

RCD, Residential Community Design District Draft

9.1700 RCD, Residential Community Design District

(ZC 2020-013, Ordinance No. 202X-XX-XX)

.1 Purpose

The RCD district is intended to provide a planning, regulatory, and management framework for the design and integration of small lot residential development. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is appropriate for undeveloped properties and redevelopment sites in areas within Transit Corridors and the Community Vision Map of Envision Oak Point where compatible transitions can be provided from established neighborhoods.

.2 Minimum District Size

No RCD district smaller than 5 acres may be established unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.

.3 Permitted Uses

See the residential districts use table in Sec. [14.100](#) for a complete listing.

.4 Housing-Types Requirement

- A. The district is limited to a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre. Calculation of residential density is based on the net size of the property, exclusive of public and private streets, street easements, and public usable open space, at the time of development.
- B. If a housing type is provided, it must account for at least 10% of the total units in the district.
- C. The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

| Dwelling Units Provided | 50 Units or Less | 51-100 Units | Over 100 Units |
|---------------------------------------|----------------------------|----------------------------|----------------------------------|
| Minimum Housing Types Required | 1 | 2 | 3 |
| Tier One Units | Minimum 50% of total units | Minimum 50% of total units | Minimum 50% of total units |
| Tier Two Units | Permitted | Permitted | Permitted |
| Tier Three Units | Not permitted | Not permitted | Cannot exceed 25% of total units |

.5 Area, Yard, and Bulk Requirements for Housing Types

The following area, yard, and bulk requirements apply to all residential lots in the RCD district unless otherwise expressly stated:

A. Tier One Housing Types

Tier One housing types consist of detached single-family and two-family residences characterized by a lower density and modest scale. Of the three tiers, Tier One is the most appropriate for adjacency to existing single-family neighborhoods outside of an RCD district.

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- i. **Tier One : Single-Family Residence-3**
 Detached single-family dwelling unit.

Area, Yard, and Bulk Requirements

| Description | Requirements |
|--------------------------------------|---|
| Minimum Lot Area | 3,000 square feet |
| Maximum Units per Lot | 1 unit |
| Minimum Lot Width | |
| Interior Lot | 40 feet |
| Corner Lot | 45 feet |
| Maximum Lot Width | 65 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend into the setbacks. |
| Minimum Side Yard | |
| Interior Lot | 5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | 10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 800 square feet |
| Maximum Height | 2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 70% |
| Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

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ii. Tier One : Single-Family Residence-2

Detached dwelling unit that may be constructed individually or as a cluster of dwelling units organized around a shared court.

a. Area, Yard, and Bulk Requirements

| Description | General Requirements for SF-2 Development |
|--------------------------------------|---|
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend into the setbacks. |
| Minimum Building Separation | 6 feet between units; 10 feet for other building types and accessory buildings |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 800 square feet |
| Maximum Floor Area per Unit | 1600 square feet |
| Maximum Height | 1.5 story, 25 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 80% |
| Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

| Description | Additional Requirements for Individually Platted Lots |
|-----------------------|--|
| Minimum Lot Area | 2,000 square feet |
| Maximum Units per Lot | 1 unit |
| Minimum Lot Width | |
| Interior Lot | 25 feet |
| Corner Lot | 30 feet |
| Maximum Lot Width | 50 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Minimum Side Yard | |
| Interior Lot | 3 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | 5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |

| Description | Additional Requirements for Clustered Units on a Single Lot |
|--|--|
| Minimum Lot Area | 2,000 square feet per unit in addition to the required minimum shared court. |
| Minimum Units per Lot | 4 units |
| Maximum Units per Lot | 10 units |
| Minimum Lot Width | 225 feet |
| Minimum Face-to-Face Unit Distance | 40 feet |
| Minimum Setback from a Mews Street | 5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Setback from all Other Streets | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Minimum Side Yard | 5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | 5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Shared Court Area | 10% of total lot area, including shared court |

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b. Shared Court

A shared court is required for clustered units on a single lot according to the following standards:

- i. A shared court must be no less than 10% of the total lot area.
- ii. A walkway at least five feet in width must be provided with access from each unit to the street.
- iii. Units must face the shared court.

iii. Tier One : Duplex

A detached building having separate accommodations for and occupied by not more than two households. The dwelling units may be side-by-side or one on top of another. Each unit must have an entrance on the ground floor.

Area, Yard, and Bulk Requirements

| Description | Requirements |
|--------------------------------------|--|
| Minimum Lot Area | 3,000 square feet |
| Maximum Units per Lot | 2 units |
| Minimum Lot Width | |
| Interior Lot | 40 feet |
| Corner Lot | 45 feet |
| Maximum Lot Width | 70 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback. |
| Minimum Side Yard | |
| Interior Lot | 5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | 10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 800 square feet |
| Maximum Height | 2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 70% |
| Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

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B. Tier Two Housing Types

Tier Two housing types consist of detached and attached residences that vary in character and scale. Tier Two housing types provide an appropriate transition between Tier One and Tier Three types.

i. Tier Two : Single-Family Residence-1.5

Detached single-family dwelling unit with a maximum height of three stories.

Area, Yard, and Bulk Requirements

| Description | Requirements |
|--------------------------------------|--|
| Minimum Lot Area | 1,500 square feet |
| Maximum Units per Lot | 1 unit |
| Minimum Lot Width | |
| Interior Lot | 25 feet |
| Corner Lot | 30 feet |
| Maximum Lot Width | 50 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 15 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback. |
| Minimum Side Yard | |
| Interior Lot | 5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 800 square feet |
| Maximum Height | 3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 80% |
| Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

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ii. Tier Two : Townhome

A dwelling unit that is part of a structure comprised of three or more single-family dwelling units attached by a common sidewall.

Area, Yard, and Bulk Requirements

| Description | Requirements |
|--------------------------------------|--|
| Minimum Lot Area | 1,200 square feet |
| Maximum Units per Lot | 1 unit |
| Minimum Lot Width | |
| Interior Lot | 20 feet |
| Corner Lot | 25 feet |
| Maximum Lot Width | 40 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 20 feet except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback. |
| Minimum Side Yard | |
| Interior Lot | None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | |
| Interior Lot | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 800 square feet |
| Maximum Height | 3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 80% |
| Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

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iii. Tier Two : Manor Home

A detached building comprised of 3 – 6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building’s associated parking.

Area, Yard, and Bulk Requirements

| Description | Requirements |
|--------------------------------------|--|
| Minimum Lot Area | 5,000 square feet for 3 units; 1,000 square feet for each additional unit |
| Minimum Units per Lot | 3 units |
| Maximum Units per Lot | 6 units |
| Minimum Lot Width | |
| Interior Lot | 50 feet |
| Corner Lot | 55 feet |
| Maximum Lot Width | 110 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback. |
| Minimum Side Yard | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | 20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | 10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 800 square feet |
| Maximum Height | 2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 70% |
| Parking Requirements | All parking must be located behind the front building line (See Article 16) |
| One bedroom or less | One parking space per dwelling unit |
| Two bedrooms | One and one-half parking spaces per dwelling unit |
| Three bedrooms or more | 2 parking spaces per dwelling unit |
| Maximum Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

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C. Tier Three Housing Types

Tier Three housing types consist of moderate-scale and density residential buildings. These housing types are best suited within and adjacent to mixed-use areas and are not appropriate adjacent to single-family residences located outside the RCD district.

i. Tier Three : Stacked Townhome

3-story structure comprised of two dwelling units that share a common vertical separation. Individual, ground-floor entrances are provided for each dwelling unit with a direct sidewalk connection from every entrance to the sidewalk along the street and to each parking area.

Tier Two Townhomes may be in line with Tier Three Stacked Townhomes when building articulation, such as wall offsets, height variation, upper-floor step-backs, or accent lines, and ornate architectural elements, such as dormers, cornices, or arches, are provided.

Area, Yard, and Bulk Requirements

| Description | Requirements |
|--------------------------------------|--|
| Minimum Lot Area | 1,200 square feet |
| Maximum Units per Lot | 2 units |
| Minimum Lot Width | |
| Interior Lot | 20 feet |
| Corner Lot | 25 feet |
| Maximum Lot Width | 50 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback. |
| Minimum Side Yard | |
| Interior Lot | None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | |
| Interior Lot | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Corner Lot | 20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 700 square feet |
| Maximum Height | 3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 80% |
| Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

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ii. Tier Three : Stacked Flat

A 2- or 3-story, detached building comprised of 6 – 9 dwelling units that share a common horizontal or vertical separation. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building’s associated parking.

Area, Yard, and Bulk Requirements

| Description | Requirements |
|--------------------------------------|--|
| Minimum Lot Area | 8,000 |
| Maximum Units per Lot | 9 units |
| Minimum Lot Width | |
| Interior Lot | 50 feet |
| Corner Lot | 55 feet |
| Maximum Lot Width | 150 feet |
| Minimum Front Yard | 10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Maximum Front Yard | 20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7 |
| Front Yard Encroachments | Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback. |
| Minimum Side Yard | 10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Maximum Side Yard | 20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7 |
| Minimum Rear Yard | 10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7 |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Minimum Floor Area per Dwelling Unit | 700 square feet |
| Maximum Height | 3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7 |
| Maximum Coverage | 75% |
| Parking Requirements | All parking must be located behind the front building line (See Article 16) |
| One bedroom or less | One parking space per dwelling unit |
| Two bedrooms | One and one-half parking spaces per dwelling unit |
| Three bedrooms or more | 2 parking spaces per dwelling unit |
| Maximum Parking Requirements | 2 parking spaces per dwelling unit located behind the front building line (See Article 16) |

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.6 Nonresidential Area, Yard, and Bulk Requirements

In RCD districts, the Neighborhood Business Design District (Section [10.1600](#)) standards must be utilized for nonresidential uses.

.7 Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in Sec. [9.1700.5](#), all buildings must be set back from the district boundary line of the nearest residential zoning district or the lot line of a residential use outside of the RCD district, as follows:

- A. When an alley is present on the neighboring property: at least two feet for every one foot of building height.
- B. When an alley is not present on the neighboring property: at least 15 feet plus two feet for every one foot of building height.
- C. This minimum setback may be reduced to a setback of 20 feet when the nearest residential zoning district allows a maximum height greater than 35 feet.

.8 District Establishment and Administration

- A. The regulations contained within this zoning district may be supplemented with additional standards and conditions to execute a specific development plan. The boundary of each RCD district must be defined on the Zoning Map and identified with the letters RCD followed by a unique number referencing the supplementary regulations. In considering the establishment of an RCD district, the Planning & Zoning Commission and City Council may amend and supplement the base RCD regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:
 - i. Requirement for an adopted development plan;
 - ii. Requirement for a governance association;
 - iii. Minimum and maximum residential densities;
 - iv. Requirement for a mix of housing types;
- B. An RCD district may not be used to:
 - i. Require construction of public improvements or the dedication or reservation of land, which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.
 - ii. Secure agreements between owners of property within the district with third parties.
 - iii. Assign responsibility to the city for enforcement of private deed restrictions or covenants.
 - iv. Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

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.9 Adopted Development Plan

- A. An RCD district must not be established without the concurrent adoption of a development plan for the district. The plan must comply with Sec. 3.500 and must:
 - i. Show the location and type of streets, blocks, parking areas, open space, and residential transition areas;
 - ii. Specify the minimum and maximum number of residential units by housing type; and
 - iii. Enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements.
- B. The development plan must be adopted as part of the ordinance creating the RCD district. Modifications to the development plan must comply with the requirements in Sec. 3.600.

.10 Governance Association

Applications for building permits for development within an RCD district must not be accepted or approved until a suitable property owners' governance association is established. The association must be responsible for maintaining all common property, improvements, and amenities within the district. It must have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Municipal Management District or Public Improvement District created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities must be incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

.11 Streets and Sidewalks

- A. All streets within an RCD district must be dedicated as public streets, or if the city does not accept the dedication of some or all as public streets, the streets that have not been dedicated as public streets must be platted as private streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way is determined by the adopted development plan. A private street lot or public right-of-way may vary in width but must accommodate travel lanes, medians, sidewalks, utilities, street furniture and fixtures, and landscaping of public or common ownership. Easements may be required within the street lot for utilities and emergency access.
- B. **Street Design**

An RCD district site must be organized into blocks created by a connected grid of streets. A variety of street types and block sizes may be incorporated to create the grid, including diagonal, off-set, and angled streets. Cul-de-sacs and curvilinear streets are prohibited, except where needed to account for major natural features.
- C. **Block Size**

The maximum block size is three acres, except as required for public parks or school use.

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D. Block Length

The maximum block length is 600 feet, with a desired typical block length of 400 feet. The block length is the distance along a street face uninterrupted by an intersecting street, transit right-of-way, and/or public usable open space designated on the development plan, excluding intersections with mews streets.

E. Street Trees

A tree planting strip at least 5 feet in width is required on both sides of major and minor streets between the curb and sidewalk. Trees must be centered in the tree planting strip at the rate of one tree per 40 linear feet of street frontage.

F. Sidewalks

Sidewalks are required on both sides of all major and minor streets. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed on or within a sidewalk, but a minimum clearance width equal to the minimum sidewalk width must be maintained. Awnings, canopies, and other detachable fixtures may extend into the private street lot or public right-of-way. All public sidewalks to be maintained by the governance association must be located in a private street lot or public right-of-way.

G. Street Types

All streets within an RCD district must be constructed in accordance with the following general street classifications:

| Street Type | Travel Lanes | On-street Parking | Sidewalks |
|------------------------------|--|--|--|
| Type D or above thoroughfare | Per Thoroughfare Standards Rules & Regulations | | Minimum 12 feet in width |
| Type E or below thoroughfare | Per Thoroughfare Standards Rules & Regulations | | Minimum 7 feet in width |
| Major Street | Two 11-foot vehicle lanes | Parallel or diagonal parking in accordance with Section 16.1500 and valet or drop-off lanes required | Minimum 12 feet in width |
| Minor Street | Two 11-foot vehicle lanes | Parallel parking in accordance with Section 16.1500 and designated loading zones required. | Minimum 7 feet in width |
| Mews Street | Two 11-foot vehicle lanes plus 3 feet on each side of the street to accommodate utilities and services | 7-foot driveway/setback lanes. Additional easements may be needed to accommodate utilities. | If provided, minimum 5 feet in width, but none required |
| Paseo | Minimum overall width: 28 feet with minimum 40 percent landscaped area with 3 caliper inches of shade trees or 6 caliper inches of ornamental trees per 500 square feet of landscape area with a | Not permitted | Minimum 12-foot wide main sidewalk and minimum 4-foot wide pathways providing access to individual entrances of buildings on adjacent lots |

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| | | | |
|--|--|--|--|
| | minimum tree size of 2-inch caliper. No vehicle lanes, except for emergency service access if built to fire lane standards. | | |
|--|--|--|--|

H. Paseo Requirements

- i. All dwelling units abutting a paseo must face the paseo.
- ii. No more than 33 percent of all dwelling units in an RCD development may directly front a paseo or public usable open space.

I. Landscape Edge

Along Type D and above thoroughfares, a 20-foot landscape edge is required. Within the landscape edge, 6 caliper inches of shade trees or 12 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.

J. Bike Lanes

Bike lanes must have a rideable surface at least 5 feet in width. A solid white lane line, bicycle lane word and/or symbol, and arrow markings that meet the Texas Manual on Uniform Traffic Control Devices requirements must be used to define the bike lane. A minimum 2-foot separation between the bike lane and any parallel vehicle lane is required. On major streets, a physical barrier between the bike lane and any parallel vehicle lane is required and must meet the Federal Highway Administration Separated Bike Lane Planning and Design Guide standards. Where possible, bike lanes must connect to existing or planned trails or bikeways located in or adjacent to the RCD district.

K. Connectivity

Connections must be made to provide direct pedestrian and bicycle access from the RCD district to adjacent sidewalks, trails, parks, transit stops, and other connections where feasible. Pedestrian access must be provided by connection to any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the RCD district. In order to provide efficient pedestrian connections to adjacent properties, the city may require additional sidewalks, walkways, or trails not associated with a street.

L. Curb Bulb Outs

Curb bulb outs are required at all intersections and defined mid-block crossing points on all street types with dedicated on-street parking, except for Type D and above thoroughfares. Curb bulb out areas may not be used to satisfy the required street tree planting strip.

.12 Parking Requirements

- A. Parking for nonresidential uses must follow NBD standards (Sec. 10.1600.13).
- B. Garage or off-street parking spaces for all housing types may only be accessed from a mews street.
- C. If detached garages are provided, a maximum of four parking spaces may be provided per detached garage.

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- D. The elimination of the garage space by enclosing the garage with a stationary wall is prohibited.
- E. Surface parking spaces must meet the following requirements:
 - i. Parking lots must be located behind front building facades.
 - ii. A maximum of 20 parking spaces are allowed per parking lot.
 - iii. 3 caliper inches of shade trees or 6 caliper inches of ornamental trees with a minimum tree size of 2-inch caliper must be provided for every 10 parking spaces.
 - iv. A sidewalk at least seven feet in width must be provided to connect the parking lot to the street and to any adjacent buildings or open space areas. The sidewalk must be meet the following requirements:
 - a. The sidewalk must be distinguishable from areas used by vehicles using one or more of the following techniques:
 - i. Changing paving material, patterns, and/or paving color, but not including the painting of the paving material;
 - ii. Changing paving height;
 - iii. Addition of decorative bollards; or
 - iv. Constructing raised median walkways with landscaped buffers.
 - b. Have adequate lighting for security and safety; and
 - c. Not include barriers that limit pedestrian access between the subject property and adjacent properties.
- F. For residential lots fronting a major or minor street, visitor parking demand is to be served by the required on-street parking spaces. For residential lots fronting directly on public usable open space or a paseo, 0.25 off-street parking spaces per dwelling unit must be provided within 300 feet of each lot.

.13 Usable Open Space

- A. Public usable open space must be provided in an amount not less than fifteen percent of the gross acreage of the development. The following requirements also apply:
 - i. A maximum of 25% of the minimum required public usable open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for use through the addition of trails and other pedestrian amenities.
 - ii. Public usable open space must be provided in the form of greens, linear parks, greenbelts, pocket parks, public art displays, and paseos that are integrated within the block pattern defined on the development plan.
 - iii. At least one public usable open space must be a minimum of 7,500 square feet with a minimum width of 30 feet and have buildings or streets directly fronting or siding the public usable open space on a minimum of three sides.

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- iv. Natural features must be designed for integration into the site. Buildings or public usable open space must front on the features, and design must permit sufficient pedestrian and vehicle access.
 - v. Rooftops and accessory buildings, except those portions of any building designed specifically for public recreational purposes, do not count toward the public usable open space requirements.
 - vi. Required landscaping does not count toward the public usable open space requirement.
 - vii. Open space that is adjacent to the rear of a building or to a service area and which does not front on a street cannot be included in the public usable open space requirement.
 - viii. Reductions in required public usable open space may be considered for RCD districts where the RCD development is within a quarter mile of an existing Neighborhood Park, Community Park, Linear Park, Special Use Facility, Open Space Preserve, or Special Area Park as designated on the city's Park Master Plan Map. This criteria does not apply in circumstances where the RCD district is separated from said existing park by a Type D or above thoroughfare.
- B. Private usable open space, including interior courtyards and patios for individual residential uses, is permitted but does not count toward the public usable open space requirement.

.14 Building Placement and Design

- A. An RCD district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.
- B. Buildings in an RCD district must be designed and oriented to reinforce the street grid. The distance from building face to building face must not exceed 100 feet on major and minor streets, unless separated by public usable open space.
- C. Lots must be oriented so that buildings directly front on a designated street, public usable open space, or shared court.
- D. Each building must include a porch or stoop at the front façade.
- E. Buildings comprised of attached housing types must not exceed 200 feet in length and must be separated by a minimum distance of 10 feet.
- F. Exterior entrances/exits are only permitted on the ground floor.

.15 Sign Regulations

- A. Signage for nonresidential uses fronting Type D and above thoroughfares must follow the regulations, specifications, and design standards contained in Article 22 (Signs).
- B. All other signage for nonresidential uses must follow the regulations, specifications, and design standards for signs contained in Sec. 10.800 (BG, Downtown Business/Government).

(continued on next page)

RCD - Residential Community Design Permitted Uses

| Accessory and Incidental Uses | |
|-------------------------------|-------|
| Accessory Building or Use | P, 8 |
| Caretaker's/Guard's Residence | S |
| Construction Yard (Temporary) | 9, 35 |
| Field Office | 9, 35 |
| Home Occupation | P, 11 |
| Backyard Cottage | P, 51 |

| Commercial, Manufacturing, and Industrial Uses | |
|--|----|
| Concrete/Asphalt Batching Plant (Temporary) | 36 |

| Educational, Institutional, Public, and Special Uses | |
|--|----------|
| Accessory Housing Shelter (Temporary) | P, 45 |
| Cemetery/Mausoleum | S |
| College/University | S, 5 |
| Community Center | S |
| Farm, Ranch, Garden, or Orchard | P |
| Fire Station/Public Safety Building | P |
| Golf Course/Country Club | S |
| Household Care Facility | P |
| Park/Playground | P, 52 |
| Private Recreation Facility | S |
| Rehabilitation Care Facility | S |
| Religious Facility | P, 5 |
| School (Private) | S, 5, 52 |
| School (Public or Parochial) | P, 5 |

P = Permitted Use; **S** = Specific use permit required; **5** = See Sec. 13.300.2; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **11** = See Sec. 15.700; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Section 8.200; **51** = See Sec. 15.1800; **52** = See Sec. 15.900.

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| Primary Residential Uses | |
|------------------------------------|-----------|
| Multifamily Residence | P, 52, 53 |
| Single-Family Residence (Attached) | P, 53 |
| Single-Family Residence (Detached) | P, 53 |
| Studio Residence | P, 53 |
| Two-Family Residence | P, 53 |
| Two-Family Residence (Attached) | P, 53 |

| Service Uses | |
|---------------------------|-----------|
| Bed and Breakfast Inn | S |
| Day Care Center | S, 13, 52 |
| Day Care Center (In-home) | P, 16, 42 |

| Transportation, Utility, and Communications Uses | |
|--|-------|
| Antenna | 34 |
| Antenna Support Structure (Commercial and Amateur) | 34 |
| Electrical Substation | S |
| Private Utility (other than listed) | S |
| Service Yard (Public or Utility) | S, 50 |
| Sewage Treatment Plant | S |
| Transportation and Utility Structures/Facility | P |
| Utility Distribution/Transmission Line | P |
| Water Treatment Plant | S |

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards; **13** = See Article 8 and Secs. 15.400, 16.700 and 16.1400; **16** = See Article 8 for specific use permit requirements for certain in-home day care operations; **34** = See 15.200; **42** = See Section 15.400; **50** = Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties; **52** = See Sec. 15.900; **53** = See Section 9.1700 for housing type requirements.