed in a manner that is consistent with the public good.



Intent (how, generally)

- 1. Urban Design:** Focus on the urban design of the 281 Corridor.
 - a. Urban Design. Shall mean the process of giving shape to the ensemble of streets, blocks, buildings, and open-spaces.
 - b. Ensemble. A group of items viewed as a whole rather than individually.
- 2. Public Good.** Means the following as it may be applied to new development or redevelopment within a general law city:
 - a. generates annual ad-valorem (and sales tax, if applicable) revenue to the City that is equal to or more than the annual cost to the City to serve said development.
 - b. ensures the safety of pedestrians, bicyclists, and motorists; and
 - c. pursues urban design principals which are consistent with the City of Blanco as it exists today.
- 3. Compatibility:** Synchronize the code – to the greatest extent possible – with other City adopted codes, such as the IBC, IRC, and the IFC.



Structure (how, tactically)

- 1. General Provisions**
- 2. Structure**
- 3. Non-Conformity Status**
- 4. Street Type**
- 5. Frontage Type**
- 6. Permitted Occupancies (Uses)**
- 7. Block Design**
- 8. Lot Design**
- 9. Building Design**
- 10. Driveways and Access**
- 11. Parking**
- 12. Street Yards**
- 13. Buffer Yards**
- 14. Outside Storage & Display**
- 15. Signage**
- 16. Definitions**



3. Non-Conformity

- Means, properties that complied with previous zoning requirements, but not with the proposed.
- This is often the most under-emphasized element of a substantial application of zoning such as this – the process of applying new code requirements to extensions, expansions, and enlargements of existing developments.
- The proposed draft code pays particular focus and differentiation between existing uses, structures, and site elements.
- Of note, this element is addressed before all other requirements in the draft code.

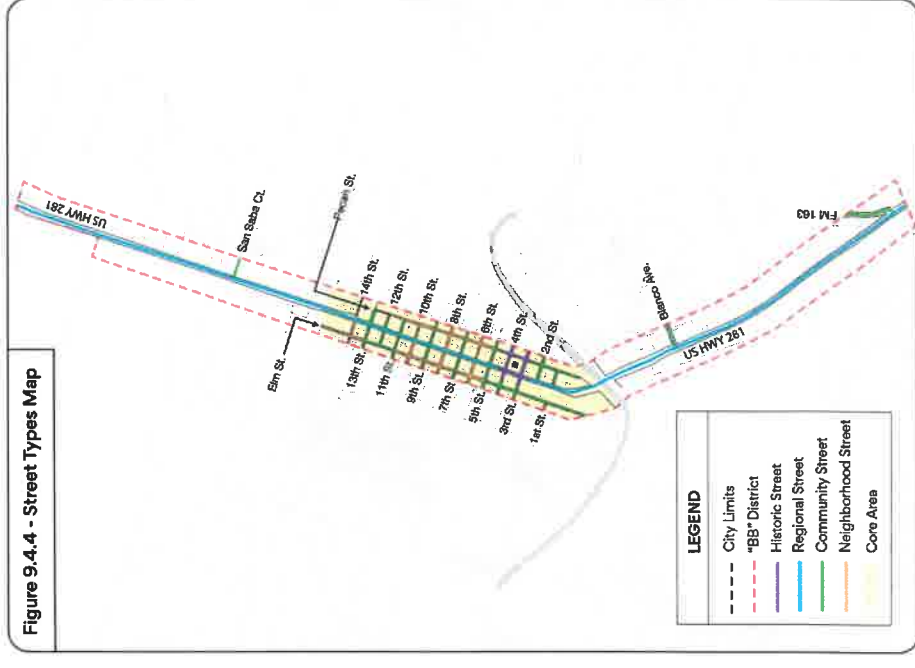


4. Street Types

- All requirements of the draft code are delineated by the street type that a property fronts.
- Street Types:
 - Regional
 - Historic
 - Community
 - Neighborhood

• Street Types:

- Core
- Regional





5. Frontage Types

- *Primary Street Frontage* shall mean a public street to which an existing or proposed lot is oriented.
- *Secondary Street Frontage* shall mean any frontage abutting a public street or Paseo, which is not designated as a Primary Frontage.



6. Permitted Occupancies (Uses)

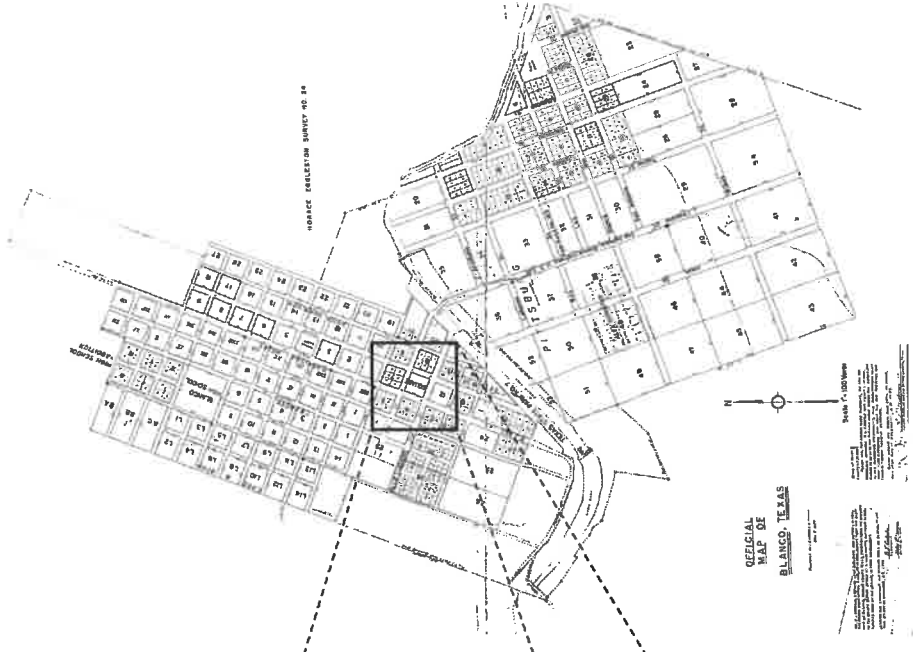
- *Permitted* – Uses Permitted by Right
- *Limited* – Uses that may be permitted administratively, but that have additional limitations for occupancy and development.
- *Prohibited* – Uses that are simply not permitted.
- *Non-Specified* – Uses that are not listed.

**** No pesky SUP's which burn up Staff and volunteer time!**



7. Block Design

- Block Design is based off the historic Blanco
- Block size which is 100 varas X 100 varas.
 - or 275 ft X 275 ft!
- Maximum Limits on:
 - *Block Length*
 - *Block Perimeter*
 - *Block Access*



8. Lot Design

- Based off primary frontage type.
- No minimum's only maximum's!

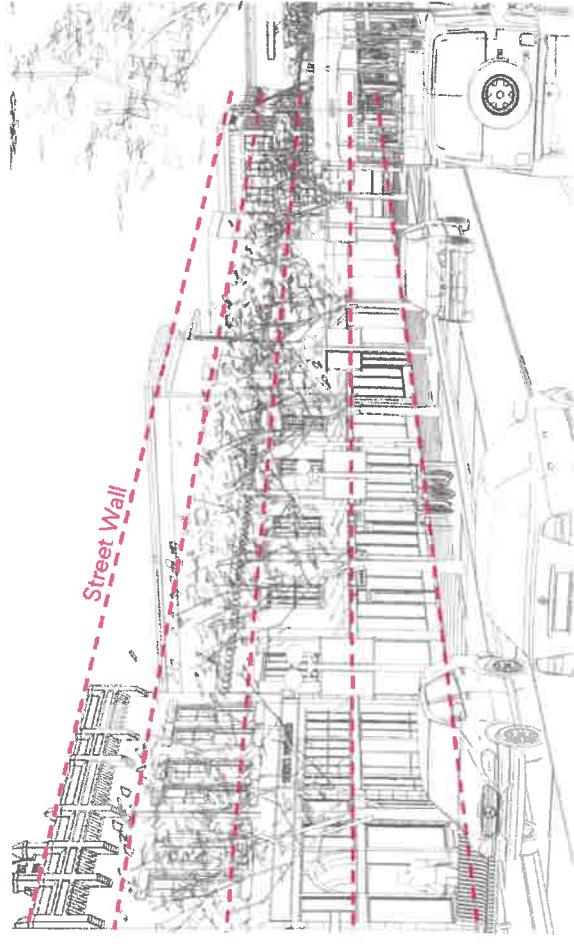


9. Building Design

- Setback minimums *and* maximums.
- Building Height minimums *and* maximums.

• Building Façade Requirements:

- Street Wall
- Transparency
- Blank Wall
- Appurtenances
- Roof Pitch





10. Driveways & Access

- Access Limitations
- Maximum Throat & Driveway Width
- Minimum Driveway Spacing
- Cross Access Requirements

11. Parking

- Minimum Parking Standards for Residential Uses only. No minimum parking requirements for commercial uses.
- Maximum On-Site Parking Limitations.
- Parking Area Location Requirements
- Parking Lot Landscaping



12. Street Yard

- Tree Requirements for extended setbacks.

13. Buffer Yards

- Landscaping requirements for commercial uses that abut residential uses.

14. Outside Storage & Display

- Outside Storage prohibited and Outside Display limited.

15. Signage

- No Pole Signs!

16. Definitions

- Central location for all definitions for your viewing convenience.



Review of Draft Code and P&Z Commission Comments

NEXT STEPS

- Question & Answers
- Provide Written Comments
- Updated Draft is Approved by Steering committee
- Planning & Zoning commission Reviews Final Draft
- **Council Adoption**





K·FRIESE
+ ASSOCIATES



- Tommy McClung – PM
• tmcclung@atlasden.com
- Brandon Melland, AICP, CNU-A
• bmelland@kfriese.com
- Jonathan Thompson, PE
• jthompson@atlasden.com
- Selina Angel
• sangel@kfriese.com

ARTICLE 9.4

“BB” Blanco Backbone Zoning District

Section 9.4.1 General

A. Purpose (Why). To ensure that all land uses, new development and redevelopment along the 281 Corridor be constructed in a manner that is consistent with the public good.

B. Intent (How):

- 1) Focus: Shall focus on the urban design of the 281 Corridor.
 - a. Urban Design. Shall mean the process of giving shape to the ensemble of streets, blocks, buildings, and open-spaces.
 - b. Ensemble. A group of items viewed as a whole rather than individually.
- 2) ~~Accessibility; Useability~~: Shall be easy for the general-public to understand.
- 3) Public Good. Shall mean the following as it may be applied to new development or redevelopment within a general law city.
 - a. generates ad-valorem (and sales tax, if applicable) revenue to the City that is equal to or more than the annual cost to the City to serve said development.
 - b. ensures the safety of pedestrians, bicyclists, and motorists; and
 - c. ~~pursues urban design principals which are consistent with~~ consistent with the urban character of the City of Blanco as it exists today.
- 4) Compatibility: Shall be synchronized – to the greatest extent possible – with other City adopted codes, such as the International Building Code (IBC), International Residential Code (IRC), and the International Fire Code (IFC).

Commented [BM1]: Changed per P&Z request.

Commented [BM2]: Less academic sounding.

C. Authority.

- 1) These regulations are formulated under the authority granted by Chapter 211, of the Texas Local Government Code (LGC).

D. Applicability

- 1) The following regulations shall apply to all land located within the BB District.
- 2) The regulations within this Article 9.4 are intended to be applied in addition to the regulations contained within Chapter 9, Planning and Development Regulations, of the City of Blanco.
- 2)3) To the extent that any regulations of this Article conflict with any provisions of ~~the City of Blanco Code of Ordinances~~ Chapter 9, then the regulations contained in this Article shall prevail.
- 3)4) Notwithstanding the exceptions stated in Section 9.4.3 of this Article, no building permit shall be issued for any development within the BB District unless said development exists or is proposed on a legally platted lot ~~of record~~.

E. Definitions.

- 1) Terms shall be listed in Section 9.4.16 of this Article.
- 2) Terms may also be defined as necessary in *italics*, within the section of this Article that they are first used.
- 3) Where a term may be defined in one section or another within the Article, the meaning is applicable throughout this Article.
- 4) Where a term is not defined within this Article, the following shall be cited in the following order:
 - a. Chapter 9, Exhibit A, Section 1.13, Definitions of the City of Blanco Code of Ordinances.
 - b. International Building Code (IBC) or International Residential Code (IRC); current adopted version by the City of Blanco.
 - c. A Planner's Dictionary, American Planning Association PAS Report 521/522; or most current
 - d. Merriam Webster Dictionary; most current.
- 5) Where a term established by this Article or by one of the publications listed above, conflicts with a term listed elsewhere within the City of Blanco Code of Ordinances; this Article – or the publications listed above – shall prevail.
- 6) To the extent to which a provision of this Article 9.4 conflicts with a definition contained in Chapter 9, Exhibit A, Unified Development Code, the definition contained in this Article 9.4 shall prevail.

Section 9.4.2 How To Use this Code

A. Initial Determinations. Permitted Occupancy and Design Standards for existing and proposed lots within the BB District shall be most efficiently established by making the following determinations in the order listed below:

- 1) Non-Conformity Status (if applicable) – Section 9.4.3
- 2) Street Type – Section 9.4.4
- 3) Frontage Type – Section 9.4.5
- 4) Permitted Occupancies – Section 9.4.6
- 5) Block Design – Section 9.4.7
- 6) Lot Design – Section 9.4.8
- 7) Building Design – Section 9.4.9
- 8) Driveways & Access – Section 9.4.10
- 9) Parking – Section 9.4.11
- 10) Street Yards – Section 9.4.12
- 11) Buffer Yards – Section 9.4.13
- 12) Outside Storage and Display– Section 9.4.14
- 13) Signage – Section 9.4.15

14) Definitions – Section 9.4.16

Section 9.4.3 Nonconformity

A. General. Notwithstanding Chapter 9, Exhibit A, Section 4.12, the following shall apply to Nonconforming Uses, Structures, ~~and~~ Sites:

- 1) Nonconforming Uses. Nonconforming uses shall not be extended, expanded, or enlarged, with the exception of nonconforming uses that meet the following criteria:
 - a. Prior to the first adoption of this Article 9.4, the lawfully operating nonconforming use was both:
 - i. Fully conforming with the then applicable zoning regulations;
 - ii. Located within an existing building(s), which was specifically designed both functionally and aesthetically for its presently legally nonconforming use.
 - b. Said extension, expansion, or enlargement, shall come into conformance with the requirements of Sections ~~9.4.11-10~~ through 9.4.13, or exception provided per Section 9.4.16 of this Article, to the maximum extent practicable at the time of building permit.
 - c. Said extension, expansion, or enlargement shall not increase the degree of nonconformity with respect to existing or proposed structures or site elements.
- 2) Nonconforming Structures: Structures not conforming to this Article 9.4, used for a conforming use, may be enlarged or altered in any amount; provided however, that the enlargement or alteration shall not increase the degree of existing nonconformity and that the enlargement or alteration complies with all other regulations of this Article 9.4.
- 3) Nonconforming Sites: Development sites not conforming to this Article 9.4, used for a conforming use may be enlarged or altered under in the following circumstances:
 - a. Additions to nonconforming parking areas located within a street yard may be enlarged or expanded provided said parking area is brought into full compliance with this Article 9.4 and provided the number of parking spaces being added does not exceed the parking maximum.

Commented [BM3]: Better correlated this to the exception process below.

Section 9.4.4 Street Types

A. Types. All Streets within the BB District shall be classified as one of the following:

- 1) Regional Streets. Shall mean streets intended to serve transit for the region, ~~and~~ the entire City. They are characterized by vertical mixed-use, retail, and other uses that collect both sales and ad valorem tax.
- 2) Historic Streets. Shall mean streets intended to serve transit for blocks within the City's Downtown Historic District. They are characterized as walkable mixed-use streets with primarily retail, restaurant, and mercantile uses on ground floors and office and residential uses on upper floors.
- 3) Community Streets. Shall mean streets intended to serve transit for the City's local residents. They are characterized by multi-family, retail, mercantile, and business uses that serve essential needs of the City's neighborhoods and residents.
- 4) Neighborhood Streets. Shall mean streets intended to serve transit for the City's

neighborhoods. They are characterized by single-family, two-family and some multi-family and neighborhood scale retail and office uses.

- B. Sub-Types. The following sub-type shall apply to all streets.
 - 1) Core Street. Shall mean any regional, community, or neighborhood street located within a Core Area of the City, illustrated in Figure 9.4.4 below.
 - 2) General Street. Shall mean any regional, community, or neighborhood street not located within a Core Area, illustrated in Figure 9.4.4 below.
- C. Street Type Map: Street Type are hereby assigned as illustrated in Figure 9.4.4.

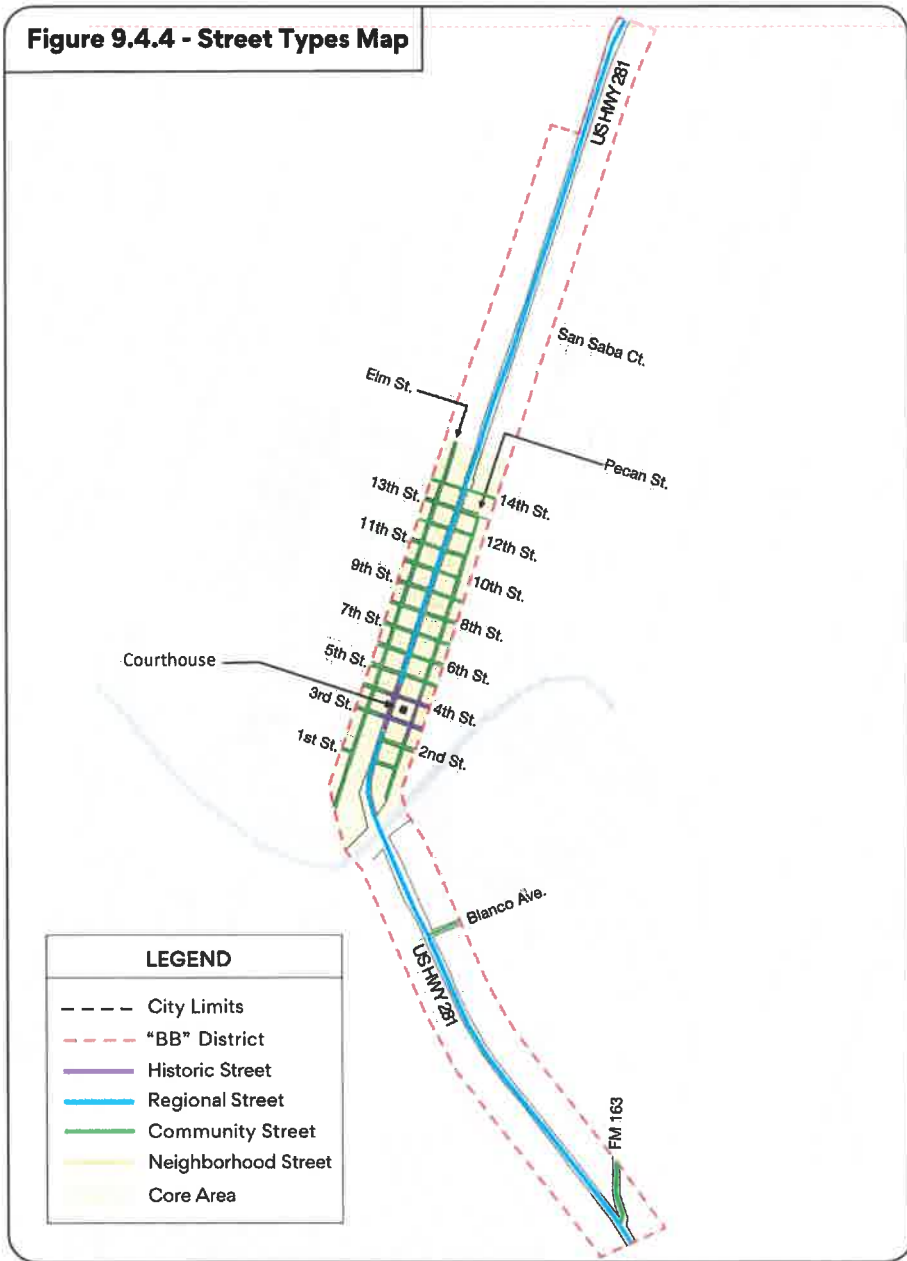
Section 9.4.5 Frontage Types

- A. General.
 - 1) *Frontage*. Shall mean the portion of a lot abutting a public street right-of-way or that is not obstructed from street right-of-way by a developable lot.
 - 2) Frontage shall be determined according to Lot Type.

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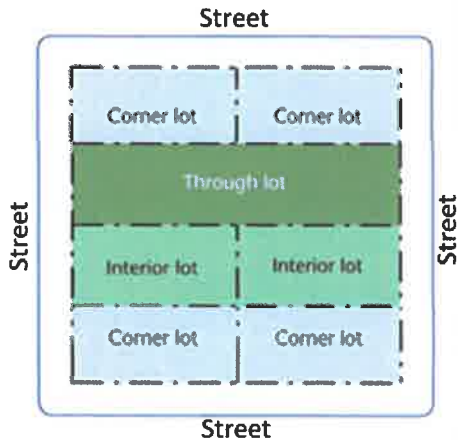
Figure 9.4.4 - Street Types Map

Commented [BM4]: Changed all "Neighborhood" Streets to Community Streets, per P&Z request.



B. Lot Types. All existing and proposed lots within the BB District shall be classified as one of the following:

- 1) *Interior Lot* – A lot having frontage on only one street.
- 2) *Corner Lot* – A lot having frontage on two intersecting streets.
- 3) *Through Lot* – A lot having frontage on two approximately parallel streets, that may also have frontage on an intersecting street.



C. Frontage Types:

- 1) *Primary Frontage* shall mean a public street to which an existing or proposed lot is oriented.
- 2) *Secondary Frontage* shall mean any frontage abutting a public street or Paseo, which is not designated as a Primary Frontage.

D. Primary Frontages: All existing and proposed lots within the BB District shall have at least one primary frontage.

- 1) **Interior Lots:** Interior lots shall have ~~that~~ one street frontage designated as a primary frontage, as defined herein.
- 2) **Corner Lots:** A corner lot shall have one primary frontage based on the following:
 - a. A Historic Street is always considered a primary frontage.
 - b. A Regional Street is always considered a primary frontage except when also abutting a Historic Street.
 - c. Corner lots abutting a Neighborhood Street and a Community Street or Corner Lots with two Historic Street Frontages shall have the same primary frontage as abutting lots which have the most similar combination of the following:
 - i. lot shape; and
 - ii. lot shape orientation; and
 - iii. existing building orientation.
- 3) **Through Lots:**
 - a. Through lots not having frontage on an intersecting street shall have two primary frontages, each being designated according to the street upon which each frontage abuts.
 - b. Through lots also having frontage on an intersecting street shall have two primary frontages, each being established by following the procedures outlined above for corner lots.

Section 9.4.6 Permitted Uses

A. General

- 1) Use Classifications shall be determined according to Primary Street Frontage.
- 2) Use Groups and Classifications shall be organized as generally listed in the currently adopted International Building Code (IBC).

B. Rules of Interpretation

- 1) "P" shall be considered Permitted by Right.
- 2) "L" subject to the limitations specified in Section 9.4.7
- 3) "X" shall be considered Prohibited.

C. Non-Specified Uses:

- 1) Non-Specified Use. Shall mean any use not listed below in Table 9.4.6.
- 2) Criteria for Evaluation. Non-Specified uses may be permitted for occupancy provided the following conditions are met.
 - a. The proposed use meets the Purpose and Intent of this Article as stated in Section 9.4.1 above.
 - b. The proposed use meets the definition of the specific street type – as stated in Section 9.4.4 above – upon which the proposed use will have primary frontage.
- 3) Appeal. Non-Specified uses that the City Manager, or his or her designee, determine to not meet the criteria above, may be appealed to the City's Planning and Zoning Commission Board of Adjustment in the manner prescribed in Chapter 211 of the LGC.

- D. Specific to Through Lots: Through lots with two primary frontages shall be permitted the uses for the applicable street below in Table 9.4.6, a distance not to exceed 50% of the depth of the lot measured off the front lot line of the applicable primary street frontage.

- E. Permitted Use Classification Table. Use Types shall be permitted, limited, and prohibited as follows:

Commented [BM5]: City does not have a Board of Adjustment

Commented [TM6R5]: CM or his or her designee routed through P&Z to council

Commented [TM7R5]: Add parks & hotels to the use classification

Table 9.4.6
Permitted, Prohibited, and Conditional Uses

Use Classification	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Assembly Group							
Banquet, Community, Dance, Exhibition, Lecture Hall	X	P	P	XP	P	P	P

Table 9.4.6
Permitted, Prohibited, and Conditional Uses

Use Classification	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Funeral Home	X	X	X	PX	P	X	X
Indoor Athletics	X	X	X	PL	P	X	X
Indoor Amusement	X	L	P	P	P	X	X
Library	X	X	X	XP	P	X	X
Museum	X	X	X	PX	P	X	X
Outdoor Athletics/Recreation	X	X	X	PX	P	X	X
Outdoor Amusement Venue	X	X	P	PX	PX	X	X
Place of Religious Worship	X	X	X	PX	P	X	X
Restaurant (no drive-thru)	L	L	P	L	L	X	X
Tavern/Bar	P	X	X	PX	P	X	X
Theater	PX	PX	P	PX	PX	X	X
Business Group							
Animal Hospital	X	X	X	P	P	X	X
Bank	X	X	X	XP	P	X	X
Beauty Shop	PX	P	P	P	P	X	X
Clinic	X	X	X	P	P	X	X
Post Office	X	X	X	XP	P	X	X
Print Shop (self-service)	X	P	P	P	P	X	X
Professional Services	PL	X	X	P	P	L	X
Parking Lot	X	X	X	X	X	X	X
Training & Skill	X	X	X	PX	P	X	X

Commented [TM8]: Laura - allow any development on a community street
Historical District - the businesses are already here; Wendy - if it already exists, it should be allowed
Goal - is to enlarge

Commented [TM9R8]: Want access to current services,
Wendy - does conditional uses require a special permit - Brandon clarified that conditional and limited are the same.
Limited use - recommendation allows a development but limited to the conditions defined.

Commented [TM10R8]: Short term rentals comply to the ordinance just passed

Commented [BM11]: Removed - not necessary.

Commented [BM12]: Changed per P&Z request.

Commented [BM13]: Changed per P&Z request.

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Commented [BM14]: P&Z discussed allowing in Historic, but no consensus. K Friese recommended against allowing due to RLUIPA Act requirements, which would then allow churches in the historic district as well.

Commented [BM15]: Changed per P&Z Request.

Table 9.4.6
Permitted, Prohibited, and Conditional Uses

Use Classification	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
University	P	X	P	PX	PX	X	Y
Educational Group							
Public School				P			
Private School	X	X	X	P	P	X	Y
Factory Group							
Bakery	P	P	P	P	P	X	Y
Dry Cleaners	X	L	P	L	P	Y	X
Micro-Brewery or Distillery	L	L	P	PX	PX	X	Y
Printing or Publishing	X	X	X	P	P	X	X
Repair	X	X	X	L	L	Y	X
Institutional Group							
Assisted Living Facility	X	X	X	PX	P	X	X
Day Care (Child & Adult)	X	X	X	P	P	X	X
Hospital	X	X	P	XP	XP	X	X
Nursing Home	X	X	X	X	P	X	X
Mercantile Group							
Department Store	X	X	P	XP	PX	X	X
Drug Store	P	P	P	P	P	X	X
Market	P	P	P	P	P	Y	X
Motor-Fuel Facility	X	X	L	L	L	X	X
Retail & Wholesale	P	P	P	P	P	Y	Y

Commented [BM16]: Not necessary to be listed. Permitted anywhere, per State Law.

Table 9.4.6
Permitted, Prohibited, and Conditional Uses

Use Classification	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Mixed-Use Group							
Live-Work	P	P	P	P	P	P	L
Vertical Mixed-Use Building	P	P	P	P	P	X	X
Residential Group							
Accessory Dwelling Unit		X	X	LX	LX	L	L
Apartment Building		X	X	P	P	X	X
Bed & Breakfast	P	P		P	P	L	X
Hotel	P	P	P	P	P	X	X
Short-Term Rental	XL	XL	XL	XL	XL	XL	XL
One-Family Detached				P	XP	P	P
One-Family Semi-Detached		X		P	PX	P	P
Townhouse	X	X	X	P	P	P	X
Storage Group							
Lumber & Hardware		L	P	L	P	X	X
Furniture Store		L	P	L	P	X	X

Commented [BM17]: See revised limitation below.

F. Limited Uses

1) General

- a. Limited Use. Shall mean a use that may be permitted for occupancy subject to the limitations listed below for each use.
- b. Appeal. Proposed limited uses that the City Manager, determines do not satisfy the limitations below, may be appealed to the Board of Adjustment in the manner prescribed in Chapter 211 of the LGC.

2) Accessory Dwelling Unit.

- a. ~~Conditions-Limitations~~ for Occupancy.
 - i. One per lot.
 - ~~ii. Shall not exceed 550-800 sf.~~
 - ~~ii. Shall provide one additional off-street parking space.~~
- 3) Bed & Breakfast.
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Shall provide one additional off-street parking space per guest unit.
 - ii. Limited to no more than three (3) three guest units.
- 4) Dry Cleaners.
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Limited to pick-up and drop-off of customer items only. No production of dry-cleaning or laundry permitted.
- 5) Furniture Store
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Limited to no more than 5,000 square feet.
- 6) Indoor Athletics.
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Limited to no more than 10,000 square feet.
- 7) Indoor Amusement.
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Limited to no more than 5,000 square feet.
- 8) Live-Work
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Limited to lots with secondary frontage on a Community Street.
- 9) Lumber/Hardware
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Limited to no more than 5,000 square feet.
- 10) Microbrewery.
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Limited to no more than 5,000 square feet on the ground floor.
- 11) Motor-Fuel Dispensing.
 - a. ~~Conditions-Limitations~~ for Occupancy.
 - i. Fuel pumps and associated unenclosed canopies shall be located ~~at~~ behind or on the side of the primary enclosed structure.

Commented [BM18]: Changed per P&Z request.

Commented [BM19]: Removed per P&Z request.

- ii. On corner lots, fuel pumps and associated canopies shall be located on the interior side of the lot, with the primary enclosed structure serving as a buffer between the street frontage and the fuel pumps.

12) Professional Services.

- a. ~~Conditions-Limitations~~ for Occupancy.

- i. Limited to primary frontages which have a community street as a secondary street frontage.

- ~~ii. Limited to upper floors in the historic district.~~

13) Repair.

- a. ~~Conditions-Limitations~~ for Occupancy.

- i. Repair services provided to businesses prohibited.
 - ii. Automotive and equipment repair use types prohibited.

14) Restaurant.

- a. ~~Conditions-Limitations~~ for Occupancy.

- i. Drive-Thru not permitted.

15) Short-Term Rental

- a. ~~Limitations for Occupancy.~~

- i. Shall comply with Ordinance 2022-O-005 in all respects.

Commented [TM20]: Brandon, ask what this means practically for the city. Brandon clarified limitaiton is related to drive through.

Commented [TM21]: Brandon, ask what this means practically for the city. Brandon clarified limitaiton is related to drive through.

Commented [TM22]: Laura - likes this section but would like to understand how this happen in practice.

The plan does not align to undeveloped land; i.e. large acreage tracts being sub divided in larger than 1.75 acre tracts. Brandon clarified - example given a developer comes in with a large tract and puts a street right down the middle that would not fly in the approval process. Code requires CE to position the developed roads to create a grid.

Brandon provided the discussion on master thoroughfare plan guiding the definition of blocks along other corridor types.

Commented [TM23R22]: Brandon thought more exceptions might be required for extreme situations.

Commented [TM24R22]: Warren mentioned the city applying for a comp plan grant

Section 9.4.7 Block Design

A. General:

- 1) Blocks not bounded by improved public street rights-of-way on all four sides may be bounded by one of the following on no more than one side:

- a. Floodplain, floodway or a similar environmental feature.
 - b. Publicly or privately dedicated parkland.
 - c. A common property line shared with a neighboring tract of land not part of the development tract, provided **all of** the following conditions are met:
 - i. The block lengths of either side that are perpendicular to the side not being improved with a public street do not exceed 50% of the block length maximum for the applicable frontage type.
 - ii. Stub streets are provided to the neighboring tract for future connection.
 - iii. The neighboring tract is over ten (10) acres and is not platted ~~and the extension of stub streets is practicable.~~

B. Block Length.

- 1) Maximum block length shall be determined by the abutting street type and shall be limited to the following:
 - a. Historic Streets: 275 ft.

- b. Regional Streets:
 - i. Core: 275 ft.
 - ii. General 275 ft.
- c. Community Streets:
 - i. Core: 275 ft.
 - ii. General 275 ft.
- d. Neighborhood Streets
 - i. Core: 275 ft.
 - ii. General 605 ft.

C. Block Perimeter.

- 1) Maximum block perimeter shall be established as follows:
 - a. Blocks bounded by one or more Core Streets: 1,100 ft
 - b. Blocks bounded by one or more General Regional Streets: 1,100 ft.
 - c. Blocks bounding by one or more General Commercial Streets: 1,100 ft.
 - d. Blocks bounded by one or more General Neighborhood Street: 1,760 ft

D. Block Access.

- 1) Alleys. Alley dedication shall be required in the following situations:
 - a. Blocks established after the first effective date of this Article, with frontage on General Neighborhood Streets containing one or more lots measuring less than 50-feet in width
 - b. Blocks established after the first effective date of this Article, that have frontage on a General Commercial or General Regional Street.
- 2) Paseo's.
 - a. Purpose. Paseo's are intended to allow blocks abutting General Neighborhood Streets, to exceed the maximum Blanco Block size, while preserving Blanco's historic block character, and providing pedestrian connectivity, open space and recreation.
 - b. Design. Paseo's shall be designed as follows:
 - i. Minimum Width: 55 ft
 - ii. Landscaping: Grass, brick pavers, cobblestone, or combination
 - iii. Trees: One Canopy Tree per 2,500 sf.
 - c. Paseo Required. Paseo's shall be required in the following blocks:
 - i. Blocks with Primary Frontage on General Neighborhood Streets with one or more sides that exceed 275 ft.

Commented [TM25]: Recommendation is to have alley system but question raised by Brandon whether it was feasible. This recommendation is for the 281 area of the city. If there are other areas variances could go into code.

Section 9.4.8 Lot Design

- A. Area & Width. Lot Area and Width shall comply with Table 9.4.8.

Table 9.4.8 Lot Design							
Lot Attribute	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Area Min	n/a						
Area Max.	0.25 ac	0.25 ac	1.75 ac.	0.25 ac.	0.5 ac	0.25 ac	0.25 ac.
Width Min.	n/a						
Width Max	70 ft	70 ft	275 ft	70 ft	138 ft	70 ft	50 ft

Section 9.4.9 Building Design

A. Building Setbacks. Building Setbacks for primary buildings on a lot shall be based on Primary Frontage and shall comply with Table 9.4.9(A).

- 1) Accessory Buildings shall comply with the standards below for Primary Buildings except that said buildings on lots with Primary Frontage on Neighborhood Streets shall be permitted a 5-foot setback from rear lot lines.

Table 9.4.9(A)
Building Setbacks

Setback Attribute	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Min. Front	Build to Lot Line	20-15 ft Min.; 30 ft Max.					15 ft
Min. Side (Interior)		IBC Min.; 20 ft Max.					
Total of Both Sides Setbacks (interior only)	Build to Lot Line	No Min.; 20 ft Max.					
Secondary Frontage Min.	Build to Lot Line	5 ft Min.; 10 ft Max.	10 ft Min.; 20 ft Max.	5 ft Min.; 10 ft Max.	10 ft Min.; 20 ft Max.	10 ft	
Rear Setback Min.	n/a	IBC Min. See Section 9.4.7(D)(4) below				15 ft	

Commented [BM26]: Changed per P&Z request.

Commented [BM27]: Changed per P&Z request.

Commented [BM28]: Changed attribute descriptor per P&Z request.

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B. **Building Height.** Building Heights shall be based on Primary Frontage and shall comply with Table 9.4.9(B) below:

Table 9.4.9(B) Building Height							
Height Attribute	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Min. Stories	2	n/a					
Max. Stories	2	2-5 3					
Height Min.	n/a						
Height Max.	30 ft	35 ft 25 ft					
Max Finished Ground Floor Elevation	4 ft above grade at adjacent curb, sidewalk, or street surface.						

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Commented [BM29]: Changed per P&Z request.

Commented [BM30]: Changed per P&Z request.

Commented [BM31]: Changed per P&Z request.

Commented [TM32R31]: Change to 35'

C. **Building Façade.** Building Façades shall be designed based on Primary and Secondary Frontages and shall be in accordance with Tables 9.4.9(C).

- 1) *Blank Wall.* Shall mean a horizontal distance in an individual story of a façade that does not have doors or windows.
- 2) *Horizontal Appurtenances.* Shall mean horizontal architectural features, typically overhead, and not generally considered part of the building envelop such as porches, balconies, canopies, galleries, awnings, and marquees.
- 3) *Street Wall.* Shall mean the minimum horizontal distance, measured as a percentage of overall lot width, that a façade facing a primary frontage must occupy; exclusive of designated side setbacks.
- 4) *Transparency.* Shall mean an area, measured as a percentage of the overall area of an individual story of a façade, that is unobstructed between the interior and exterior space of a building, except by glass or a similarly transparent material.
- 5) *Vertical Appurtenances.* Shall mean architectural features which are not considered part of the building envelop and typically project from beyond the roof of a building, such as chimneys, parapets, lanterns, cupolas, towers, belfries, elevator bulkheads, vents, weathervanes, water towers, or similar.

Figure 9.4.9(C)
Street Wall Illustration

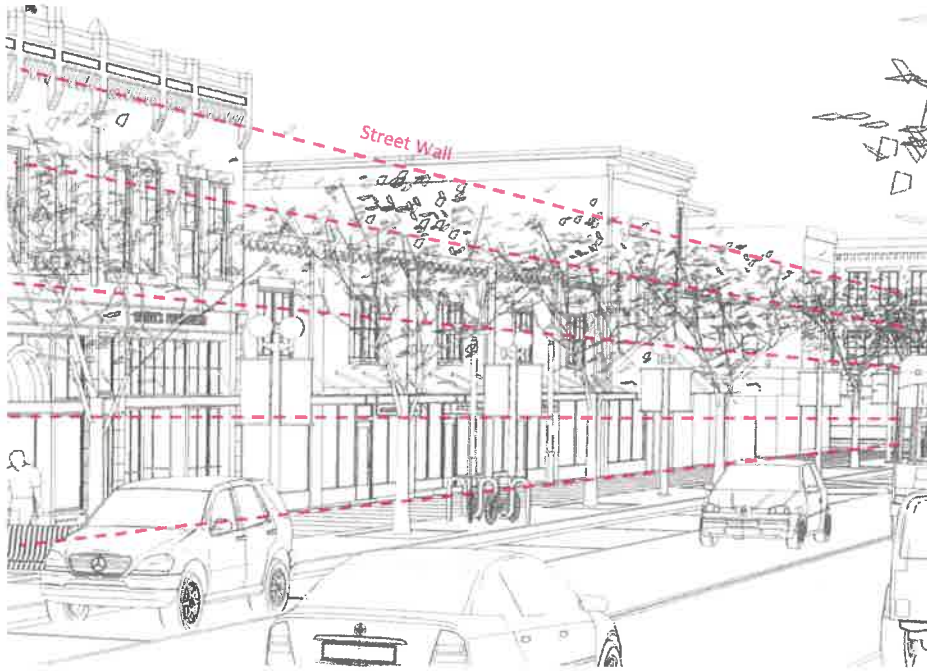


Table 9.4.9(C)
Building Façade – Primary Frontage

Facade Attribute	Primary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Street Wall	100% <u>min.</u>						n/a
Transparency	50% Ground Floor <u>Min.</u> , 30% Upper Floors <u>Min.</u> ; <u>No Max.</u> ; 30% for Single Family, all floors.						
Blank Wall <u>Max.</u>	5 ft <u>Max.</u>						
Horizontal Appurtenances <u>Required</u>	Porches, Canopy, Arcade, Gallery, Awning, or Marquee <u>Minimum 1 Required</u>				Porch or Stoop <u>Required</u>		
Vertical Appurtenances <u>Required</u>	Parapet <u>Required</u>	<u>Porch or Awning Minimum 1 Required</u>				n/a	
<u>Min. Roof Pitch (if no parapet when pitched)</u>	n/a	<u>8:12 Min.</u>				n/a	
Facade Attribute	Secondary Frontage						
	Historic	Regional		Community		Neighborhood	
		Core	General	Core	General	Core	General
Street Wall	n/a						
Transparency	20% Ground Floor & Upper Floors <u>Min.</u> ; <u>No Max.</u>					n/a	
Blank Wall <u>Max.</u>	30 ft. <u>Max.</u>					n/a	
Horizontal Appurtenance <u>Required</u>	Porch, Canopy, Arcade, Gallery, Awning, or Marquee <u>Required</u>				Porch or Stoop		
Vertical Appurtenances <u>Required</u>	Parapet	<u>Minimum 1 Required</u> <u>Porch or Awning</u>				n/a	
<u>Min. Roof Pitch (if no parapet when pitched)</u>	n/a	<u>8:12 Min.</u>				n/a	

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Section 9.4.10 Driveways & Access

A. Access. Driveway access shall be prohibited along the primary frontage of the following lots:

- 1) Lots with Primary Frontage on Historic Streets.
- 2) Lots less than 50 feet in width with Primary Frontage on a General Neighborhood Street within a block established after the first effective date of this Article.

~~B. Maximum Throat & Driveway Width. Shall be limited to the following:~~

- 1) ~~Historic Streets: 12 feet (secondary frontage only)~~
- 2) ~~Regional Streets:~~
 - a. ~~Core Streets: 12 feet~~
 - b. ~~General Streets: 26 feet~~
- 3) ~~Community Streets:~~
 - a. ~~Core Streets: 12 feet~~
 - b. ~~General Streets: 26 feet~~
- 4) ~~Neighborhood Streets:~~
 - a. ~~Core Streets: 12 feet~~
 - b. ~~General Streets: 12 feet~~

Commented [BM34]: Changed per P&Z request.

Commented [BM35]: Changed per P&Z request.

Commented [BM36]: Changed per P&Z request.

~~C.B. Quantity: The number of driveways along any single block face of a block established after the first effective date of this Article shall be limited to the following:~~

- 1) ~~Blocks where all lots are served by an alley: No driveways permitted.~~
- 1)2) ~~Historic Streets: n/a No additional driveways permitted.~~
- 3) ~~All other street frontages: subject to driveway spacing requirements below.~~
- 2) ~~Regional Streets:~~
 - a. ~~Core Streets: 12 feet~~
 - b. ~~General Streets: 26 feet~~
- 3) ~~Community Streets:~~
 - a. ~~Core Streets: 12 feet~~
 - b. ~~General Streets: 26 feet~~
- 4) ~~Neighborhood Streets:~~
 - a. ~~Core Streets: 12 feet~~
 - b. ~~General Streets: 12 feet~~

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~~D.C. Minimum Spacing. Spacing between the centerlines of driveways when permitted along block faces, shall be a minimum of the following:~~

- 1) ~~Core Streets: 50 feet~~
- 2) ~~General Streets: 150 feet (lots within blocks established prior to the effective date of this article)~~

~~D. Maximum Throat & Driveway Width. Shall be limited to the following where permitted:~~

Commented [BM37]: Relocated this section to be more intuitive.

- 1) Historic Streets: n/a
- 2) Regional Streets:
 - a. Core Streets: 16 feet
 - b. General Streets: 26 feet
- 3) Community Streets:
 - a. Core Streets: 16 feet
 - b. General Streets: 26 feet
- 4) Neighborhood Streets:
 - a. Core Streets: 12 feet
 - b. General Streets: 12 feet

Commented [BM38]: Changed per P&Z request.

Commented [BM39]: Changed per P&Z request.

- E. Cross-Access. Cross Access or “mutual access” shall be provided between all lots, where existing ~~improvements~~ do no prohibit cross access.

Commented [BM40]: Added by Brandon.

Section 9.4.11 Parking

A. Minimum On-Site Parking.

- 1) Residential Group Uses.
 - a. Two (2) on-site parking spaces per single-family dwelling unit.
 - b. One (1) on-site parking space per multiple-family dwelling unit.
- 2) Conditional-Limited Uses.
 - a. As required in section 9.4.6(F) of this Article.
- 3) All other Use Groups.
 - a. No minimum.

B. Maximum On-Site Parking.

- 1) On-site parking constructed on any single lot shall not exceed the minimum parking requirements required by Article 7.3 of the City of Blanco Code of Ordinances for the subject land use on said lot, by more than 10%.

C. Spaces, Drive-Isles, and Maneuvering.

- 1) Minimum Standards of the International Fire Code and the Americans with Disabilities Act of 1996.

D. Parking Area Location. Where driveway access is permitted into a lot per Section 9.4.10 above, parking areas are permitted in the following locations on a lot:

- 1) All Lots:
 - a. No parking area or spaces shall directly abut ~~the a~~ Primary Frontage unless located within ~~an the~~ interior side setback area of a lot.
 - b. Parking areas are permitted to directly abut a Secondary Frontage provided perimeter screening is provided as specified below.

- 2) Interior and Corner Lots:
 - a. Behind the primary building.
 - b. On the side of the building within the permitted setback area abutting an interior lot line.
- 3) Through Lots:
 - a. In the center of the lot between the primary buildings that front each primary frontage.
 - b. On the side of the building within the permitted setback area abutting an interior lot line.

E. Parking Lot Interior Landscaping.

- 1) Parking areas with more than eight (8) spaces on lots with Primary Frontage on General Regional or Community Streets shall provide the following landscaping:
 - a. One (1) landscape island for every eight (8) parking spaces and at the end of parking rows.
 - b. Each landscape island shall include one (1) shade tree.
 - c. Landscape islands may be aligned on the opposite side of a parking row may be aligned or staggered in order to preserve existing trees.

F. Parking Lot Perimeter Screening:

- ~~1) Parking areas that abut primary or secondary street frontages on Core streets shall be screened with the following:

 - a. Minimum 3-foot-wide landscape strip planted with a three (3) foot high continuous row of shrubs.~~
- 2)1) Parking areas that abut primary or secondary street frontages on General streets shall be screened with the following:
 - a. Minimum 6-foot-wide landscape strip planted with a three (3) foot high continuous row of shrubs.
 - b. one (1) canopy tree per thirty (30) feet of frontage with an abutting parking area.

Commented [BM41]: Removed per P&Z request, in order to provide additional room for parking spaces and site flexibility.

Commented [BM42]: Recommended by P&Z to be removed, due to possibility of visibility issues for break-ins.

Section 9.4.12 Street Yards

- A. Buildings setback greater than the minimum setback for a primary or secondary street frontage shall be required to plant one (1) shade tree per 50 feet of frontage.

Commented [BM43]: The P&Z expressed concern about the City's right to require trees to be planted.

Section 9.4.13 Buffer Yards

A. General.

- 1) *Buffer Yard.* Shall mean a yard located adjacent to a side or rear lot line intended to buffer any Residential Group use, from a Non-Residential Group use; and which contains no buildings, vehicular loading or surface areas, or storage or display areas.

B. Buffer Yard Types. Buffer yards shall be classified as one of the following types:

- 1) Core Buffer Yard. Shall mean a yard designed as follows:
 - a. Width: 4 ft
 - b. Fence Height: 6 ft.

- c. Wall Height: n/a
- d. Shade Trees: n/a
- e. Ornamental Trees: 1 per 25 linear feet
- f. Shrubs: 1 per 3 linear feet

2) General Buffer Yard. Shall mean a yard designed as follows:

- a. Width: 6 ft
- b. Fence Height: n/a
- c. Wall Height: 8 ft
- d. Shade Trees: 1 per 25 linear feet
- e. Ornamental Trees: 1 per 25 linear feet
- f. Shrubs: 1 per 3 linear feet

C. Buffer Yards Required.

- 1) A Core Buffer Yard shall be required at the time of development, substantial redevelopment, or change in use, in the following situations:
 - a. Along any side and rear lot line of a lot with Primary Frontage on a Core Regional or Commercial Street, which abut a lot with Primary Frontage on a Neighborhood Street.
- 2) A General Buffer Yard shall be required at the time of development, substantial redevelopment, or change in use, in the following situations:
 - a. Along any side and rear lot line of a lot with Primary Frontage on a General Regional or Commercial Street, which abut a lot with Primary Frontage on a Neighborhood Street.

~~D. Exceptions. The City Administrator or his or her designee may grant an exception to one or more requirements of this Section 9.4.13 under the following conditions:~~

- ~~1) At the time of substantial redevelopment or change of use, it can be demonstrated that the provision of one or more requirements of this Section will result in a reduction in the total number of on-site parking spaces otherwise able to be reasonably provided; and~~
- ~~2) It can be demonstrated that specific requirements of this Section being requested exception from, represents the minimum necessary in order to preserve the total number of on-site parking spaces otherwise able to be reasonably provided.~~

Commented [BM44]: See exceptions section inserted below.

~~Section 9.4.14 — Outside Storage & Display~~

~~A. Outside Storage. Outside Storage of any kind, including but not limited to equipment vehicles, or non-retail merchandise, shall be prohibited in the BB District.~~

~~B. Outside Display. Outside Display in the BB District shall be limited to retail merchandise displayed during regular store hours.~~

Commented [BM45]: Added by Brandon. Mistakenly left off from previous draft.

Commented [BM46]: Th P&Z discussed addressing non-conforming signage, but the Section 9.03 of the UDC already addresses this. No, need to duplicated in this Article.

~~Section 9.4.15~~ Section 9.4.14 Signage

A. General

- 1) Pole signs shall be prohibited in the BB District.

Commented [TM47]: Impervious area will ot be covered here

B. Freestanding Signs. ~~Shall be limited to the following:~~

- 1) Monument Signs. ~~Shall be limited to the following:~~
 - a. Lots with Primary Frontage on General Regional and General Community Streets.
 - b. Lots with a minimum width of 70 ft.
 - c. No closer than 35 feet from the nearest Monument or Yard Sign.
 - d. ~~Quantity: No more than One-one~~ per street frontage.
 - e. Height:
 - i. General Regional Streets: 5 feet max.
 - ii. General Community Streets: 4 feet max.
 - f. Depth: 18 inches max.
 - g. Width:
 - i. General Regional Streets: 6 feet max.
 - ii. General Community Streets: 5 feet max.

- 2) Yard Signs
 - a. Lots with Primary Frontage on Regional and Community Streets.
 - b. One per lot.
 - c. Height: 5 feet max. (top of post)
 - d. Depth: 4 feet max. (total including post & beam)
 - e. Sign Face Area: 36 inches

C. Building-Mounted Signs. ~~Shall be limited to the following:~~

- 1) General.
 - a. Lots with Primary Frontage on Historic, Regional and Community Streets.
- 2) Wall Signs. ~~Shall be limited to the following:~~
 - a. ~~Shall include painted wall signage and art.~~
 - ~~a-b.~~ Areas ~~that are~~ free and clear of windows and architectural details.
 - ~~b-c.~~ All portions of sign ~~shall be~~ below ~~any~~ roof elements ~~or and~~ vertical appurtenances.
 - ~~c-d.~~ ~~Quantity: No more than one~~ sign per street per tenant suite.
 - ~~d-e.~~ Must be centered on the storefront of individual tenant suites on facades with multiple tenants.
 - ~~e-f.~~ Maximum area of ~~1-52.50~~ square feet for every one (1) linear foot of primary building façade, ~~or no more than 25% of the total façade are, excluding glazed surfaces~~ – whichever is greater – but not to exceed 200 square feet per tenant.
 - ~~f.~~ ~~80% of the width of the façade or tenant suite.~~
- 3) Marquee & Sign

Commented [BM48]: Revised per P&Z request.

Commented [TM49]: Brandon to take another look

Commented [TM50R49]: Blanco design guidelines already address based on façade of the buildings

- a. **Quantity:** One per street, per tenant suite.
 - b. **Width:** Maximum ~~Width~~ of the **width of** entrance plus an additional two (2) feet per side.
 - c. **Clearance:** Minimum nine (9) foot clearance height. Maximum of ten (10)
- 4) Awning & Sign.
- a. **Quantity:** Shall be limited to one per storefront window
 - b. **Width:** Maximum ~~w~~Width of storefront windows.
 - c. Minimum nine (9) foot clearance height. Maximum of ten (10)
 - d. Letter height: six (6) to ten (10) inches.
- 5) Projecting Signs
- a. **Quantity:** ~~L~~Shall be limited to one per tenant.
 - b. Width: 4-foot max
 - c. Height: 4-foot max
 - d. Depth (Projection): 4-foot max
 - e. **Clearance:** Minimum eight (8) foot clearance height
- 6) Window Signs: Window signs shall be limited to the following:
- a. **Quantity:** Limited to ~~o~~One (1) per window unit.
 - b. Area: **Maximum** 25% of total area of windows in tenant suite.
 - c. Letter Height: 8 inches max.

Section 9.4.15 Exceptions

A. The Planning and Zoning Commission may grant an exception to one or more requirements to Sections 9.4.10 through 9.4.13, for development on lots with existing improvements, provided the Commission finds that the following conditions have been met:

- 1) At the time of substantial redevelopment or change of use, it can be demonstrated that the provision of one or more requirements will result in a reduction in the total number of on-site parking spaces otherwise able to be reasonably provided; and
- 2) It can be demonstrated that the specific requirements being requested exception from, represent the minimum necessary in order to preserve the total number of on-site parking spaces otherwise able to be reasonably provided.

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Section 9.4.16 Definitions

A. **Definitions.**

- 1) **Accessory Building.** Shall mean subordinate structure detached from but located on the same lot as a principal building, such as garage or a shed.
- 2) **Accessory Dwelling Unit.** Shall mean a separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure.
- 3) **Alley.** Shall mean a public right-of-way, not to be construed with a public street, which has a

minimum 20 feet or right-of-way width, and which provides vehicular access to the rear of a lot.

- 4) *Appurtenances*. Shall mean horizontal and vertical architectural features that are not generally considered part of the building envelop.
- 5) *Awning Sign*. *Lettering applied directly on the Valance or other vertical portion of an awning.*
- 6) *Bed & Breakfast*. Shall mean an owner-occupied residence which has a maximum of ten (10) guest units within a single-family dwelling or, the owners of which serve breakfast to guests.
- 7) *Blanco Block*. Shall mean the historic block size of the City's original town layout, which measures approximately 275 ft x 275 ft.
- 8) *Blank Wall*. Shall mean a horizontal distance in an individual story of a facade that does not have doors or windows.
- 9) *Block*. Shall mean a four (4) sided tract of land which is bounded by improved public street rights-of-way on at least three sides and is as rectilinear with right-angles as is practicable.
- 10) *Block Face*. Shall mean one (1) individual side of a Block.
- 11) *Block Length*. Shall mean the linear distance of a right-of-way line measured between two approximately perpendicular intersecting rights-of way lines in a block.
- 12) *Block Perimeter*. Shall mean the total measurement of all individual lengths of a block.
- 13) *Buffer Yard*. Shall mean a yard located adjacent to a side or rear lot line intended to buffer a residential land use from a non-residential land use; and which contains no buildings, vehicular loading or surface areas, or storage or display areas.
- 14) *Building Envelope*. Shall mean the primary exterior shell of a building that separates interior conditioned space from the exterior elements.
- 15) *Building Height*. Shall mean the vertical distance measured from a point at the top of the adjacent curb, sidewalk, or asphalt – whichever is highest – to the top of the highest plate in a building; excluding the roof and vertical appurtenances.
- 16) *Community Streets*. Community Streets shall mean streets that are intended to serve transit for the City's local residents. They are characterized by multi-family, retail, mercantile, and business uses that serve essential needs of the City's neighborhoods and residents.
- 17) *Conditional Use*. Shall mean a use that may be permitted for occupancy by the City Administrator, or his or her designee, provided the associated conditions stated below with each use type have been satisfied.
- 18) *Core Street*. A core street means any regional, community, or neighborhood street located within the original city limits of the City of Blanco, illustrated in Figure 9.4.4.
- 19) *Corner Lot* – A lot having frontage on two intersecting streets.
- 20) *Developable Lot*. Shall mean a lot which is capable of being developed according to the standards provided herein.
- 21) *Façade*. Shall mean the entire width exterior walls of a side of a building extending from finished grade to top of the parapet wall or eaves.
- 22) *Fence*. A barrier or screening device constructed of ornamental steel, ornamental iron, metal,

wood, or masonry, singly or in combination.

- 23) *Freestanding Sign*. A sign which is not attached to or on the walls, face or exterior of the building.
- 24) *Frontage*. Shall mean that portion of a lot that directly abuts a public street right-of-way or is not obstructed from a public street right-of-way by a developable lot.
- 25) *General Street*. A general street means any regional, community, or neighborhood street not located within the original city limits of the City of Blanco, illustrated in Figure 9.4.4.
- 26) *Historic Streets*. Historic Streets shall mean streets that are intended to serve transit for blocks within the City's Downtown Historic District. They are characterized as walkable mixed-use environments with primarily retail, restaurant, and mercantile uses on ground floors and office and residential uses on upper floors.
- 27) *Horizontal Appurtenances*. Shall mean horizontal architectural features that are not generally considered part of the building envelop and are typically overhead, such as porches, balconies, stoops, canopies, arcades, galleries, awnings, and marquees.
- 28) *Indoor Athletics*. Shall mean athletic activities conducted indoors including but not limited to swimming, tennis, basketball, and pickleball.
- 29) *Indoor Amusement*. Shall mean the provision of entertainment or games of skill to the general public for a fee where any portion of the activity takes place entirely inside of a building. Examples include but are not limited to bowling, roller-skating or ice-skating, billiards, and arcade games.
- 30) *Interior Lot* – A lot having frontage on only one street.
- 31) *Landscape Island*. Shall mean a landscaped area no less than the size and shape of an average parking space within the subject parking area
- 32) *LGC*. Shall also mean the Local Government Code of the State of Texas.
- 33) *Marquee Sign*. A structural feature of a building that provides shelter and sign space.
- 34) *Microbrewery*. Shall mean an establishment where beer, ale, etc. are brewed, in conjunction with a tavern, tasting room, or a restaurant.
- 35) *Monument Sign*. A ground-mounted sign with a low overall height.
- 36) *Motor-Fuel Dispensing*. Shall mean a facility associated with the sale of gasoline products that also offers for sale food items and tangible consumer goods, primarily for self-service by the consumer.
- 37) *Neighborhood Streets*. Neighborhood streets shall mean streets that are intended to serve transit for the City's neighborhoods. They are characterized by single-family, two-family and limited multi-family uses, as well as some neighborhood scale retail and office uses.
- 38) *Non-specified Use*. Shall mean any use not listed in Table 9.4.6.
- 39) *Ornamental Tree*. A Deciduous Tree possessing qualities such as flowers or fruit, and generally used for its aesthetic and screening purposes.
- 40) *Parapet*. Shall mean the portion of a façade that extends vertically above the highest plate or roof line of a building.

- 41) *Paseo*. Shall mean a mid-block pedestrian passage-way that connects two opposing, but parallel sides of a block.
- 42) *Plate*. Shall mean the top horizontal, load-bearing member of a building wall upon a succeeding floor or roof structure rests.
- 43) *Pole Sign*. A freestanding sign with visible support structures or with a support structure with a pole cover or pylon cover.
- 44) *Primary Building*. A building in which the primary use of the lot on which the building is located is conducted.
- 45) *Primary Frontage*. Shall mean a public street to which an existing or proposed lot is oriented.
- 46) *Professional Services*. Shall mean work done for others, predominately on the premises of the office, by someone trained and engaged in such work for a career, such as doctors, lawyers, accountants, and architects.
- 47) *Projecting Sign*. A sign mounted on the building Facade, projecting at a 90-degree angle.
- 48) *Regional Streets*. Regional Streets shall mean streets that are intended to serve transit for the region, the community, and surrounding neighborhoods. They are characterized by vertical mixed-uses, retail uses, and other uses that collect both sales tax and ad valorem tax and that have limited or no outside storage of equipment or retail merchandise.
- 49) *Repair*. Establishments primarily engaged in the provision of repair services to individuals and households. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops, or repair of musical instruments.
- 50) *Roof*. Shall mean the overhead structure that protects a building from the outside elements.
- 51) *Screening Wall*. A barrier or screening device constructed entirely of masonry.
- 52) *Secondary Frontage* shall mean any frontage abutting a public street or Paseo, which is not designated as a Primary Frontage.
- 53) *Setback*. Shall mean distance between all structural elements of a building, (including horizontal appurtenances, but excluding eaves) and the lot lines of the lot on which the building is located.
- 54) *Shade Tree*. Shall mean a large tree whose primary role is to provide shade in the surrounding environment due to its spreading canopy and crown.
- 55) *Sign Face*. Shall mean the area of a sign intended specifically for sign copy or print, excluding the portion of the sign used structure or support.
- 56) *Story*. Shall mean the vertical distance from a finished floor to the top of the nearest building plate supporting a succeeding floor or roof structure.
- 57) *Street Wall*. Shall mean the minimum horizontal distance, measured as a percentage of overall lot width, that a façade facing a primary frontage must occupy; exclusive of designated side setbacks.
- 58) *Street Yard*. Shall mean the area in between the building façade and the right-of-way line.
- 59) *Substantial Redevelopment*. Shall mean construction or reconstruction to an existing building or site which exceeds 50% of the market value of a lot; or expands the overall building footprint on the lot by more than 50%.

- 60) *Transparency*. Shall mean an area, measured as a percentage of the overall area of an individual story of a façade, that is unobstructed between the interior and exterior space of a building, except by glass or a similarly transparent material.
- 61) *Through Lot*. Shall mean a lot having frontage on two approximately parallel streets, that may also have frontage on an intersecting street.
- 62) *Vertical Appurtenances*. Shall mean architectural features which are not considered part of the building envelop and typically project from beyond the roof of a building, such as chimneys, parapets, lanterns, cupolas, towers, belfries, elevator bulkheads, vents, weathervanes, water towers, or similar.
- 63) *Window Sign*. Shall mean a sign placed or painted on the interior of a storefront window or the window of a business door.
- 64) *Yard Sign*. A permanent freestanding sign in the private frontage, which includes a supporting post or posts.