



## Corridor Design Standards

### (A) General provisions.

(1) Intent. It is the intent of the City of Pilot Point, for these Standards to assist property owners, developers, architects, and builders by providing design criteria that will coordinate the image, character and quality of the entire community and ensure the aesthetic value and visual appeal of non-residential land uses in the U.S. 377 and Washington Street/Business U.S. 377 commercial corridors.

(2) Boundaries. The Corridor Design Standards shall apply to all non-residential development occurring within three hundred fifty (350) feet of the centerline of U.S. 377 and the centerline of Washington Street.

(3) Applicability. The provisions of this section shall apply to all non-residential development within the two commercial corridors. It is the intent of the Design Standards to transition from those lots or tracts located fully in the Corridor to those lots or tracts not located in the Corridor by extending building materials and landscape standards to those lots or tracts partially located in the District.

The requirements of the Corridor Design Standards shall not apply to the properties located in the downtown historic district.

Where the provisions of this section conflict with other sections of this ordinance or the City's Code of Ordinances, the provisions of this section shall apply. And where the provisions of this section conflict with the provisions of an overlay district or planned development, the overlay or planned development provisions shall apply.

(4) Compliance. When the square footage of an existing structure is expanded by more than twenty five (25) percent the front façade of the structure shall be brought into compliance with the Design Standards regardless of whether or not the expansion involves the front façade.

When the square footage of an existing structure is expanded by more than fifty (50) percent all of the existing structure shall be brought into compliance with the Design Standards. This will also include site improvements such as paving and landscape requirements.

All new construction shall comply fully with all of the Corridor Design Standards.

### (B) Mandatory provisions.

(1) Four-sided architecture is required unless rear or side walls are determined not to be visible from a public street or right-of-way.



(2) Building articulation. Building facades over 100' in length must have building offsets of at least six (6) feet for a minimum of 25% of the façade. No wall plane may extend more than 100' without horizontal and vertical articulation. Building façades between 40 to 100 feet in length may have either horizontal or vertical articulation. Façade articulations/offsets shall be shown on the elevation drawings along with dimensions verifying that the elevations have met the above requirements as part of the site plan submittal.

(3) Masonry requirements. All buildings shall be constructed with a minimum 60% masonry, exclusive of doors and windows. Masonry shall consist of brick, stone, simulated stone and shall be unpainted. Unpainted, integral color concrete masonry units are allowed as masonry, but are limited to a maximum 15% of a street-facing façade. Architecturally detailed and finished concrete tilt wall may be allowed on street-facing building façades or those visible from a public right-of-way with approval by the Development Services Director.

(4) Secondary materials. Secondary materials (maximum 40%) may be EIFS, stucco, wood, metal, or other approved material. Wood or vertical metal shall be limited to a maximum of 15% of any building façade per material. The percentage of EIFS or stucco may be increased with approval by the Development Services Director.

(5) EIFS. The use of exterior insulated finishing system (EIFS) is not allowed below ten (10) feet above finished grade.

(6) Glass. Total window area shall not exceed 50% of street-facing façades. Windows shall have a maximum reflectivity of 20%. Pink and gold glass is prohibited.

(7) Mechanical unit screening. All mechanical equipment shall be screened from public view. Screening must match building color. Ground-mounted mechanical units may be screened with an evergreen landscape screen.

Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.

(8) Trash and recycling collection areas.

(A) Trash and recycling collection areas shall be located to minimize visibility.

(B) Trash receptacles, recycling receptacles, and trash compactors shall be screened with an eight (8) foot masonry wall of a consistent color and material as the primary building if visible from any public right-of-way or residentially zoned property.



(C) Enclosures shall be oriented so that the service opening does not face any public right-of-way or residentially zoned property. The opening shall incorporate a metal or wooden gate to visually screen the dumpster or compactor. This paragraph shall not apply to properties zoned industrial.

(D) Gates shall not be allowed to swing into a drive aisle or fire lane.

(9) Gas pumps.

(A) Roofs of pump canopy structures shall be pitched, or a mansard roof shall be used to give the appearance of a pitched roof. The roof pitch shall be at least 3:12.

(B) Canopy columns shall be fully encased with masonry that is complimentary to that used on the main building.

(C) The canopy band face shall be a color consistent with the main structure or accent color and may not be backlit. Signage shall conform to the City's Sign Ordinance.

(10) Pavement. All required driveways, fire lanes, and parking spaces shall be paved with either asphalt or concrete. Crushed rock or gravel is not considered a paved surface.

(11) Cross Access. Cross access shall be required to provide vehicular access between adjacent properties and shall consist of a paved driving surface.

(12) Landscape Buffer Requirements. A minimum twenty five (25) foot-wide front yard landscape buffer shall be required of all properties located within the design corridors. The buffer shall be outside of the street right-of-way extending onto the property from the front property line.

Corner lots of intersecting streets shall provide for a fifteen (15) foot landscape buffer along the lot frontage on the intersecting street. The buffer shall be outside of the street right-of-way extending onto the property from the front property line.

No parking or drive aisles may occur in the required landscape buffer.

(13) Landscaping Requirements. One large tree, a minimum three-inch caliper in size, shall be planted for each fifty (50) linear feet of street frontage, exclusive of drives in the required front yard. The trees shall be located a minimum of 15 feet from the front right-of-way line, outside of any utility easement; or

A minimum of one small tree shall be planted for every twenty five (25) linear feet of street frontage, exclusive of drives in the required front yard. The small trees shall be planted a minimum of fifteen (15) feet from the front right-of-way line.



Plant materials shall be from the City's approved plant list. Plant materials should generally be selected based on ability to flourish in the North Texas climate. Specifically, plant materials should have high heat tolerance and lower water consumption, where possible.

Plant materials used in conformance with the provisions of this chapter shall conform to the standards of the American Standard for Nursery Stock, or equal thereto.

Trees, unless otherwise noted, shall be of a minimum of three caliper inches when measured twelve (12) inches above ground, and shall be selected from the City's list of approved trees.

Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year of planting.

Landscape Maintenance. Property owners are responsible for installing, maintaining, and replacing required landscape materials such as trees and ground cover.

#### (C) Non-Residential Lighting Standards

(1) Intent. The purpose of this subsection is to:

- Reduce the problems created by improperly designed and installed outdoor lighting;
- Reduce problems of glare on operators of motor vehicles, pedestrians and land uses; and
- Minimize light trespass.

(2) General Requirements. The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this subsection.

(3) Buffer Areas and Required Setback Areas. Light sources or luminaires are prohibited in buffer areas and within required setback yard areas except on pedestrian walkways and hike and bike trails.

(4) Outdoor Advertising Lighting. Light for outdoor advertising shall be designed to function as full cutoff type of luminaires. See Figure #: Shielded / Cutoff Light Source Requirements for examples.

(5) Shielded Light Source Required. All luminaires located on nonresidential use properties shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of at a point five (5) feet above grade on the lot line of abutting residentially zoned property. See Figure: Shielded / Cutoff Light Source Requirements for examples.

(6) Canopy Lighting. Lighting recessed for canopies covering fueling stations at automobile service stations and drive-through facilities shall not illuminate abutting properties and the luminaires shall be designed so that the light source and lenses (bulb or lamp) are completely shielded from direct view at a point five (5) feet above the grade on the lot line.

(7) Wall or Roof Lighting.

- a) Wall or roof lighting may be used to illuminate the pedestrian walkways, entrance areas and yard areas within thirty (30) feet of the building.
- b) No wall or roof lighting shall be used to illuminate areas for motor vehicle parking or access unless the Building Official determines that the proposed lighting will not create a hazard for vehicular or pedestrian traffic nor impact abutting residentially zoned property.

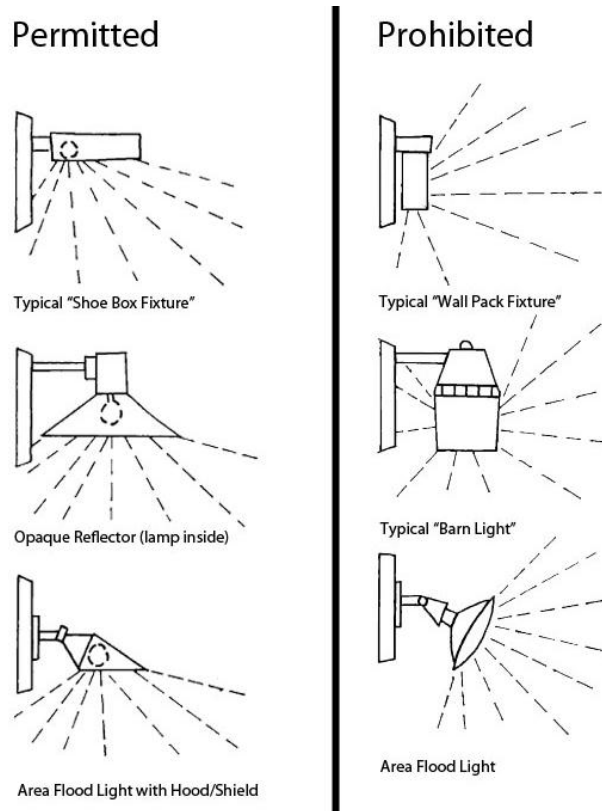


Figure: Shielded / Cutoff Light Source Requirements

(8) Open Area Used for Vehicle Parking, Storage or Access.

- a) Freestanding luminaires are permitted to be a maximum of thirty (30) feet in height.
- b) When a luminaire is located within one hundred (100) feet of any residentially zoned property, the maximum permitted luminaires height shall be twenty (20) feet.
- c) All luminaires must have a total cutoff angle equal to or less than ninety (90) degrees.

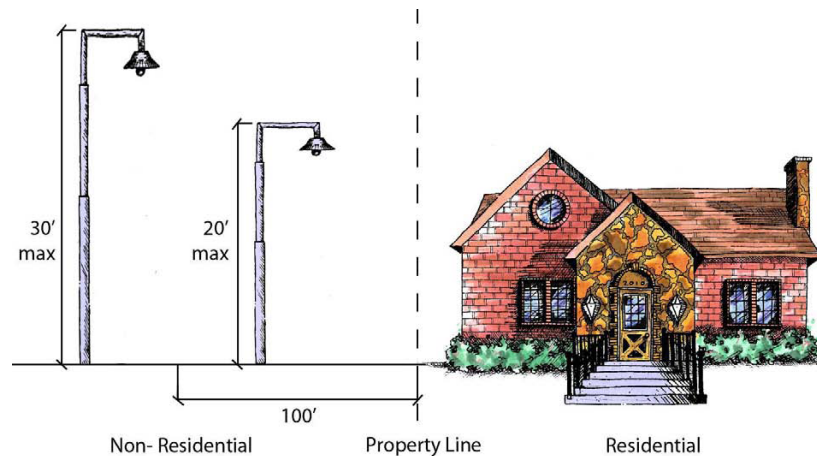


Figure: Open Area Used for Motor Vehicle Parking, Storage or Access

(9) **Signs.** Externally illuminated signs, advertising displays, building identification, and monument signs shall use top mounted light fixtures which shine light downward and which are fully shielded or upward with pin-pointed light which are fully shielded.

(10) **Flags, Statues, and Other Similar Objects.** Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.

(11) **Buildings.** Building façades and architectural features of buildings may be floodlighted when the following conditions are met:

- a) Floodlight fixtures are equipped with shields and are located so as to limit the fixture’s direct light distribution to the façade or feature being illuminated;
- b) The configuration of the floodlight installation shall block all view to the floodlight fixture’s lamps from adjacent properties; and

(12) **Exterior Lighting Plan.** The lighting plan submitted for approval shall be sufficiently complete to enable the reviewer to readily determine compliance with these requirements. The plan shall contain but shall not necessarily be limited to the following:

- a) Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices; and
- b) Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required) and height of the luminaires.

(13) **Prohibited.**

- a) “Cobra head” type lighting fixtures having dished or “drop” lenses or refractors which house other than incandescent light sources shall be prohibited.
- b) Flickering or flashing lights shall be prohibited.

(14) **Exemptions.** The following are exempt from the standards contained in this Ordinance.



- a) Decorative seasonal lights used for temporary purposes.
  - b) Signs of the type constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.
  - c) Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaires.
  - d) Hazard warning luminaires, which are required by federal and state regulatory agencies.
  - e) Recreational Facilities.
    - 1) Because of their unique requirement for nighttime visibility and their limited hours of operations, ball fields, playing courts and tennis courts are exempted from the general standards of this section.
    - 2) Lighting for these outdoor recreational uses shall be shielded to minimize light and glare from spilling over onto residentially zoned property.
- (15) Nonconforming Luminaires.
- a) Exterior lighting luminaires in existence on the effective date of this Ordinance shall be exempt from these standards and shall be considered legally nonconforming.
  - b) Legal nonconforming fixtures may be repaired and maintained.
  - c) If non-conforming lighting luminaires are to be replaced they shall be replaced with fixtures conforming to these requirements.
- (16) Enforcement. The Building Official, or designee, is hereby empowered and directed to administer and enforce the provisions of this Ordinance relating to outdoor light control.